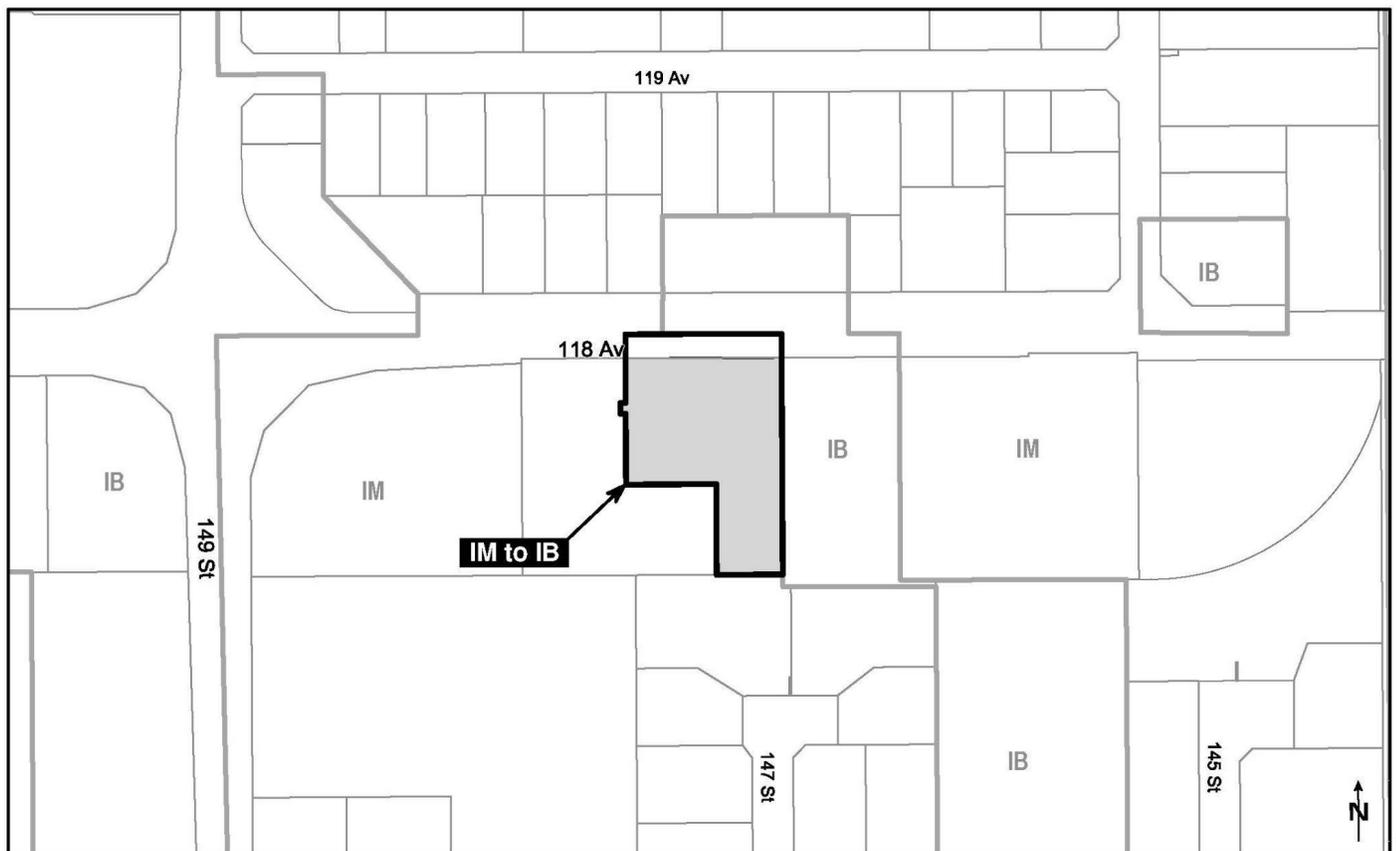


Administration Report Huff Bremner Estate Industrial

Edmonton

14603 – 118 Avenue NW

To allow for the development of industrial businesses and limited compatible non-industrial business uses.



Recommendation: That Charter Bylaw 20208 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- is compatible with surrounding land uses and the IB Zone is appropriate along 118 Avenue NW, an arterial roadway with transit service; and
- supports redevelopment and intensification of industrial lands in established non-residential areas that are supported by transit.

Application Summary

CHARTER BYLAW 20208 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 development of industrial businesses that carry out their operations within an enclosed building and allows limited compatible non-industrial business uses.

This application was accepted on April 8, 2022, from Tracy Von der hoe on behalf of J.T.D. Holdings Ltd.. The applicant's stated intention is to utilize a portion of the existing building fronting 118 Avenue NW as a Personal Service Shop (personal training and massage services) which is a Discretionary Use in the IB Zone and is not permitted under the IM Zone.

This proposal aligns with the City Plan (MDP) by supporting redevelopment and intensification of industrial lands in established non-residential areas that are supported by transit.

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 it is considered a simple application as it utilizes a standard zone, did not result in Advance Notice responses, and supports The City Plan.

The Basic 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 the affected Community Leagues and surrounding property owners within a 60 meter radius. Further details of the Advance Notice and website are below.

Advance Notice, April 21, 2022

- Number of recipients: 26
- Number of responses: 0

Webpage

- edmonton.ca/industrialplanningapplications

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

Site and Surrounding Area

The subject site is approximately 6,245 m² in area, located along the north edge of the Huff Bremner Estate Industrial, east of 149 Street NW and south of 118 Avenue NW, two arterial roads. The site has two vehicular accesses from 118 Avenue NW, which has transit service. The site is developed with two

industrial buildings (one addition). The surrounding area is generally developed with industrial and commercial uses that are compatible with the IB Zone.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Industrial Buildings
CONTEXT		
North	(IB) Industrial Business Zone (IM) Medium Industrial Zone	Industrial Building Industrial Building
East	(IB) Industrial Business Zone	Industrial Building
South	(IM) Medium Industrial Zone	Industrial Building
West	(IM) Medium Industrial Zone	Industrial Building



View of the site looking south from 118 Avenue NW



View from 118 Avenue NW to the second building and third building at the rear of site

Planning Analysis

The subject property is an internal site with frontage along 118 Avenue NW, and is located on the northern edge of the Huff Bremner Estate Industrial area. It has good connectivity both locally and to the broader city networks. The IB Zone is appropriate in this location along the periphery of an industrial area, adjacent to an arterial roadway.

IM & IB Comparison Summary

	IM Current	IB Proposed
Maximum Height	18 m	12 m
Floor Area Ratio	2.0	1.2
Front Setback (118 Avenue)	3.0 m	6.0 m

Interior Side Setback	0.0 m	0.0 m
Rear Setback	0.0 m	0.0 m

The IB Zone will reduce the Floor Area and Height allowed under the current IM zone, and will increase the Setback requirement. The applicant is aware that rezoning could result in non-conforming issues that would limit expansion of existing buildings and uses (such as the currently approved General Contractor Services Use which is not listed in the IB Zone); however, the applicant wants to proceed in order to have the opportunity to introduce the more expansive list of uses permitted in the IB Zone.

The subject rezoning is located within the Jasper Place District of The City Plan and is identified as Non-residential. The proposed rezoning aligns with the City Plan by supporting redevelopment and intensification of industrial lands in established non-residential areas that are supported by transit.

Technical Review

Transportation

The development site is well connected to the existing transportation infrastructure, which has capacity to accommodate development generated traffic. Site access will be reviewed, including potential closure/consolidation of accesses, upon the submission of a development permit application.

Drainage

Sanitary and stormwater service connections currently exist to the development site, via the public sewer mains in 118 Avenue NW. These existing connections can continue to be used, as redevelopment under the proposed zone would not have a significant impact on the receiving drainage infrastructure.

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.

Fire Rescue Services prepared an Infill Fire Protection Assessment (IFPA) and determined that the site has adequate infrastructure and water supply for fire protection.

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

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20208
Location:	South of 118 Avenue NW and east of 149 Street NW
Address:	14603 - 118 Avenue NW
Legal Description:	Lot 9A, Block 8, Plan 1024411
Site Area:	6,245 m ²
Neighbourhood:	Huff Bremner Estate Industrial
Ward:	Anirniq
Notified Community Organizations:	Dover Court Community League Woodcroft Community League
Applicant:	Tracey Van der hoe, J.D.L. Holdings Ltd.

Planning Framework

Current Zone:	(IM) Medium Industrial Zone
Proposed Zone:	(IB) Industrial Business Zone
Plan in Effect:	None
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Cyndie Prpich
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Development Services
Planning Coordination