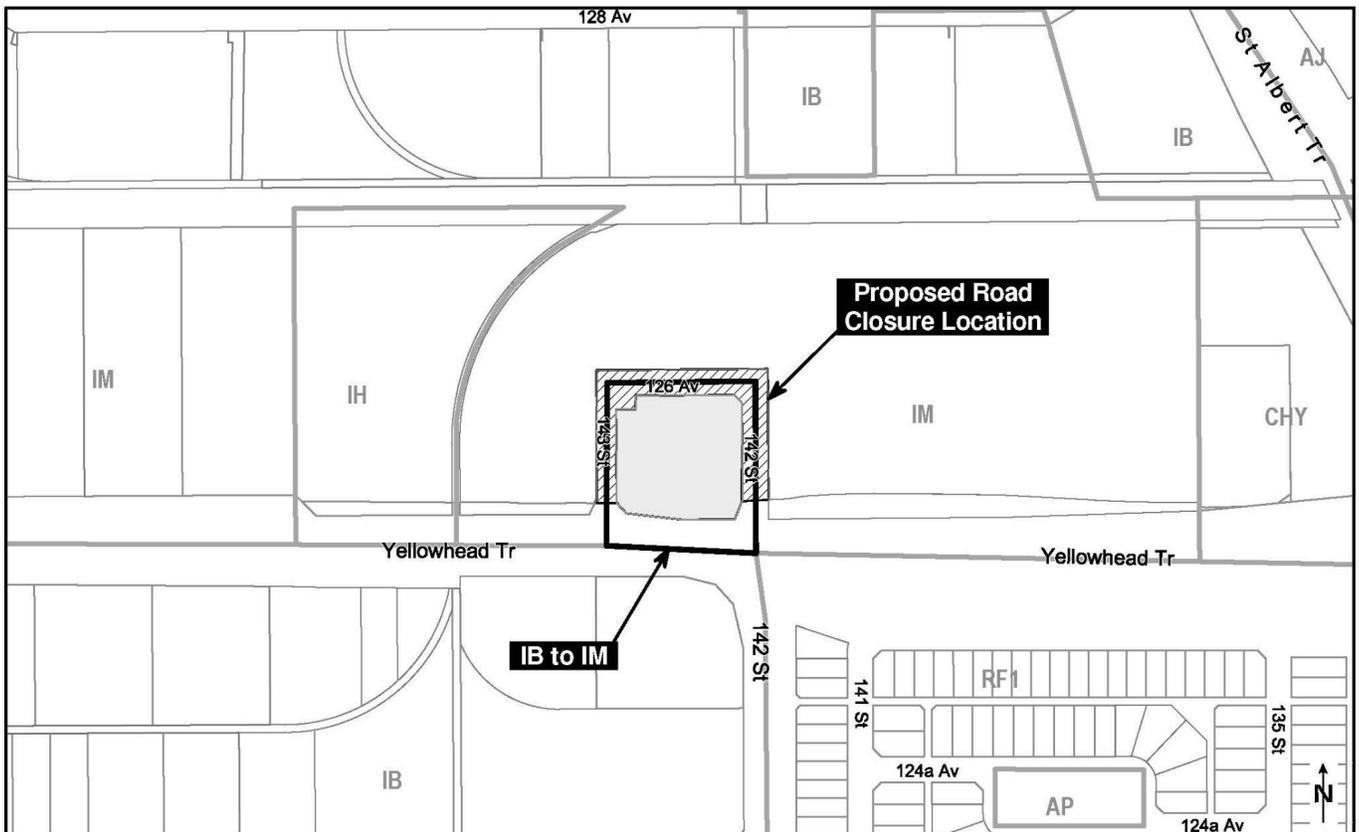


# Administration Report Brown Industrial

Edmonton

## 14220 & 13940 - Yellowhead Trail NW

To allow for medium industrial uses.



