

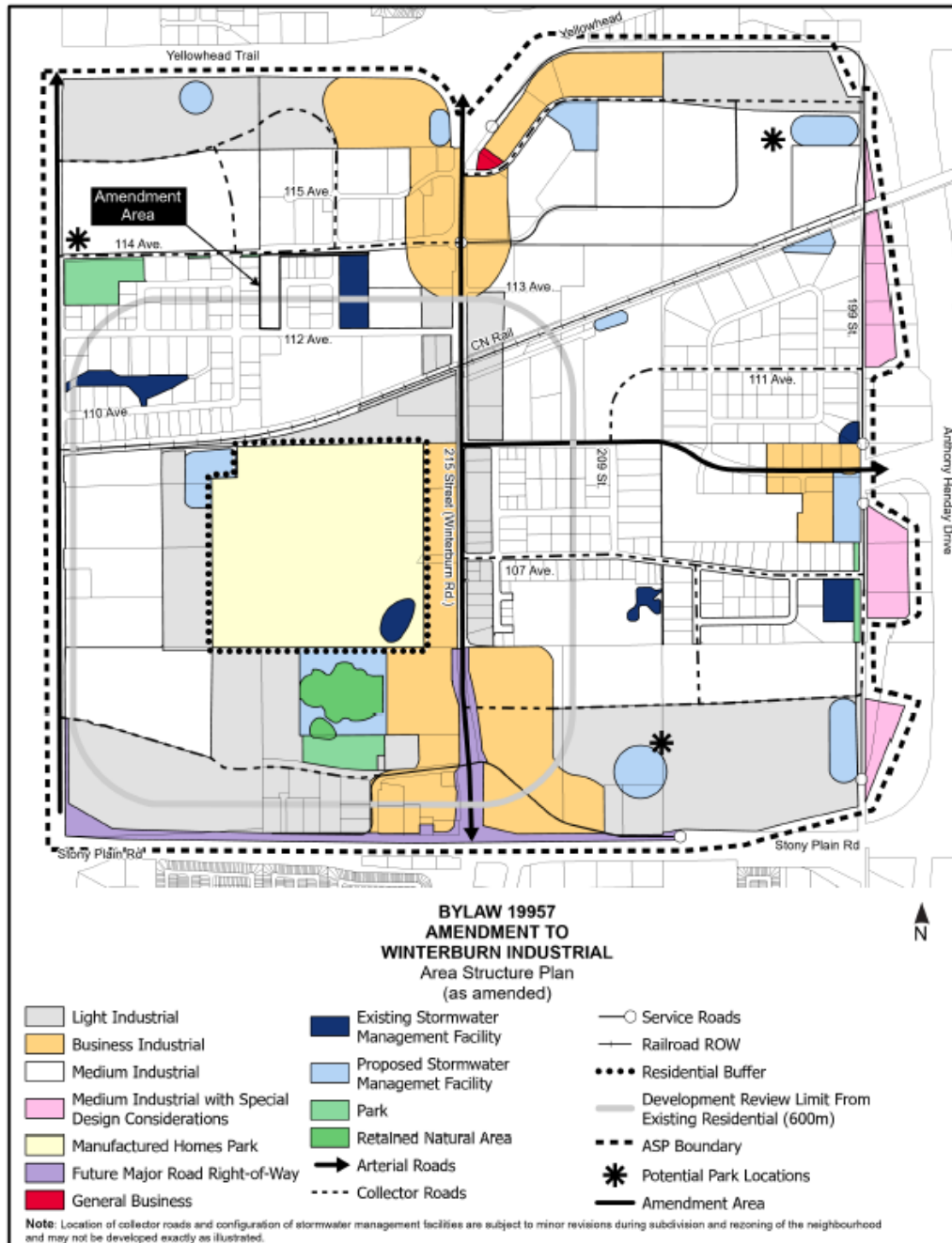
Administration Report

Winterburn Industrial Area West

Edmonton

22204 - 112 Avenue NW

To amend the Winterburn Industrial Area Structure Plan



Recommendation: That Bylaw 19957 to amend the Winterburn Industrial Area Structure Plan be **APPROVED**.

Administration **SUPPORTS** this application because:

- The land has been deemed surplus to municipal needs.
- It aligns with the existing zoning of the property, being the (IM) Medium Industrial Zone.
- It maintains the land supply necessary for continued industrial growth.

Application Summary

BYLAW 19957 will amend the Winterburn Industrial Area Structure Plan to update land use statistics and the development concept map to reflect the existing zoning:

- Exhibit 7 - Development Concept
 - Redesignate the property from “Park” space to “Medium Industrial”.
- Table 1 - Winterburn Industrial Area Structure Plan Land Use Statistics
 - Update the amount of existing Municipal Reserve area.
- Policy Context - 5.2 Winterburn Industrial Area Master Plan
 - Text update to reflect previously accepted reports.
- Appendix 1 - Technical Studies
 - Text update to reflect previously accepted reports.

This application was submitted by the City of Edmonton on September 07, 2021. The property was deemed surplus to municipal needs and, after subdivision, will be made available for purchase or consolidated into abutting road plans.

This proposal aligns with the goals and policies of The City Plan to retain 70% of employment within Edmonton by maintaining the land supply necessary for continued industrial growth.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the Basic approach. This approach was selected because no rezoning was proposed and the application raised little response to advanced notifications.

The Basic approach included the following techniques:

Advance Notice, March 04, 2022

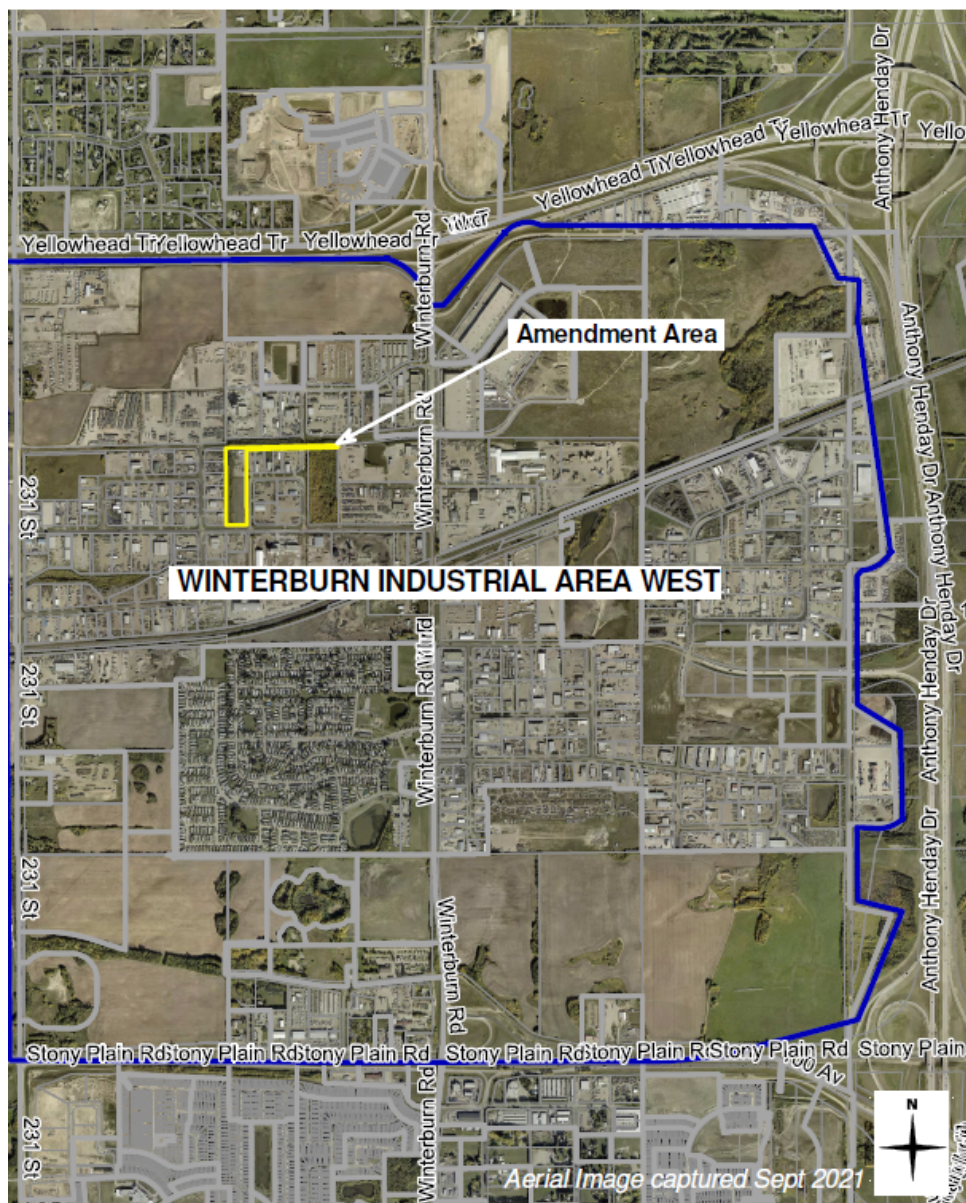
- Number of recipients: 27
- Number of responses with concerns: 0

Webpage

- edmonton.ca/industrialplanningapplications

Site and Surrounding Area

The subject site is an undeveloped City owned parcel totalling approximately 2.78 hectares in area. Located in the northern portion of the Winterburn Industrial Area West Neighbourhood, the site is surrounded by other properties zoned for Medium Industrial use.





View of 22204 - 112 Avenue NW looking southwest from 222 Street NW (Google Street View, July 2012)

Planning Analysis

Land Use Compatibility

The Winterburn Industrial Area West neighbourhood was annexed into the city of Edmonton in 1982. Nearly all the land within the north portion of the neighbourhood, including the subject site, are zoned for medium industrial use with the exception of several parcels zoned (IB) Industrial Business Zone found to the northeast.

Plans in Effect

Winterburn Industrial Area Structure Plan

The Winterburn Industrial ASP was adopted by Council in February 2010 and has been amended by-law several times. The ASP designates the property as future park space; however, records indicate that the property has had the (IM) Medium Industrial Zone since its annexation. The proposed amendment would align the plan with the current zoning and retain the majority of developable area as dedicated to industrial, commercial and business uses. Furthermore, approximately 4.8 hectares of land to the west of the subject site will still be available for future park development.

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 maintaining the land supply necessary to support continued industrial growth.

Technical Review

Transportation

The subject site is adjacent to an undeveloped road right-of-way that is identified as the future 114 Avenue NW per the Winterburn ASP. Land dedication from 22204 112 Avenue NW is also required for the future construction of 220 Street NW. There are currently no plans or timelines available for construction of 114 Avenue NW or 220 Street NW, both of which will be required as development in the area progresses.

Drainage

Drainage has no objections to the proposed ASP amendment. The accepted Winterburn Area Master Plan Update, dated May 2011, outlines the servicing concepts for the proposed amendment area.

There are no existing sanitary or storm sewers adjacent to the amendment area. There are no timelines of when the sewer infrastructure will be constructed.

EPCOR Water

There are no existing water mains adjacent to the amendment area. Offsite water main construction may be required if growth of adjacent municipal facilities has not occurred before development of the area.

To ensure satisfactory fire flows and water main looping are provided for the interim conditions, the submission of a Hydraulic Network Analysis is required before subdivision applications.

The applicant/owner will be responsible for all costs associated with providing City standards of water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Plan Amendment
Bylaw:	Bylaw 19957
Location:	North of 112 Avenue NW and east of 224 Street NW
Address(es):	22204 - 112 Avenue NW
Legal Description(s):	Lot 3MR, Block 2, Plan 8120832
Site Area:	2.78 Hectares
Neighbourhood:	Winterburn Industrial Area West
Ward:	Nakota Isga
Notified Community Organization(s):	Westview Village Community Association
Applicant:	City of Edmonton; Land Development -Real Estate Branch

Planning Framework

Current Zone:	(IM) Medium Industrial Zone
Proposed Zone:	(IM) Medium Industrial Zone
Plan(s) in Effect:	Winterburn Industrial Area Structure Plan
Historic Status:	None

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