

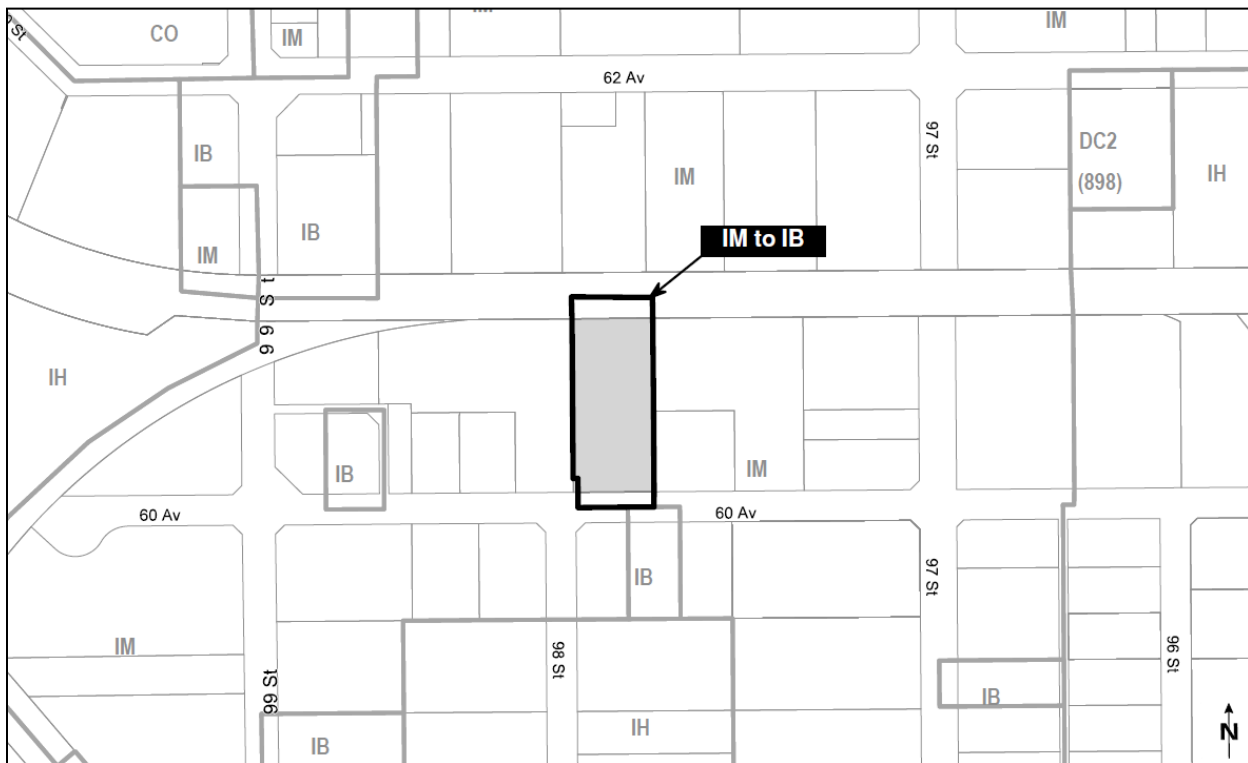
Administration Report

Coronet Industrial

Edmonton

9760 – 60 Avenue NW

To allow for a wider range of industrial business uses and limited, compatible non-industrial uses.



Recommendation: That Charter Bylaw 20176 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- It aligns with The City Plan by facilitating the redevelopment and intensification of industrial land.
- It aligns with the South-East Industrial Area Outline Plan (OP) which acknowledges that a change to Light Industrial use may be appropriate.
- It is compatible with surrounding land uses.

Application Summary

CHARTER BYLAW 20176 proposes to rezone Lot 5 and a portion of Lot 7, Block 9, Plan 1269MC from IM to IB for the purpose of developing a Professional, Financial and Office Support Service on the site. The South-East Industrial Area Outline Plan (OP) designates the site for medium industrial development but is flexible and acknowledges that light industrial development may be appropriate.

