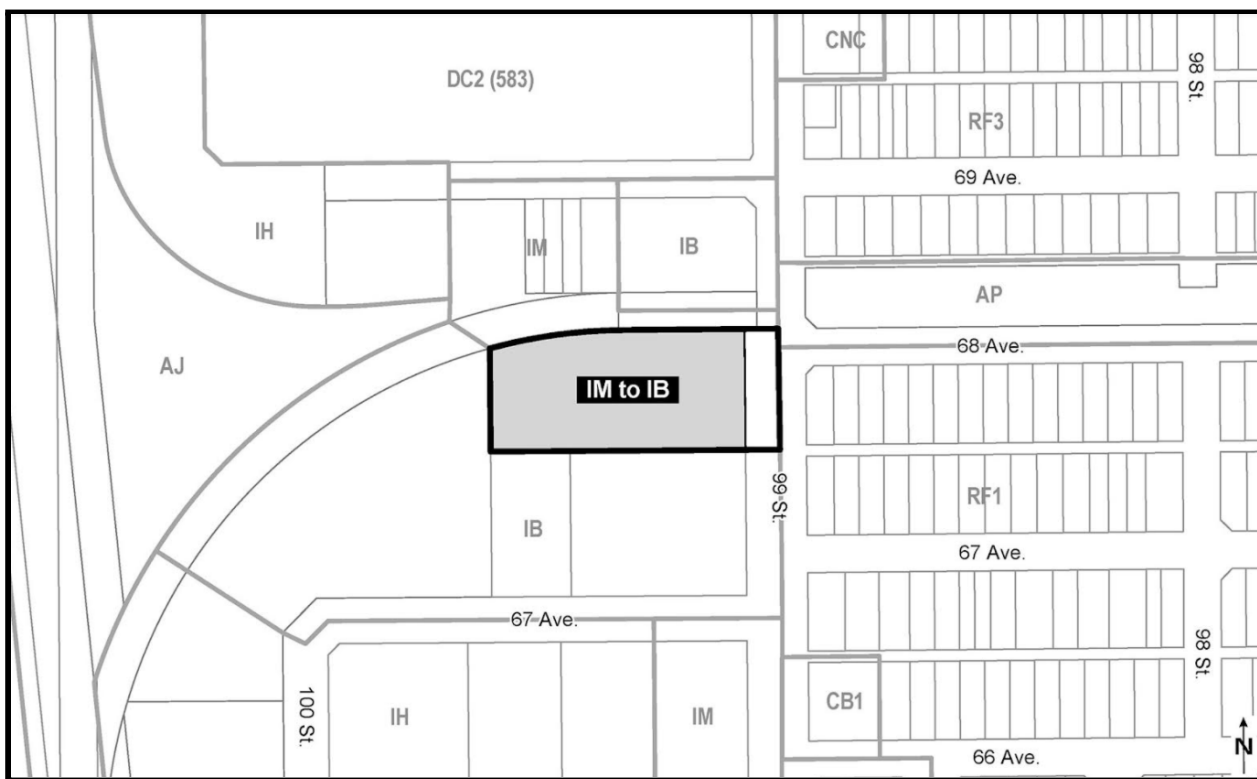


6720 – 99 Street NW

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



Recommendation: That Charter Bylaw 20077 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
- the site as currently developed is suitable for the intended office uses

Application Summary

This land use amendment application was submitted by Cory Letourneau on January 11, 2022, on behalf of the landowner Letourneau Developments Ltd. 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 20077 will amend the Zoning Bylaw, as it applies to the subject site, from (IM) Medium Industrial Zone to (IB) Industrial Business Zone for the purpose of accommodating industrial business uses and limited, compatible commercial uses. The proposed amendment conforms with the Strathcona Junction Area Redevelopment Plan (ARP) and aligns with City Plan.

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, February 9, 2022

- Number of recipients: 25
- Number of responses: 0

Webpage

- edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications

No formal feedback or position was received from the Hazeldean Community League at the time this report was written.

Site and Surrounding Area

The subject site is approximately 8673 square meters in area, abutting the west side of the arterial road 99 Street NW. The site contains two existing commercial buildings and is mostly surrounded by industrial uses. To the east, across 99 Street NW, is the neighbourhood of Hazeldean which contains residential uses.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Industrial Building
CONTEXT		
North	(IM) Medium Industrial Zone (IB) Industrial Business Zone	Industrial buildings
East	(RF1) Single Detached Residential Zone	Single Detached Homes
South	(IB) Industrial Business Zone	Industrial buildings
West	(IB) Industrial Business Zone	Industrial buildings



View of the site looking northwest from 99 Street NW and 68 Avenue NW



View of the site looking southwest from 99 Street NW and 68 Avenue 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 to the north and is surrounded by other IB zoned properties in all directions.

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

	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

Plans in Effect

The rezoning area is within the Strathcona Junction ARP and identified as within the Industrial Area. The rezoning complies with the objectives of the plan.

THE CITY PLAN

The subject site is located within the 99 Street Secondary Corridor of The City Plan. This area, which may transition to residential in the future, is meant to support 50% of all employment in Edmonton. Nodes and Corridors 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 this area.

Technical Review

Transportation

There are two existing accesses from the site to 99 Street 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 the case of redevelopment, on-site stormwater management details will be assessed at the development permit stage.

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 99 Street NW is approximately 111m (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 two (2) new municipal hydrants on 99 Street NW is necessary unless an Infill Fire Protection Assessment (IFPA) determines that it is not. An Infill Fire Protection Assessment (IFPA) has determined that these requested upgrades are not required.

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

Appendices

- 1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20077
Location:	North of 67 Avenue NW and west of 99 Street NW
Address:	6720 - 99 STREET NW
Legal Description:	Lot 16, Block 33, Plan 3888HW
Site Area:	8,673.316 m2
Neighbourhood:	CPR Irvine
Ward:	papastew
Notified Community Organization::	Hazeldean Community League
Applicant:	Letourneau Developments Ltd

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:	Strathcona Junction Area Redevelopment Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Marco Beraldo
Tim Ford
Development Services
Planning Coordination