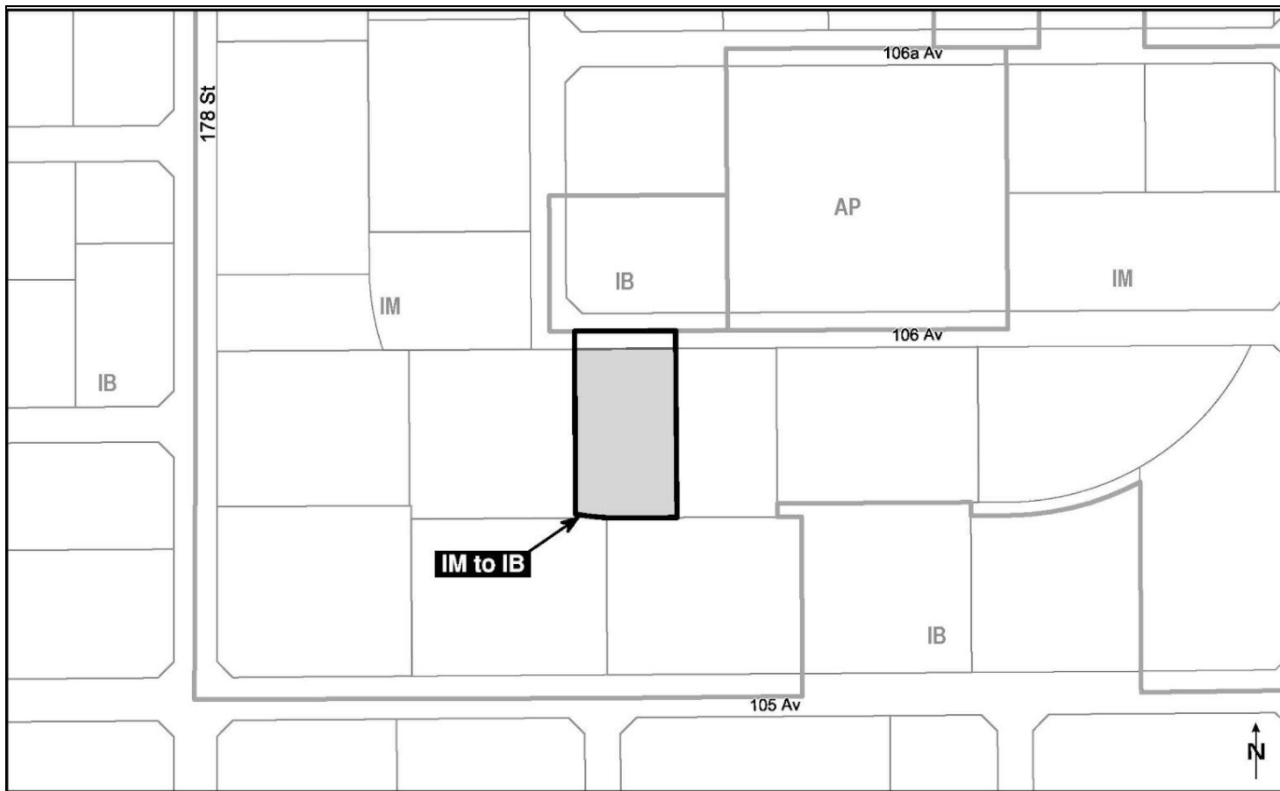


# Administration Report McNamara Industrial

Edmonton

## 17509 - 106 AVENUE NW

To allow for an increased range of industrial business uses and limited, compatible commercial uses.



**Recommendation:** That Charter Bylaw 20062 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone and the Resolution to amend the Northwest Industrial Area Outline Plan be **APPROVED**.

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

- it is compatible with the existing development of surrounding land ; and
- the site as currently developed is suitable for the intended office uses.

## Application Summary

This land use amendment application was submitted by E1NS Consulting on December 2, 2021 on behalf of landowners Tribal Chiefs Development Inc. This application proposes to change the designation of a single lot from (IM) Medium Industrial Zone to (IB) Industrial Business Zone to allow for the development of industrial business uses and limited, compatible commercial uses. The current intent of the developer is to expand office uses under the IB Zone that are not permitted under the IM Zone.

Charter Bylaw 20062 proposes to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The Resolution to amend the Northwest Industrial Area Outline Plan from Heavy Industrial Development (M-3) to a Light and Medium Industrial District (M-1) to reflect the proposed zoning.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. Relevant characteristics that lead to this approach were that it is a rezoning to a standard zone of the same category and it did not garner any response when the advance notice was sent out.

The Basic Approach included the following techniques:

### **Advance Notice**, January 28, 2022

- Number of recipients: 13
- Number of responses with concerns: 0

### **Webpage**

- [www.edmonton.ca/city\\_government/urban\\_planning\\_and\\_design/industrial-neighbourhood-planning-applications](http://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications)

## Site and Surrounding Area

The subject site is approximately 5,492 square meters in area, located on a local road within the interior portion of the McNamara Industrial. The site contains an existing building and is surrounded by industrial uses in all directions.



Aerial view of application area

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(IM) Medium Industrial Zone	Industrial Building
<b>CONTEXT</b>		
North	(IB) Industrial Business Zone	Industrial Yard
East	(IM) Medium Industrial Zone	Industrial Building
South	(IM) Medium Industrial Zone	Industrial Building
West	(IM) Medium Industrial Zone	Industrial Building



View of the site looking south from 106 Avenue NW and 176 Street NW

## 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. The subject site is compatible with the surrounding IM zoning and a IB site is already located across 106 ave to the north.

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. This application will support an existing industrial building by accommodating a wider range of businesses, services, and light industrial uses.

### IM & IB COMPARISON

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

## **Plans in Effect**

The rezoning area is within the Northwest Industrial Area Outline Plan (OP) which was approved by resolution by Council on May 14, 1974. Currently the site is designated Heavy Industrial Development M-3 which is less restrictive and allows for more intense industrial uses than the High Standard Industrial Development M-1 classification. The plan is being amended to classify the rezoning area as M-1 to better reflect the current development and potential uses permitted in the proposed zoning.

## **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 new uses, promoting the continuous improvement, evolution, and intensification of a non-residential area.

## **Technical Review**

### **Transportation**

There are two existing accesses from the site to 106 Avenue NW. Any modifications to the existing accesses require the review and approval of Subdivision and Development Coordination (Transportation).

### **Drainage**

The proposed zoning change with the intent of allowing the proposed uses within the existing structure will not significantly impact the sewer system. In case of redevelopment, sewer requirements may need to be reassessed.

### **EPCOR Water**

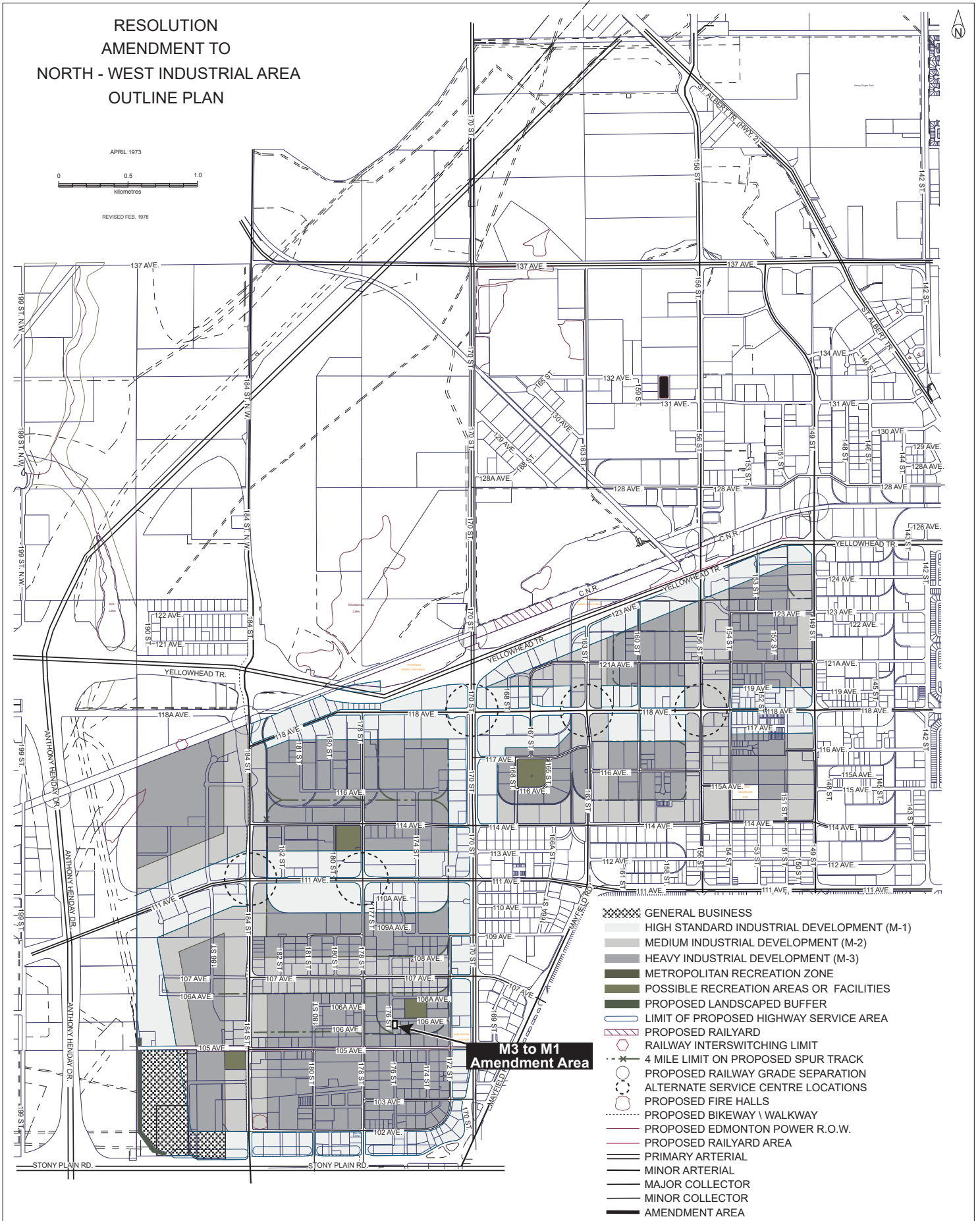
There is a deficiency in hydrant spacing (distance between municipal fire hydrants) adjacent to the property. According to City of Edmonton Design and Construction Standards Volume 4 (April 2021), the maximum allowable spacing between fire hydrants is 90m for the proposed zoning. The hydrant spacing adjacent to the site along 106 Avenue NW is approximately 120m (actual spacing). This does not meet the municipal hydrant spacing requirement. To meet the requirements of City of Edmonton Design and Construction Standards Volume 4 (April 2021), the construction of one (1) new municipal hydrant on 106 Avenue NW is necessary unless an Infill Fire Protection Assessment (IFPA) determines that it is not. An Infill Fire Protection Assessment (IFPA) which will be considered for the development permit stage has been requested. At the time this report was written, the IFPA assessment had not yet been concluded.

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

## **Appendices**

- 1 Context Plan Map
- 2 Application Summary





## Application Summary

### Information

<b>Application Type:</b>	Resolution and Rezoning
<b>Charter Bylaw:</b>	20062
<b>Location:</b>	South of 106 Avenue NW and east of 176 Street NW
<b>Address:</b>	17509 - 106 AVENUE NW
<b>Legal Description:</b>	Lot 4C, Block 4, Plan 0121376
<b>Site Area:</b>	5,492.320 m <sup>2</sup>
<b>Neighbourhood:</b>	McNamara Industrial
<b>Ward:</b>	Nakota Isga
<b>Notified Community Organization:</b>	Britannia Youngstown Community League
<b>Applicant:</b>	Eins Development Consulting Ltd.

### Planning Framework

<b>Current Zone:</b>	(IM) Medium Industrial Zone
<b>Proposed Zone:</b>	(IB) Industrial Business Zone
<b>Plan in Effect:</b>	North-West Industrial Area Outline Plan
<b>Historic Status:</b>	None

Written By:  
Approved By:  
Branch:  
Section:

Marco Beraldo  
Tim Ford  
Development Services  
Planning Coordination