The proposal aligns with The City Plan by facilitating the redevelopment of industrial and commercial lands.

This application was accepted from Amaan Hameed, on behalf of Managed Developments Ltd., on November 18, 2021.

Community Insights

Administration applied a Basic Approach to seek public feedback about this application because:

- The OP acknowledges that an evolution to light industrial use may be appropriate.
- No responses were received from the Advance Notice postcard.

The Basic Approach included the following techniques:

- Information about the application was added to the City of Edmonton's website.
- An Advance Notice postcard was sent to surrounding property owners within a 60 meter radius and community leagues in the area.

Further details of the Advance Notice and website are below:

Advance Notice, Sent: February 5, 2022

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

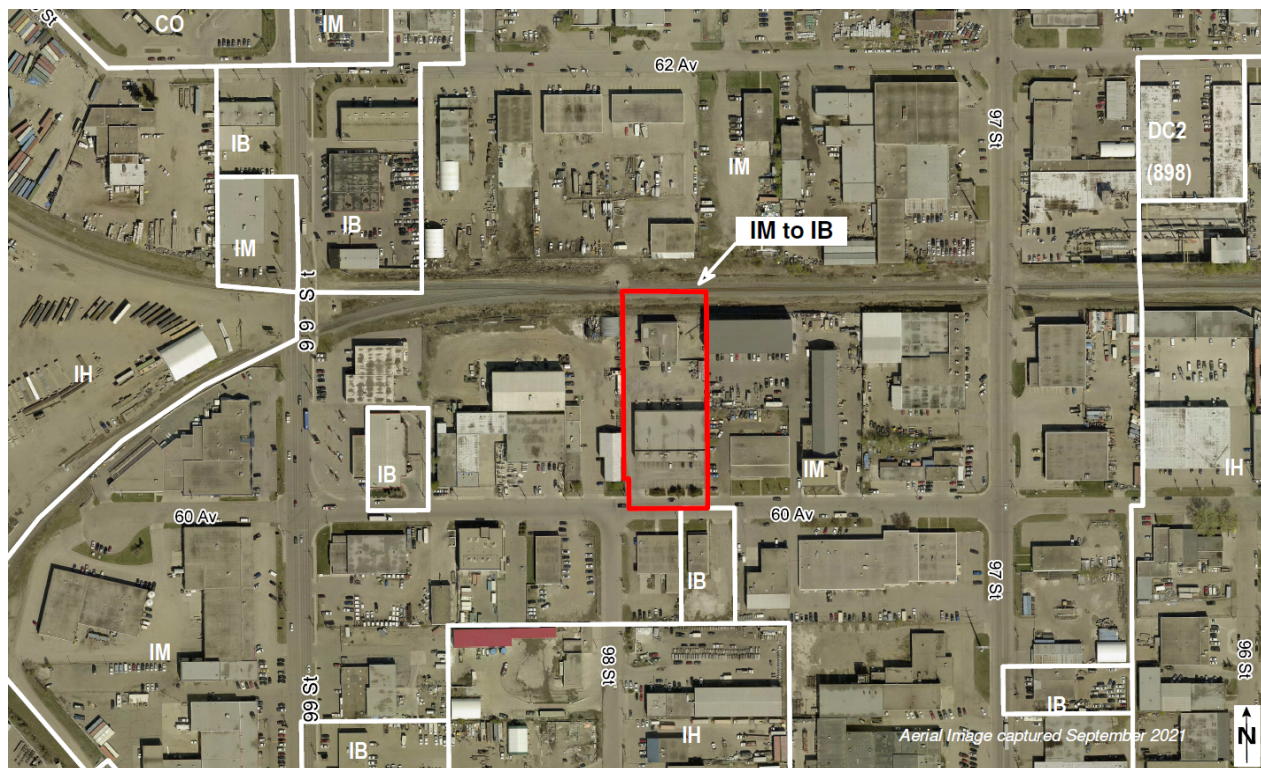
Webpage

- edmonton.ca/industrialplanningapplications

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

Site and Surrounding Area

The site is located north of 60 Avenue NW and west of 97 Street NW in the Coronet Industrial neighbourhood. The southernmost warehouse is vacant and the northern building is used for manufacturing.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Vacant Warehouse; and manufacturing
CONTEXT		
North	(IM) Medium Industrial Zone	Railway (Canadian Pacific Railway Company); and Warehouses (north of railway)
East	(IM) Medium Industrial Zone	Warehouses, light manufacturing
South	(IB) Industrial Business Zone	Warehouse, light manufacturing
	(IM) Medium Industrial Zone	Warehouse, light manufacturing
West	(IM) Medium Industrial Zone	Warehouses, office building and light manufacturing

Planning Analysis

The City Plan

The subject site is designated non-residential in the Southeast District Planning area, as defined by The City Plan. The proposal aligns with the applicable policies of The City Plan by facilitating the redevelopment and intensification of industrial and commercial lands in established non-residential areas. The proposed IB Zone will support the industrial nature of the area and take advantage of the existing infrastructure, accessibility and uses.

Plans in Effect

The Plan in Effect for the Coronet Industrial neighbourhood is the South-East Industrial Area Outline Plan (OP). The OP identifies a broad land use pattern for the area using three major categories: light industrial (M-1), medium industrial (M-2) and heavy industrial (M-3).

The OP designates the subject site for medium industrial use, but acknowledges that a reasonable degree of flexibility is acceptable and that the land use pattern is meant to be a guide rather than a rigid prescription for zoning. Reasonable transition between land use types and consideration of aesthetic conflict are also fundamental principles of the OP.

Given that the site is close to the boundary of medium and light industrial; the flexibility of the OP; and the compatibility of the prescribed Uses in the IB Zone with the surrounding land uses, the proposed IB zone is appropriate for the site.

Land Use Compatibility

The proposed IB Zone will allow for a range of light industrial and compatible non-industrial uses such as Business Support Services; Convenience Retail Stores; and Professional, Financial and Office Support Services along 60 Avenue NW (a collector roadway). This change is consistent with the intended location criteria for the IB Zone.

The intended use of the site will be compatible with the surrounding land uses as all parcels surrounding the subject site are zoned IM and IB and are developed with warehouse buildings for light manufacturing. The IM parcel to the west has an office building in addition to the warehouse. The parcel immediately north of the subject site contains a portion of the Canadian Pacific Railway (CP Railway) rail line, however, Administration's Risk Assessment Unit and CP Railway do not have any concerns with the proposal.

The intended use of the site will be compatible with the surrounding land uses.

Technical Review

Transportation

Vehicular access to the site exists from 60 Avenue NW and any modifications to the existing access will require the review and approval of Subdivision and Development Coordination.

Drainage

Sanitary and storm servicing currently exist in the subject rezoning area and the development allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure.

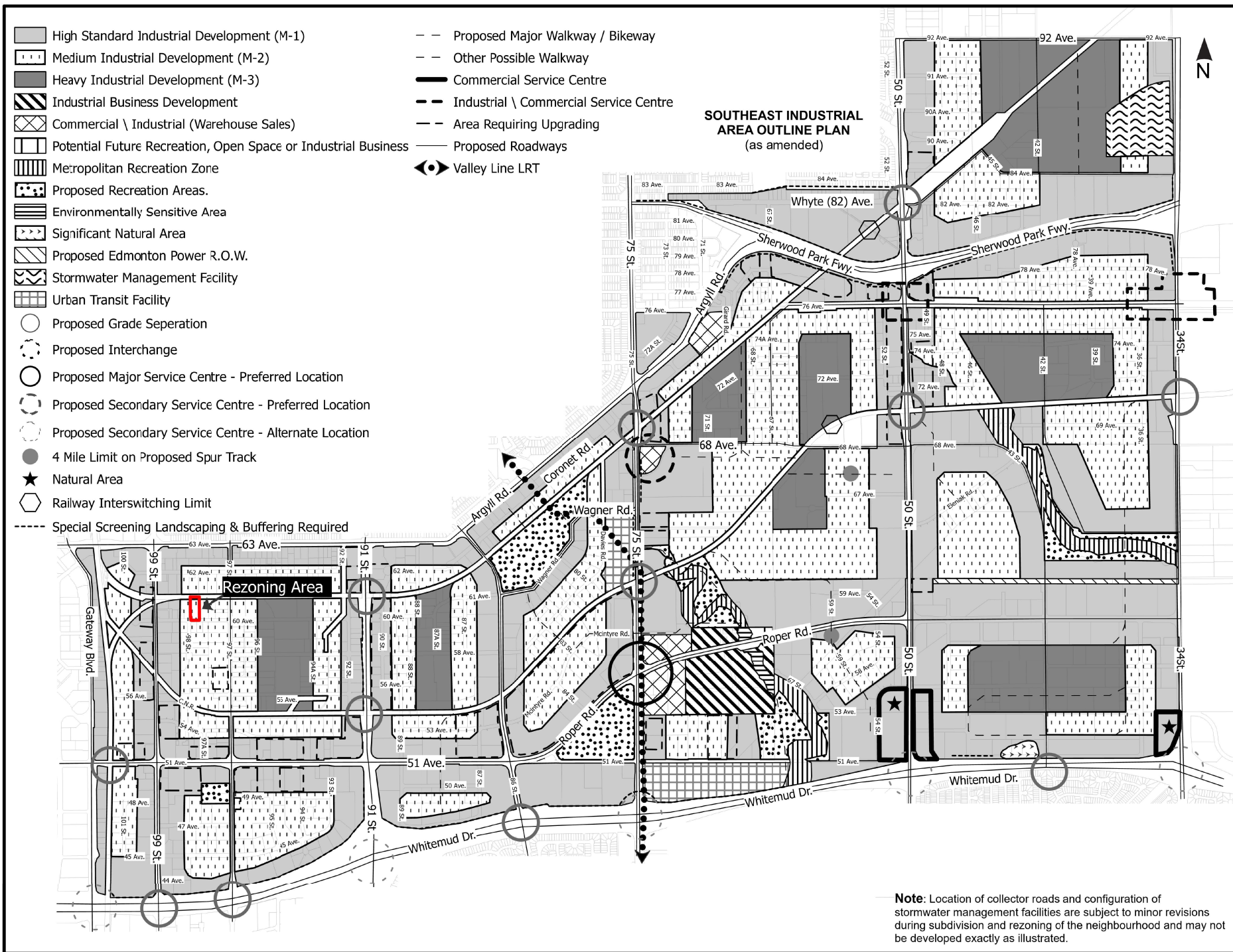
EPCOR Water

The applicant is advised to contact Fire Rescue Services for additional on-site fire protection requirements; and installation of check valves (to prevent backflow or contamination) may be required at the Development Permit stage.

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

Appendices

- 1 Context Map
- 2 Application Summary



Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20176
Location:	North of 60 Avenue NW and west of 97 Street NW
Address:	9760 – 60 Avenue NW
Legal Description:	Lot 5 and a portion of Lot 7, Block 9, Plan 1269MC
Site Area:	0.61 hectares (6096.2 square metres)
Neighbourhood:	Coronet Industrial
Ward:	Papastew
Notified Community Organization(s):	The Hazeldean Community League; and The Kenilworth Community League
Applicant:	Amaan Hameed, on behalf of Managed 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:	South-East Industrial Area Outline Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Gilbert Quashie-Sam

Tim Ford

Development Services

Planning Coordination