**Recommendation:** That Charter Bylaw 19953 to amend the Zoning Bylaw from (IB) Industrial Business Zone to (IM) Medium Industrial Zone be **APPROVED**.

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

- supports and maintains industrial opportunities as outlined in the Yellowhead Corridor Area Structure Plan (ASP); and
- is compatible with the existing and planned development of surrounding land.

## Application Summary

1. BYLAW 19951 to close 143 Street NW, 142 Street NW and 126 Avenue NW north of Yellowhead Trail NW.
2. BYLAW 19952 to amend the Yellowhead Corridor Area Structure Plan (ASP) from Prestige Business Industrial to Medium Industrial.
3. CHARTER BYLAW 19953 to amend the Zoning Bylaw from (IB) Industrial Business Zone to (IM) Medium Industrial Zone.

The subject site is in the Northwest District Planning Area and supports the policies of The City Plan (MDP) by maintaining a land supply necessary to support continued industrial growth and encourage innovative servicing solutions that support the growth and evolution of industrial lands. The proposed road closure area will be consolidated with the adjacent parcels (13940 - Yellowhead Trail NW & 14420 - Yellowhead Trail). The subject site will remain in City inventory and no sales agreement is required at this time.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach.

The Basic Approach included the following techniques (outline which techniques were used in your file):

### **Advance Notice**, September 13, 2021

- Number of recipients: 25
- No responses received.

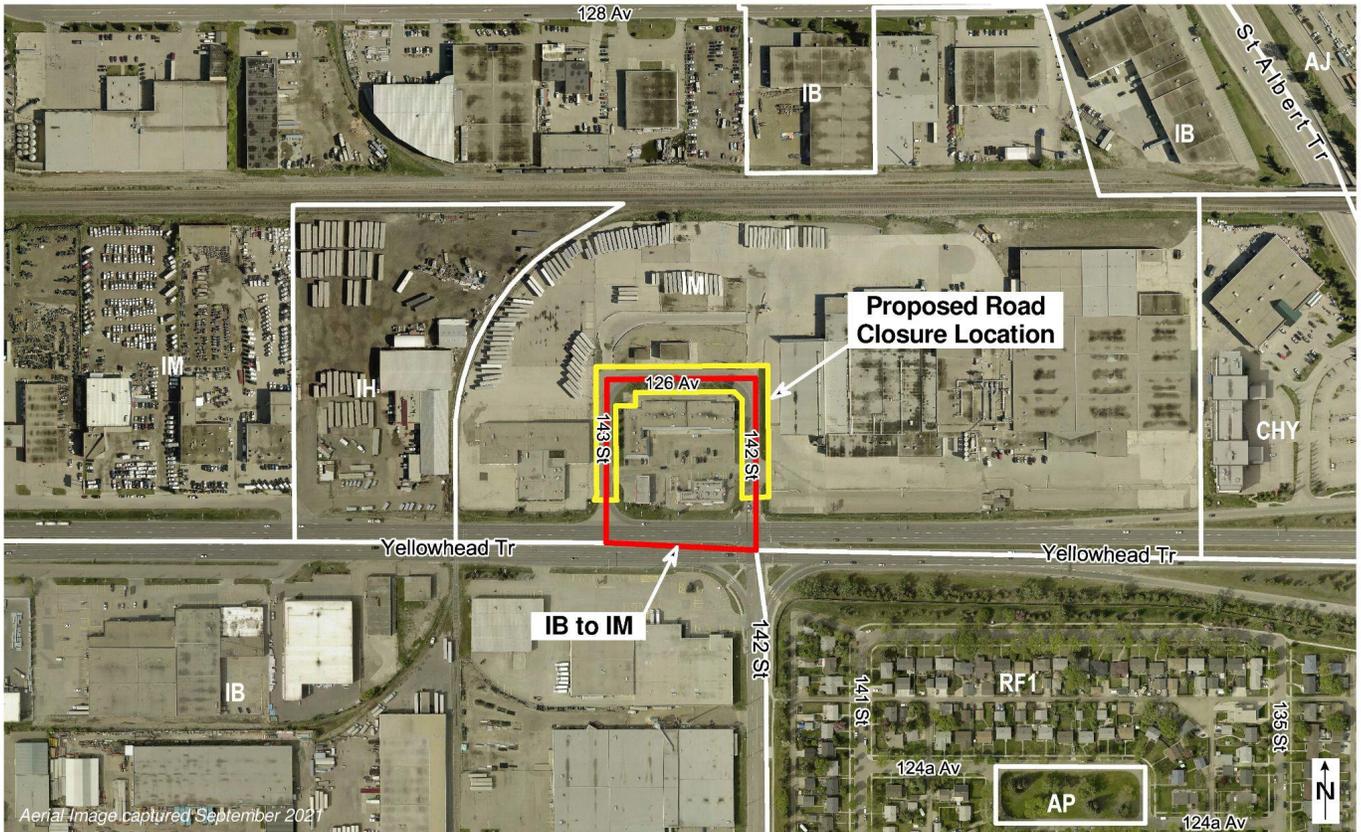
### **Webpage**

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

No formal feedback or position was received from the Westview Village Community Association or the Athlone & Dovercourt Community Leagues at the time this report was written.

## Site and Surrounding Area

The subject site is located in Schedule 3-C Sub-Area 3 in the Yellowhead Corridor ASP, north of Yellowhead Trail NW west of 142 Street NW. The site is currently developed as an industrial business plaza.



Aerial view of application area

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

# Planning Analysis

## Land Use Compatibility

The proposed rezoning is compatible with the existing development in the area and is appropriately located on the interior of the larger industrial area. The proposed rezoning will allow for medium industrial uses in general alignment with the Yellowhead Corridor Area Structure Plan (ASP).

The following table provides a comparison of the existing IB zone and the proposed IM zone.

## IM & IB Comparison Summary

	<b>IM</b> <i>Proposed</i>	<b>IB</b> <i>Existing</i>
<b><u>Building and Structures</u></b>	Medium Industrial	Industrial Business
<b>Height</b>	18 m+	12.0 m
<b>Front Setback</b>	3.0m	6.0 m
<b>Interior Side Setback</b>	0 m	0 m
<b>Flanking Side Setback</b>	0 m	0 m
<b>Rear Setback</b>	0.0 m	0.0m
<b>FAR .</b>	2	1.2

# Technical Review

## Transportation

With the conversion of Yellowhead Trail within the City Boundaries to a freeway class facility, direct vehicular traffic access to Yellowhead Trail is being removed. All vehicular access will be via interchanges. Currently, 142 Street NW, 143 Street NW, and 126 Avenue NW in the Brown Industrial area provide direct property access to sites adjacent to Yellowhead Trail. The closure of these roadways is required as part of

the freeway conversion project. Site access to the adjacent properties will be via a new westbound service road on the north side of Yellowhead Trail.

The physical closure of 143 Street, 142 Street and 126 Avenue is anticipated in summer 2022.

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

## **Conclusion**

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

## **Appendices**

- 1 Approved ASP Land Use and Population Statistics - Bylaw 19907
- 2 Proposed ASP Land Use and Populations Statistics - Bylaw 19952
- 3 Approved ASP - Bylaw 18455
- 4 Proposed ASP - Bylaw 19952
- 5 Application Summary

### 7.5 LAND USE DATA

#### Gross Area by Land Use District<sup>1</sup> (Amended by Editor)

<u>Land Use Zone<sup>2</sup></u>	EXISTING			Land Use District	PROPOSED		
	GROSS AREA				GROSS AREA		
	Hectares	Acres	% of Total		Hectares	Acres	% of Total
IM -Medium Industrial	357.0	882.2	25.1%	Medium Industrial	291.7	720.8	21.4%
RDA/IM - IM uses in Restricted Development Area	68.5	169.3	4.8%	RDA/IM	68.5	169.3	5.0%
IH -Heavy Industrial	320.0	790.0	22.5%	Heavy Industrial	378.1	934.2	27.8%
IB -Business Industrial	78.5	194.0	5.5%	Business Industrial	243.8	602.4	17.9%
Commercial (Includes CSC, CO, CB2, CHY)	6.7	16.6	.4%	Commercial	38.3	94.6	2.8%
DC4 -Special Public Service	77.3	191.0	5.4%	Special Public Service	77.3	191.0	5.6%
MA - Municipal Airport	13.4	33.1	.9%	Municipal Airport	5.4	13.3	0.39%
RA7 - Low Rise Apartment	0.8	2.0	.56%	Low Rise Apartment	0.8	2.0	0.05%
AGI - Industrial Reserve	135.9	335.8	9.5%	Industrial Reserve	-	-	-
RDA - Restricted Development Area – Vacant	187.0	462.0	13.1%	RDA	187.0	462.0	13.78%
RR - Rural Residential	163.9	405.0	11.5%	Rural Residential	55.0	135.9	40%
Roadway	-	-	-	Roadway	3.4	8.4	.25%
Reserve Land	8.5	21.0	.59%	Reserve Land	8.5	21.0	0.6%
	1417.5	3502.0	100.0%		1357.8	3354.9	100.0%

<sup>1</sup>Includes all lands within Area Structure Plan boundaries except the Urban Services Zones.

<sup>2</sup>For the annexed lands, equivalent Land Use Zones from the Edmonton Zoning Bylaw were used.

\*These statistics are estimates from when the Plan was first enacted and should be used for historic reference only.

### 7.5 LAND USE DATA

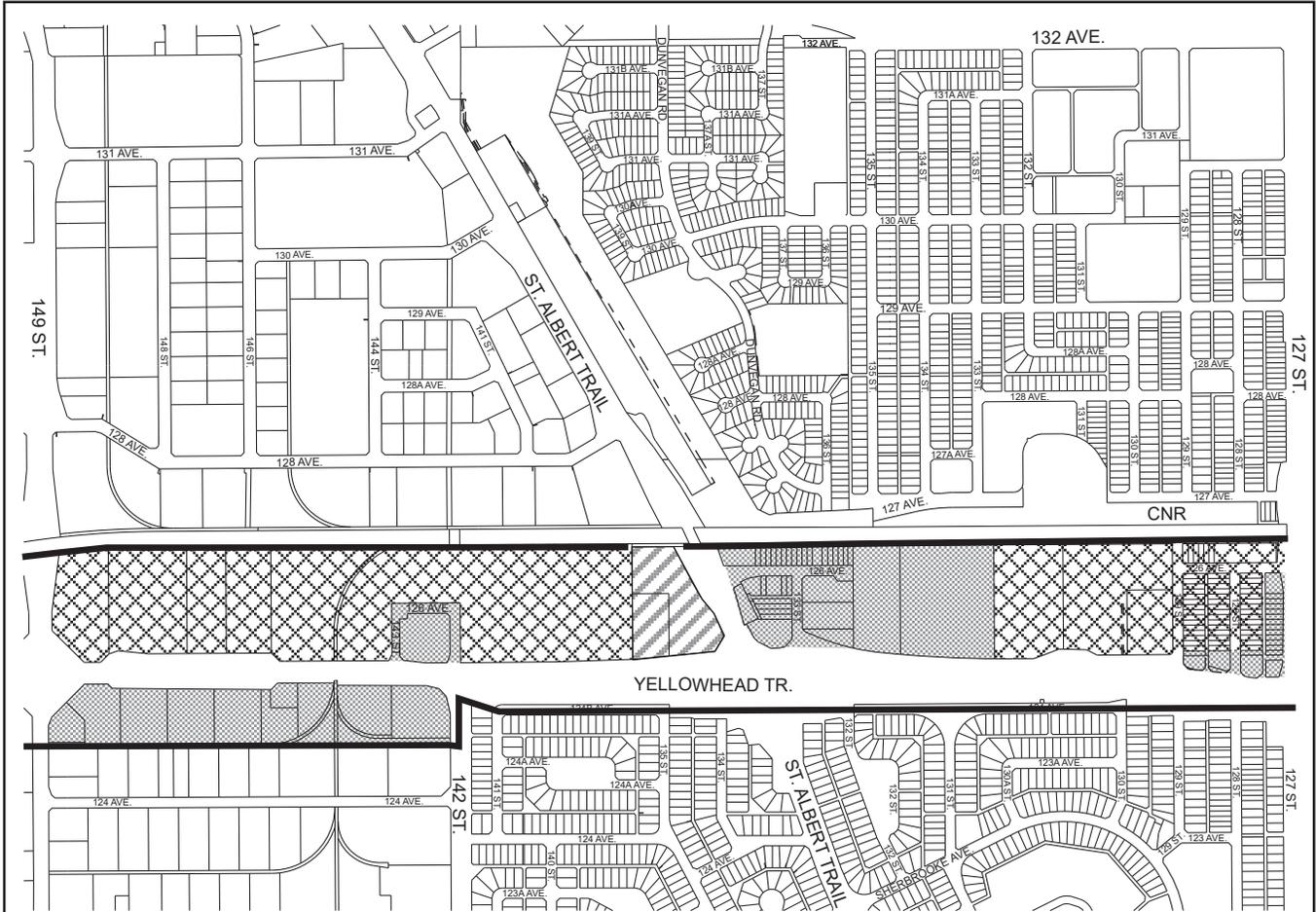
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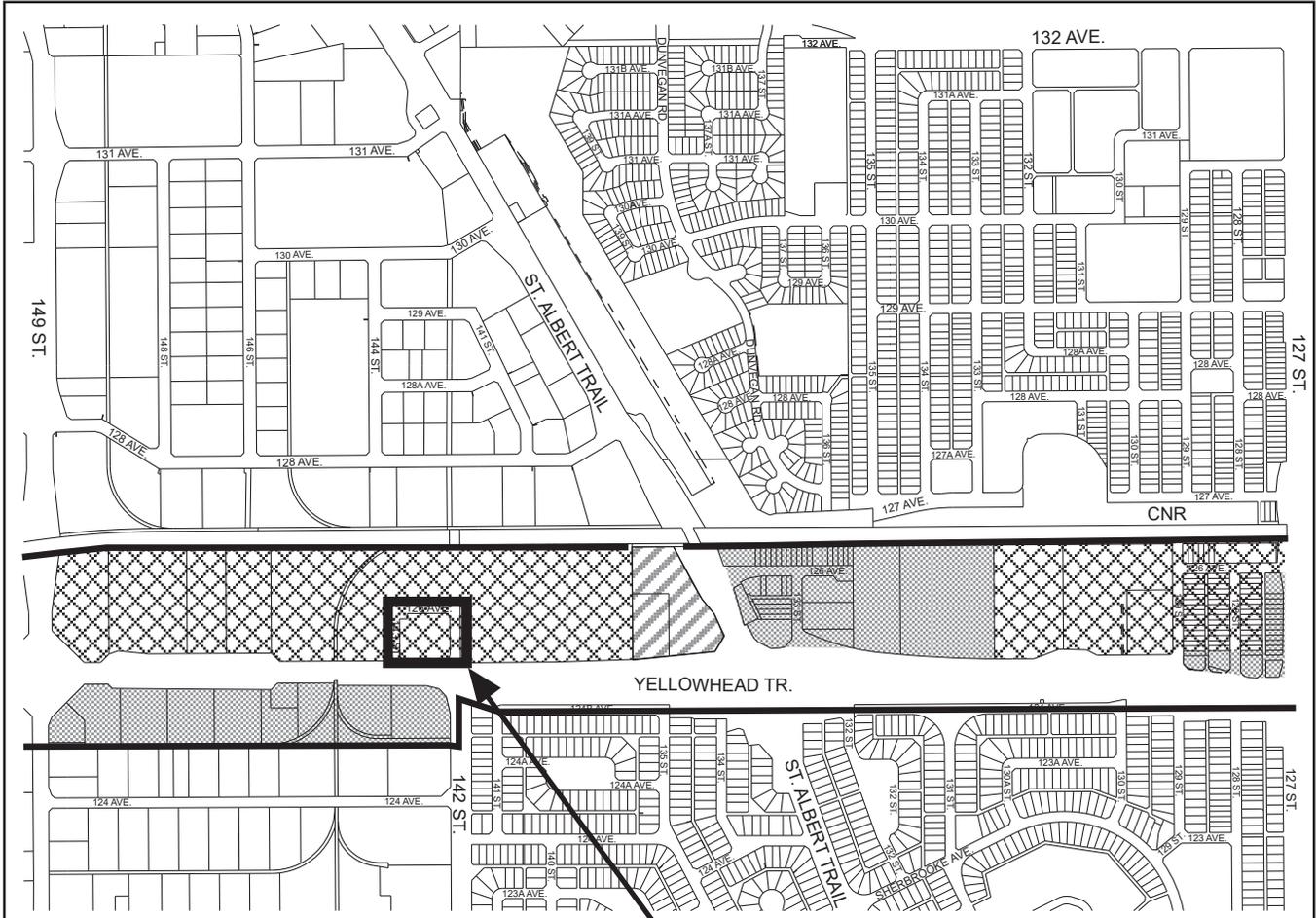


Sub-Area Location in Yellowhead Corridor

**BYLAW 18455**  
**THE YELLOWHEAD CORRIDOR**  
 Area Structure Plan (as amended)

PROPOSED LAND USES  
 SCHEDULE C-3, SUB-AREA 3

-  Medium Industrial
-  "Prestige" Business Industrial
-  Highway Commercial
-  Area Structure Plan Boundary



**Amendment Area**



Sub-Area Location in Yellowhead Corridor

**BYLAW 19952  
AMENDMENT TO  
THE YELLOWHEAD CORRIDOR  
Area Structure Plan (as amended)**

**PROPOSED LAND USES  
SCHEDULE C-3, SUB-AREA 3**

-  Medium Industrial
-  "Prestige" Business Industrial
-  Highway Commercial
-  Area Structure Plan Boundary
-  Boundary of Amendment

## Application Summary

### Information

<b>Application Type:</b>	Plan Amendment, Rezoning, Road Closure
<b>Bylaw:</b>	19951
<b>Bylaw:</b>	19952
<b>Charter Bylaw:</b>	19953
<b>Location:</b>	South of 126 Avenue NW, east of 143 Street NW
<b>Address:</b>	14420 - Yellowhead Trail NW
<b>Legal Description:</b>	Lot 2A, Block A, Plan 3051MC
<b>Site Area:</b>	N/A
<b>Neighbourhood:</b>	Brown Industrial
<b>Ward:</b>	Aniriq
<b>Notified Community Organization(s):</b>	West Village Community Association and the Athlone & Dovercourt Community Leagues
<b>Applicant:</b>	City of Edmonton

### Planning Framework

<b>Current Zone:</b>	(IB) Industrial Business Zone
<b>Proposed Zone:</b>	(IM) Medium Industrial Zone
<b>Plan in Effect:</b>	Yellowhead Corridor Area Structure Plan (ASP)

Written By:

Approved By:

Branch:

Section:

Luke Cormier

Tim Ford

Development Services

Planning Coordination