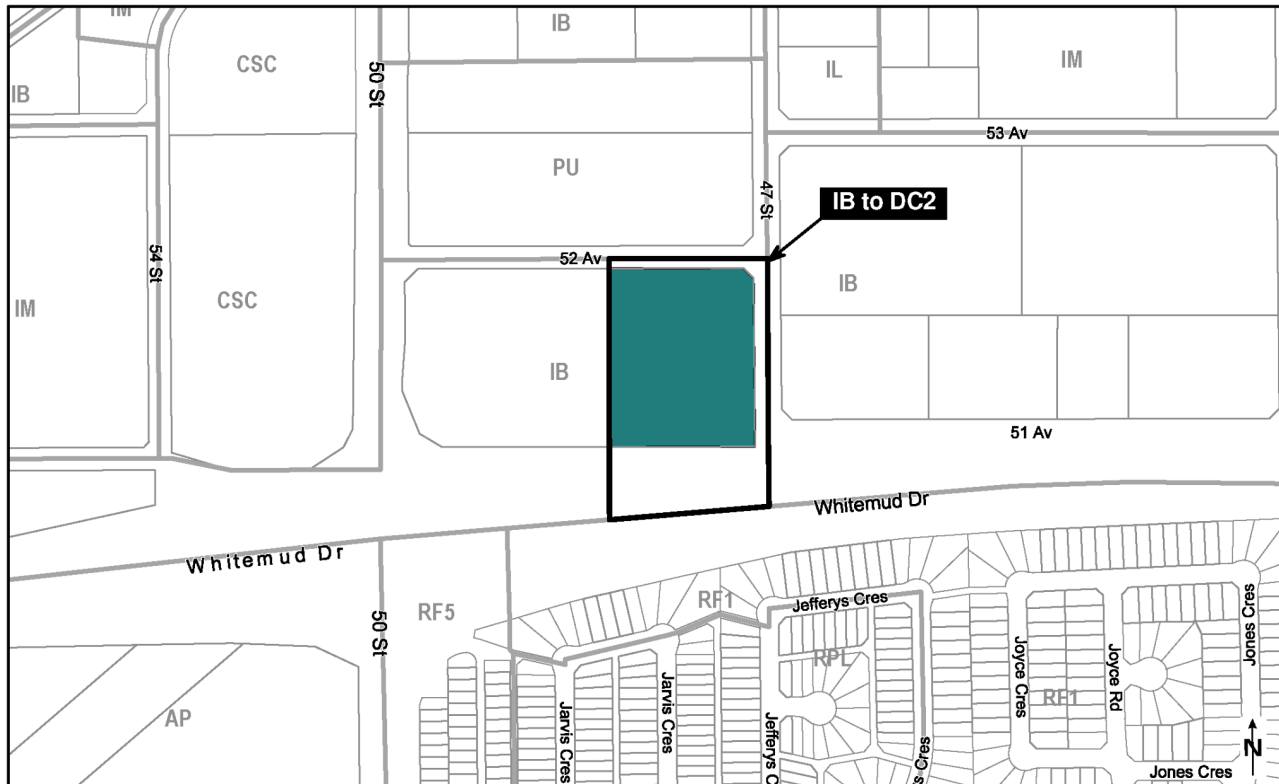


Administration Report Pylypow Industrial

Edmonton

4703 - 52 Avenue NW

To allow opportunities for education services on a developed site, Pylypow Industrial.



Recommendation: That **Charter Bylaw 20199** to amend the Zoning Bylaw from (IB) Industrial Business Zone to (DC2) Site Specific Development Control Provision and **Bylaw 20198** to amend the Pylypow Industrial Area Structure Plan be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will provide opportunities for education services with site-specific regulations and off-site improvements to ensure safety and compatibility with adjacent land uses.
- Aligns with policies of The City Plan by facilitating a mix of uses and efficient use of existing infrastructure, at an appropriate location at the edge of a non-residential area and in close proximity to transit services.

Application Summary

BYLAW 20198 proposes to amend the Pylypow Industrial Area Structure Plan (ASP) by redesignating the site from Industrial Business area to Industrial Business & Educational Area.

CHARTER BYLAW 20199 proposes to amend the Zoning Bylaw, as it applies to the subject site, from (IB) Industrial Business Zone to (DC2) Site Specific Development Control Provision for the purpose of allowing opportunities for education services on a developed site at the edge of the Pylypow Industrial area.

This application was accepted on May 27, 2022, from T.i. Studios Architecture Inc. on behalf of STEM Innovation Academy.

This proposal aligns with the policies of The City Plan.

Community Insights

Based on the characteristics of the application, this file was brought forward to the public using the Basic Approach. This approach was selected because the land use is compatible with the context of the site and no responses were received to the DC2 Pre-Application Notice. However, the Advance Notice area was broadened due the minimal number of properties captured within the typical 60 metres. The Basic Approach included the following:

DC2 Pre-Application Notice to property owners within 60 m and the Burnewood Community League - May 6, 2022

- Number of recipients: 8
- Number of responses with concerns: 0

Advance Notice to a broader notification area of 220 m (north of Whitemud Drive only) and the Burnewood Community League - June 9, 2022

- Number of recipients: 31
- Number of responses with concerns: 1

Webpage:

- edmonton.ca/industrialplanningapplications

One response was received in response to the Advance Notice with questions regarding potential impacts of parking and school drop-off/pick-up, and how the site would provide adequate amenity space for students. Administration responded that as part of the DC2 Provision, off-site transportation improvements will be required to ensure adequate drop-off/pick-up, and that amenity space is planned to primarily be provided indoors in addition to the existing exterior courtyard.

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

Site and Surrounding Area

The subject site is approximately 2.06 hectares in area, located at the south edge of the Pylypow Industrial Area. Two local roads, 52 Avenue and 47 Street, provide vehicular access, while the site also abuts Whitemud Drive to the south. One block to the west is 50 Street, an arterial road and transit corridor. Additional transit access is available along 53 Avenue, approximately 150 metres to the northeast. As shown below, the site is currently developed with two buildings used as an office and commercial school, while adjacent land uses include a storm pond, furniture store, and general industrial business uses. The Jackson Heights residential neighbourhood is located across Whitemud Drive.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IB) Industrial Business Zone	Office, Commercial School (CDI College)
CONTEXT		
North (across 52 Avenue)	(PU) Public Utility Zone	Stormwater management facility
East (across 47 Street)	(IB) Industrial Business Zone	Motor vehicle sales Warehousing and storage
South (across Whitemud Drive)	(RF1) Single Detached Residential Zone	Single Detached Houses
West	(IB) Industrial Business Zone	Furniture sales (Leon's)



View of the site looking southward from above 52 Avenue NW



View of the east building on the site, looking southward from the main site entrance off 52 Avenue NW

Planning Analysis

The proposed rezoning and ASP amendment provide opportunities for Private and Public Education Services uses at an appropriate location at the edge of an established non-residential area in close proximity to transit, resulting in a mix of uses and the efficient use of existing infrastructure in alignment with policies of The City Plan.

Although education services are more commonly suited to residential areas, details of the proposed rezoning ensure that on and off-site impacts are mitigated through design regulations, required transportation upgrades to support student safety, and limitations on potentially harmful uses. Recognizing the long-term value of industrial land, the proposed rezoning and ASP amendment also provide flexibility for the site to return to industrial or commercial uses in the future.

Land Use Compatibility

The site is currently developed with two buildings and a landscaped courtyard, as shown in the images above. The applicant's intention is to provide education services (junior high school) within the existing east building and build a separate accessory gymnasium building, while the commercial school would remain in operation in the west building.

Access to the site will be provided off of both 52 Avenue and 47 Street, with detailed provisions for school drop-off and pick-up, including by personal vehicle and school bussing, required at the Development Permit stage. As described in the Transportation review section below, further off-site improvements will be required to ensure pedestrian connections and safety.

As the site is located at the south edge of the Pylypow Industrial Area, the surrounding land uses are commercial and industrial businesses in nature, contributing to the transition from the Jackson Heights neighbourhood to medium industrial uses further north. The IB-zoned lands adjacent to the site are intended to be compatible with non-industrial uses. Regulations of the proposed DC2 Provision ensure that no industrial uses with potential negative environmental or health impacts operate on the site at the same time as a Private or Public Education Services use.

IB & DC2 Comparison Summary

The DC2 Provision is based on the regulations of the (IB) Industrial Business zone, with consistency in regulations including the maximum height (12 m, up to 14 m in certain cases), minimum setbacks (6 m along public roadways), maximum Floor Area Ratio (1.2), and list of uses.

Key differences provided in the DC2 Provision are as follows:

- The addition of Private and Public Education Services to the list of allowable uses.
- Limitations on industrial uses that may have environmental or health impacts (such as automotive repair, service stations, and recycling depots) when a Private or Public Education Services use is located on the site.

- Requirements for off-site transportation improvements at the Development Permit stage for a Private or Public Education Service use.
- Requirements for any accessory buildings to have a high quality of design.

As the proposed education services may not operate on the site in the long term, the DC2 Provision is structured to provide flexibility for industrial uses characteristic of the IB zone to operate on the site in the future without requiring a subsequent rezoning. This ensures that the site is not tied to a specific use in the long term and recognizes the value of Edmonton's industrial lands.

Plans in Effect

The City Plan

Under The City Plan, the site is identified as part of an established non-residential area and is located within one block of a city-wide mass transit route (50 Street). Policies of The City Plan support facilitating intensification along the edges of non-residential areas to efficiently use existing infrastructure, including commercial and mixed uses (3.3.2.2), particularly where supported by mass transit (2.3.1.1). The context of the site as a developed property at the edge of the Pylypow Industrial area in close proximity to transit therefore makes it suitable for a broader mix of uses than would otherwise be supported in a non-residential area.

Pylypow Industrial Area Structure Plan

The Pylypow Industrial Area Structure Plan (ASP) designates the site as Industrial Business, and policy within the plan (section 2.1.3) indicates that Industrial Business areas allow for a limited amount of commercial uses in accordance with the IB zone. To facilitate opportunities for education services under a DC2 Provision, an amendment to the ASP is required. The amendment will update Figure 3 (Development Concept), policies (section 2.1), and the Land Use and Population Statistics to reflect the new land use designation.

Administrative updates to the ASP are also included.

Technical Review

Transportation

The traffic associated with the change in use to establish a junior high school is expected to be accommodated on the surrounding roadway network. The applicant will be responsible for improvements to the current site to meet operational and safety standards required for a school, such as sidewalk construction on the adjacent roads conducive for drop-off/pick-up of students, construction of on-site pedestrian accommodation, crosswalk installation at 47 Street and 52 Avenue, and the contribution of a portion of the cost for pedestrian control at the 50 Street and 52 Avenue intersection.

Transit

There is existing local transit service within the neighbourhood that provides connections to Davies Transit Centre and LRT Station. In addition, transit routing on 50 Street provides crosstown access to Mill Woods Transit Centre and LRT Station. In order to access the bus stops on 50 Street at 52 Avenue, a pedestrian signal is required.

Drainage

The proposed rezoning within the existing development will not significantly impact the sewer system. Permanent sanitary and storm sewer services currently exist in the rezoning area from 52 Avenue and 47 Street, respectively. These existing services have sufficient capacity to accommodate the proposed change in zoning.

EPCOR Water

Existing water service to the site is sufficient to accommodate the proposed rezoning. Fire Rescue Services requirements will be met at the Development Permit stage for any changes to the site.

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

Appendices

- 1 Application Summary

Application Summary

Information

Application Type:	Pylypow Industrial Area Structure Plan Amendment Rezoning
Bylaw:	20198
Charter Bylaw:	20199
Location:	South of 52 Avenue NW and west of 47 Street NW
Address:	4703 - 52 Avenue NW
Legal Description(s):	Lot 7, Block 19, Plan 0729660
Site Area:	2.06 hectares
Neighbourhood:	Pylypow Industrial
Ward:	Sspomitapi
Notified Community Organization:	Burnewood Community League
Applicant:	T.i. Studios Architecture Inc.

Planning Framework

Current Zone:	(IB) Industrial Business Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	Southeast Industrial Outline Plan Pylypow Industrial Area Structure Plan
Historic Status:	None

Written By:	Kaelin Koufogiannakis
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination