



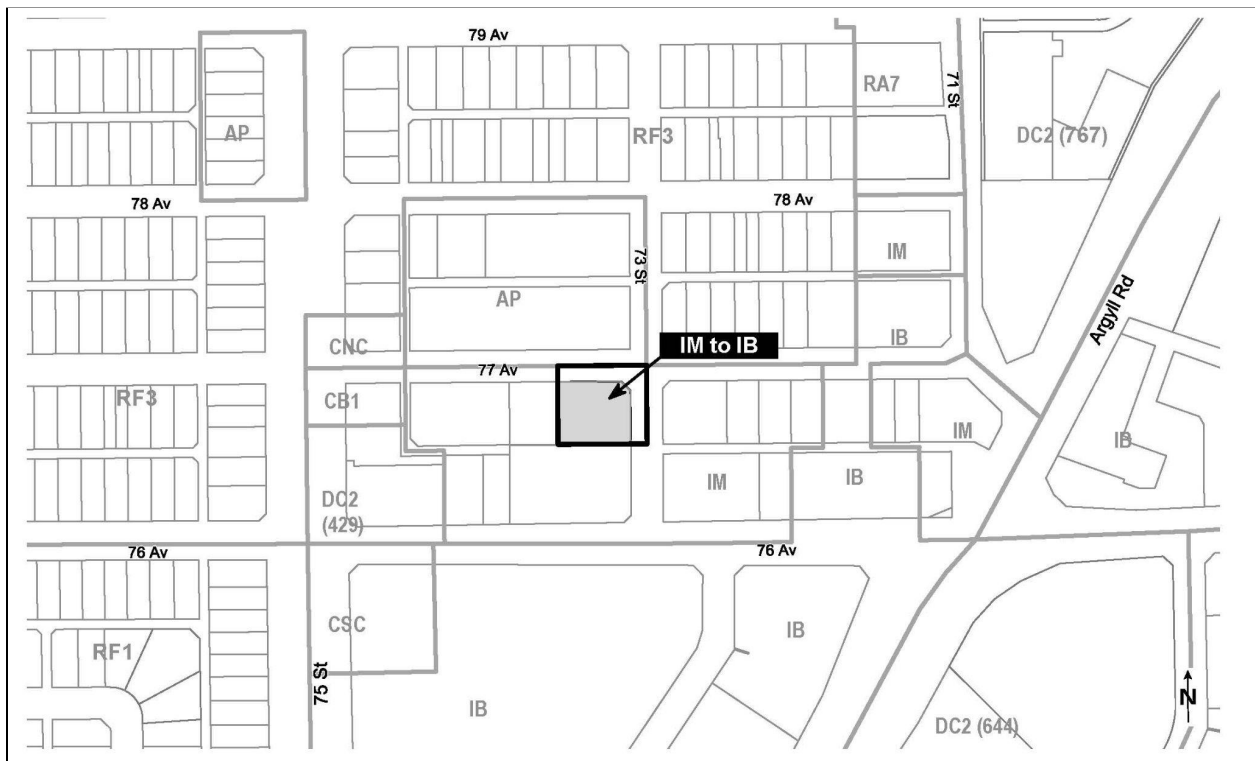
ADMINISTRATION REPORT

REZONING

King Edward Park

7301 - 77 Avenue NW

To allow for a range of industrial businesses uses and accommodate limited, compatible, non-industrial uses.



Recommendation: That Charter Bylaw 19995 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be APPROVED.

Administration is in **SUPPORT** of this application because it:

- is compatible with the existing development of surrounding land; and
- provides the opportunity for a wider range of industrial and business employment uses in a location with access to arterial roadways.

Report Summary

This land use amendment application was submitted by Eins Consulting on November 22, 2021 on behalf of the landowners. This application proposes to change the designation of one parcel from (IM) Medium Industrial Zone to (IB) Industrial Business Zone to allow for a wider range of industrial businesses and limited compatible non-industrial businesses.

The proposed zoning supports ongoing reinvestment in an industrial area, takes advantage of existing infrastructure, and enables a wider range of uses. The purpose of the IB Zone is to allow for low intensity industrial business sites located on, or in proximity to, arterial or collector roadways at the edge of industrial areas.

The Application

CHARTER BYLAW 19995 proposes to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The intent of the application is to re-use the existing building by permitting health services as a discretionary use.

Site and Surrounding Area

This 0.18 ha site is located on the southwest corner of 73 Street and 77 Avenue NW in King Edward Park. There is an existing building on the property which is bordered by industrial zones on three sides and Maude Bell Park to the north. The parcel is located in the northwestern corner of the Southeast Industrial Area Outline Plan.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Industrial Building
CONTEXT		
North	(AP) Public Parks Zone	Public Park
East	(IM) Medium Industrial Zone	Industrial Building
South	(IM) Medium Industrial Zone	Industrial Building
West	(IM) Medium Industrial Zone	Industrial Building



View of Site from 77 Avenue NW
(Google Street View October 2020)



View of Site from 73 Street NW
(Google Street View April 2021)

Planning Analysis

The stated purpose of the IB Zone is to allow for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the zone is compatible with any adjacent industrial zone. This Zone should normally be located on the periphery of industrial areas and adjacent to arterial or major roadways.

While the site is located on the periphery of an industrial area, it's adjacent to two local roads. However, the site's proximity to Argyl Road and the Sherwood Park Freeway, two high volume roads, is sufficient to support IB zoning at this location. These two roadways provide good transportation connections suitable for industrial businesses.

The proposed rezoning supports ongoing reinvestment in the area, while the lower intensity uses of the IB zone are compatible with the abutting industrial land, Maude Bell Park, and residential properties to the northeast. This application will support an existing industrial building by accommodating a wider range of businesses, services, and light industrial uses.

IM & IB COMPARISON

	IM <i>Current</i>	IB <i>Proposed</i>
<u>Principal Building</u>	Medium Industrial	Industrial Business
Height	18.0 m	12.0 m
Front Setback	3.0 m	6.0 m
Interior Side Setback	0.0 m	0.0 m
Flanking Side Setback	3.0 m	6.0 m
Rear Setback	0.0 m	0.0 m
F.A.R	2.0	1.2

THE CITY PLAN

The subject site is located within the "Established Non-residential Area" of The City Plan. These districts enable business growth, helping Edmonton retain 70% of total regional employment. The application supports this objective by allowing for ongoing reinvestment in an existing industrial area. The IB Zone will introduce sensitive new uses, promoting the continuous improvement, evolution, and intensification of a non-residential area.

Technical Review

TRANSPORTATION

With future redevelopment of the site, access will be required to conform to the City of Edmonton's Access Management Guidelines.

DRAINAGE

In the case of redevelopment, onsite stormwater management requirements will apply to the site.

EPCOR WATER

There is a deficiency in municipal fire protection adjacent to the property. City of Edmonton Standards requires hydrant spacing of 90 metres and fire flow of 300L/S for the proposed zone. Current fire flows in the area are below the required rate while current spacing in the area is approximately 109 metres. Possible construction of a new water main and hydrant will be reviewed under a servicing agreement prior to the issuance of a Development Permit.

All other comments from affected City Departments and utility agencies have been addressed.

Community Insights

ADVANCE NOTICE Date	<ul style="list-style-type: none">• Number of recipients: 15• Number of responses in support: 0• Number of responses with concerns: 0
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/kingedwardparkplanningapplications

Conclusion

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s)/Charter Bylaw(s):	19995
Location:	Southwest corner of 77 Avenue and 73 Street NW
Address(es):	7301 - 77 Avenue NW
Legal Description(s):	Lot 11A, Block 4, Plan 7521248
Site Area:	1,780.78 M ²
Neighbourhood:	King Edward Park
Ward:	Metis
Notified Community Organization(s):	King Edward Park Community League
Applicant:	Eins Consulting

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(IM) Medium Industrial Zone
Proposed Zone(s) and Overlay(s):	(IB) Industrial Business Zone
Plan(s) in Effect:	Southeast Industrial Area OP
Historic Status:	None

Written By:	Jordan McArthur
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination