

Administration Report Crossroads

Edmonton

12907 & 12908 - 100 AVENUE SW, and 13015 - 102 AVENUE SW

To amend the Crossroads Area Structure Plan and rezone lands to allow for Logistics and Distribution Uses including outdoor storage.



Recommendation: That Bylaw 20118 to amend the Crossroads Area Structure Plan and Charter Bylaw 20119 to amend the Zoning Bylaw from (IBES) Industrial Business Edmonton South Zone to (ILES) Industrial-Light Edmonton South Zone be **APPROVED**.

Administration **SUPPORTS** this application because it will:

- provide for light industrial, warehousing and commercial opportunities on a site with good access to major highways;
- be compatible with the surrounding area; and
- align with CityPlan.

Application Summary

BYLAW 20118 proposes to amend a portion of the Crossroads Area Structure Plan from Business Park to Logistics and Distribution to allow for light industrial development which may include light industrial, warehousing, manufacturing, commercial, business office and outdoor storage Uses.

CHARTER BYLAW 20119 proposes to amend the Zoning Bylaw, as it applies to the subject site, from (IBES) Industrial Business Edmonton South Zone to (ILES) Industrial-Light Edmonton South Zone to accommodate light industrial, warehousing, commercial and outdoor storage Uses.

This application was accepted on October 12, 2021, from WSP Canada (Chuck McNutt) on behalf of BCIMA HOLDCO (2007) INC.

This proposal aligns with the goals and policies of CityPlan.

Community Insights

Based on the characteristics of this application the file was shared with the public using the Broadened Approach. Relevant characteristics that lead to this approach include:

- the proposed application amends a portion of the Crossroads industrial neighbourhood; and
- the proposal conforms to the City Plan and planning policies.

The Broadened Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website; and

- An Advance Notice postcard was sent to an expanded radius (beyond 60 m) of surrounding property owners within the entire Crossroads neighbourhood, as well as the affected Community Leagues.
- Further details of the Advance Notice and website are below.

Advance Notice, November 17, 2022

- Number of recipients: 803
- Number of responses: 3

Public Engagement Session,

- Not held

Webpage

- edmonton.ca/planningapplications

Common comments heard from the engagement include:

- Respondents were unsure of the location of the rezoning. Information regarding the location of the proposed rezoning was provided and no further questions or concerns were raised.

When this report was written, no formal feedback or position was received from the Blackmud Creek, Chappelle, and the Greater Windermere Community Leagues.

Site and Surrounding Area

The subject site is undeveloped and is 7.7 ha in size. The site is located in the Crossroads industrial neighbourhood and is marketed as a “Discovery Business Park.” The Crossroads industrial neighbourhood is located within the most southwestern limits of the City boundary. The Business Park will be fully serviced, is in the early stages of development, and is occupied by logistics and warehouse buildings, most notably an Amazon distribution centre. To the east of the site, across Highway 2, are lands located in Nisku Business Park, in Leduc County, containing airport parking, commercial and industrial buildings, and outside storage, while to the south, across Highway 19, is the Edmonton International Airport lands.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IBES) Industrial Business Edmonton South Zone	Undeveloped
CONTEXT		
North	(AES) Agricultural Edmonton South Zone (ILES) Industrial-Light Edmonton South Zone	Undeveloped Industrial Building
East	N/A	QEII Highway
South	(UC3ES) Urban Commercial 3 Edmonton South Zone	Undeveloped
West	(ILES) Industrial-Light Edmonton South Zone	Industrial Building



View of the site looking southwest

Planning Analysis

Crossroads Area Structure Plan / Zoning History

Crossroads ASP

The Crossroads ASP was approved in March 2012 by the Leduc County Council while still under their jurisdiction. In 2019, the Crossroads Area Structure Plan (ASP) was inherited by way of the annexation as per 135(1)(d) of the Municipal Government Act. Since its original approval, no amendments have been made; this application is the first amendment to the Plan.

Special Area Zones

In 2019, under Charter Bylaw 18673, the Zoning Bylaw incorporated land use regulations from Leduc County into a series of Special Area Zones within the Edmonton Zoning Bylaw (*Sec 1000 - Special Area Edmonton South*). The ILES and IBES Zones only apply to a specific geographic area within the Crossroads ASP.

Land Use Compatibility

The proposed change seeks to meet the current market demands for industrial, commercial and outdoor storage development. The site has direct access to 103 Avenue SW, a built road with sidewalks, lighting, sewer connections, a drainage ditch, and full services to the property line to facilitate the site's development.

The proposed ILES Zone will allow the development of logistics and distribution land Uses, including light industrial, warehousing, commercial and outdoor storage. Regulations in the Zone ensure a high standard of architectural design and landscaping to maintain the aesthetic environment by visually screening outdoor storage from adjacent roadways and zones. In addition, regulations will ensure that outdoor storage is not the dominant or sole use on the site.

The ILES Zone Uses are compatible with the existing and surrounding area and appropriate at this location, given the existing infrastructure, good visibility and convenient access along 102 Avenue SW to Highway 19. Overall the proposed change from IBES to ILES will result in the same quality development as the IBES Zone but will allow for the opportunity for outdoor storage. At the same time, regulations in the Zone will ensure that any outdoor storage is visually screened to provide a visually pleasing environment along roadways and adjacent

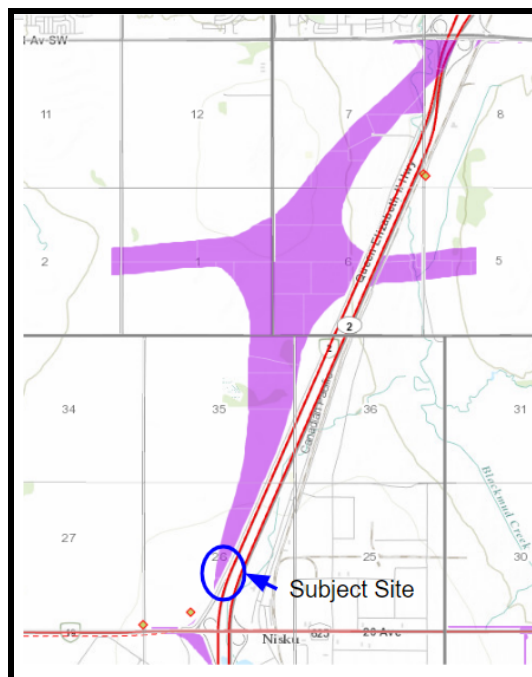
zones.

Plans in Effect.

The Crossroads ASP guides the neighbourhood's land use and designates the subject site as Business Park and Transitional Policy Area. The Plan's vision is to create a "Business Park" to provide for various businesses and may include industrial and commercial land Uses. The Crossroads neighbourhood is fully serviced, and the Plan's land uses are divided into three categories:

- Commercial;
- Business Park; and
- Logistics and Distribution.

This particular parcel is challenged by the Queen Elizabeth II Highway (QEII) Transitional Policy Area within the Plan (Sec 4.3). This policy designates approximately 48 hectares of land that will eventually be affected by the (QEII) realignment. It is anticipated that lands within the Transitional Policy Area will develop as per market demand for the next few decades until the area for the QEII realignment is required. To ensure the future realignment of QEII road right-of-way is maintained, Alberta Transportation recommends a 40 m building setback.



Future QEII realignment is shown in purple

The Queen Elizabeth II Highway is the southern gateway into the City. It is essential to ensure a visually appealing aesthetic along the corridor. Policies in the Plan ensure that visual screening and buffering techniques are imposed and regulated at the time of development to mitigate the adverse effects of outdoor storage along adjacent Zones and roadways.

The proposed change in land use to Logistics and Distribution will conform to the intent of the Plan's Policies and Objectives by ensuring:

- that the ongoing development of the Crossroads neighbourhood will continue;

- outdoor activities, including storage areas, will not detract from the overall aesthetic appearance of the area to protect the integrity of the QEII Highway corridor, Zones and roadways; and
- that roadway required for the ultimate realignment of the QEII Highway is maintained.

Overall, the proposed Logistics and Distribution land Uses are appropriate at this location. As the land use will not change the intent of the Plan, allow for additional Uses and mitigate the adverse effects of outdoor storage.

THE CITY PLAN

The proposed application aligns with the goals and objectives of **City Plan** by:

- expanding and enhancing areas for non residential development to ensure a diverse and thriving economy in Edmonton; and
- supporting areas for business growth that create productive and desirable places that attract talent and investment.

Technical Review

Transportation

Administration supports the application and advises that direct access to Queen Elizabeth II Highway will not be permitted.

Drainage

Administration supports the application and advises the following:

- Permanent sanitary and storm servicing shall be in general accordance with the Crossroads Servicing Design Brief, dated September 2011, and Crossroads Pre-design Report Stormwater, dated February 2012; and
- Connection to stormwater and sanitary services are available within 102 Avenue SW; Alberta Transportation

Alberta Transportation

Alberta Transportation has requested a 40 m building setback from the future provincial highway right-of-way to ensure lands required for the Queen Elizabeth II Highway realignment are maintained.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply, including any changes to the existing water infrastructure required by this application. All stages of development must be designed and constructed in accordance with the City of Edmonton Design and Construction Standards and an applicable Hydraulic Network Analysis to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission.

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

Appendices

- 1 Approved Crossroads ASP Land Use and Population Statistics – Bylaw 39-11
- 2 Proposed Crossroads ASP Land Use and Population Statistics – Bylaw 20118
- 3 Crossroads ASP Development Concept Plan Map
- 4 Proposed Crossroads ASP Map – Bylaw 20118
- 5 Application Summary

Crossroads Area Structure Plan Approved Land Use Statistics

	<i>Area (ha)</i>	<i>GDA (%)</i>
Gross Area	581.5	
Environmental Reserve	0.0	
Gross Developable Area (GDA)	581.5	100.0
Municipal Reserve*		
Parks	29.0	5.0
Dry Pond (50% MR dedication)	16.4	2.8
Public Utility Lots		
Water Reservoir	1.0	0.2
Dry Pond (50% MR dedication)	16.4	2.8
Stormwater Facility - Wet Pond	9.7	1.7
Roadways	51.7	8.9
Roadways (Transit Corridor)	6.4	1.1
Sub-Total	130.6	22.5
Net Developable Area	450.9	77.5
Logistics & Distribution	295.8	50.9
Business Park	110.7	19
Commercial	44.4	7.6
Sub-Total	450.9	77.5
Total	581.5	100.0

<i>Employment Statistics</i>	<i>Area (ha)</i>	<i># of Jobs</i>
Logistics & Distribution	295.8	7,395
Business Park	110.7	5,535
Commercial	44.4	4,440
Total	450.9	17,370

* denotes that Municipal Reserve percentages are subject to confirmation at the time of subdivision

Crossroads Area Structure Plan - Proposed Land Use Statistics - Bylaw 20118

	<i>Area (ha)</i>	<i>GDA (%)</i>
Gross Area	581.5	
Environmental Reserve	0.0	
Gross Developable Area (GDA)	581.5	100.0
Municipal Reserve*		
Parks	29.0	5.0
Dry Pond (50% MR dedication)	16.4	2.8
Public Utility Lots		
Water Reservoir	1.0	0.2
Dry Pond (50% MR dedication)	16.4	2.8
Stormwater Facility - Wet Pond	9.7	1.7
Roadways	51.7	8.9
Roadways (Transit Corridor)	6.4	1.1
Sub-Total	130.6	22.5
Net Developable Area	450.9	77.5
Logistics & Distribution	303.5	50.9
Business Park	103.0	19
Commercial	44.4	7.6
Sub-Total	450.9	77.5
Total	581.5	100.0

* denotes that Municipal Reserve percentages are subject to confirmation at the time of subdivision.

<i>Employment Statistics</i>	<i>Area (ha)</i>	<i># of Jobs</i>
Logistics & Distribution	303.5	7,588
Business Park	103.0	5,150
Commercial	44.4	4,440
Total	450.9	17,178

Development Concept Plan



Legend

	ASP Boundary		Logistics and Distribution		Dry Pond (48 hour discharge)
	Future QEII Alignment		Business Park		Dry Pond (96 hour discharge)
	Transit Corridor		Commercial		Wet Pond Facility
	Possible Access Locations		Park / Municipal Reserve		Possible Reservoir Location
	Existing Service Road		Transitional Policy Areas		

Note: This plan is conceptual and the exact location and alignment of uses, facilities, roadways, local roadways and services will be determined at the zoning and subdivision stage.



**BYLAW 20118
AMENDMENT TO
CROSSROADS
Area Structure Plan**

- | | | |
|-------------------------------|------------------------------|---------------------------------|
| ■ ASP Boundary | --- ASP Amendment Area | ▨ Transitional Policy Areas |
| --- Future QE2 Alignment | ■ Logistics and Distribution | WP Wet Pond Facility |
| --- Transit Corridor | ■ Business Park | 48 Dry Pond (48 Hour Discharge) |
| --- Possible Access Locations | ■ Park/Municipal Reserve | 96 Dry Pond (96 Hour Discharge) |
| --- Existing Service Road | ▨ Commercial | * Possible Reservoir Location |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Application Summary

Information

Application Type:	Plan Amendment and Rezoning
Bylaw:	20118
Charter Bylaw:	20119
Location:	North of Highway 19 and west of Highway 2
Addresses:	12907 - 100 Avenue SW 12908 - 100 Avenue SW 13015 - 102 Avenue SW
Legal Descriptions:	Lot 5, Block 1, Plan 1920841 Portion of Lot 1, Block 10, Plan 1920841 Lot 4, Block 1, Plan 1920841
Site Area:	8.1 ha
Neighbourhood:	Crossroads
Ward:	Ipiihkoohkanipiaohsi
Notified Community Organizations:	Blackmud Creek Community League Chappelle Community League Greater Windermere Community League
Applicant:	Chuck McNutt; WSP Canada

Planning Framework

Current Zone:	(LBES) Industrial Business Edmonton Zone
Proposed Zone:	(ILES) Industrial-Light Edmonton South Zone
Plan in Effect:	Crossroads Area Structure Plan (ASP)
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination