

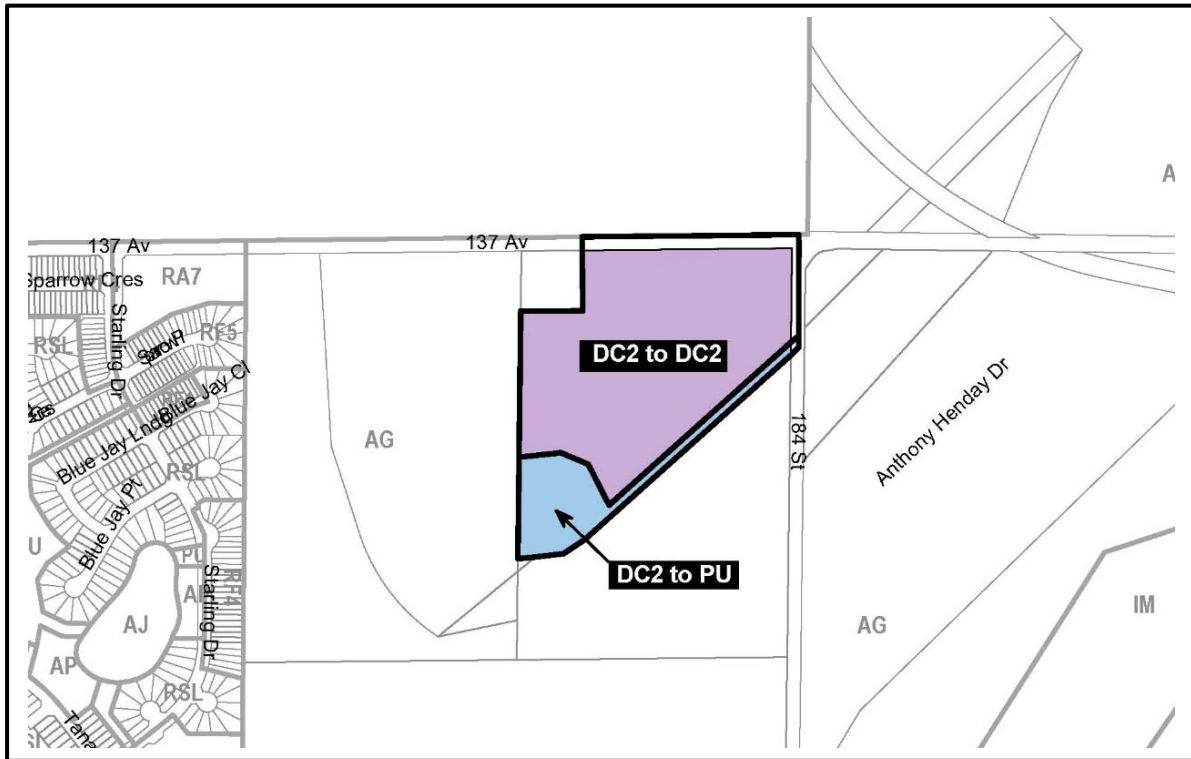


# REZONING

## Anthony Henday Big Lake

### 13304 and 13316 184 Street NW

The purpose of this application is to allow for the subdivision of the property to facilitate the development of medium industrial uses and a stormwater management facility.



### RECOMMENDATION + JUSTIFICATION

Urban Form and Corporate Strategic Development is in NON-SUPPORT of this application on the basis that:

- There is no statutory neighbourhood or area structure plan in effect for this area,
- Access to the site is limited and will be further constrained in the future,
- The application allows for the premature fragmentation of the parcel, and
- The City of St. Albert has expressed concern with the future compatibility of the site with their lands to the north and have also expressed an interest in annexing these lands.

## THE APPLICATION

BYLAW 18120 proposes to amend the Zoning Bylaw from (DC2) to (DC2) and (PU) to allow for the development of medium industrial uses and a separately titled stormwater management facility to support the proposed industrial development. The current DC2 on the site allows for a mix of medium industrial uses and a private stormwater management facility on the 11.97 ha site. The only non-administrative change proposed to the DC2 is to remove the onsite drainage requirements.

The current application was necessitated as a result of a subdivision application. Since the Drainage Bylaw does not allow drainage to flow over other lots, a separate public utility lot to collect and store surface runoff from each of the lots is required.

A development permit application has been submitted on the site to allow for the development of an Automotive and Minor Recreation Vehicle Sales/Rentals.

The applicant's stated intent is "to allow for the comprehensive redevelopment of the site for primarily Automotive and Minor Recreation Vehicle Sales/Rentals" and provide other industrial related opportunities on the remainder of the site.

## SITE AND SURROUNDING AREA

The property is located north of Anthony Henday Drive, east of Ray Gibbon Drive, south of 137 Avenue and west of the unopened 184 Street. Access to the site is available from 137 Ave only from an intersection at Ray Gibbons Drive.

Anthony Henday Drive is to the south and to the immediate west, there is vacant crown land that functions as storm water retention ponds for the Anthony Henday Drive/ Ray Gibbons Drive intersection. There is also a small undeveloped, privately held lot fronting on 137 Avenue.

The north side of 137 Avenue NW is the City's Boundary with St. Albert. St. Albert's undeveloped South Riel ASP is north of 137 Avenue NW. To the east of the site is vacant, (AG) zoned land.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(DC2) Site Specific Development Control Provision	Vacant
<b>CONTEXT</b>		
North	City of St. Albert	Vacant
East	Anthony Henday right of way	Vacant
South	Anthony Henday right of way	Major arterial roadway
West	Anthony Henday right of way	Vacant land and stormwater facility

## PLANNING ANALYSIS

The Municipal Development Plan, The Way We Grow, identifies the area as “Industrial / Business”. The existing and proposed zoning align with the MDP designation.

In January 2016, the City of St. Albert issued a Notice of Intent to annex this property as part of a larger annexation. Neither the Notice of Intent nor the Annexation Application (once submitted) put a moratorium on development in the area.

The City of Edmonton has not adopted an Area Structure Plan for this area. Given the small size of this site and the undeveloped area to the east that is also part of the City of Edmonton, preparation of a Plan for the development of these areas would be costly and impractical. The

site's isolated location, lack of sanitary servicing connections from the City of Edmonton, would better align with the jurisdiction of St Albert as:

- Sanitary and stormwater systems will be financially more appropriately provided from St Albert, (the option is to extend services across the Anthony Henday or alternatively east from Ray Gibbon Drive.)
- Access to the site will be through St. Albert once access to 137 Avenue NW at Ray Gibbon Drive is closed,
- St. Albert has the approved South Riel ASP immediately adjacent to the site that makes allowances for the location of future access, expectations for municipal servicing and design guidelines including trails, and sidewalks.

The current (DC2) Site Specific Development Control Provision was approved by Council on October 19, 2015 and allowed for a range of general industrial and automotive and minor recreation vehicle sales/rentals with enhanced landscaping required along the Anthony Henday. The purpose of this application is to allow for the subdivision of the site into smaller parcels that is not allowed with the current Provision.

Overall, the proposed subdivision does not align with or consider the South Riel ASP as part of the area planning context. The proposed zoning and subdivision will fragment the subject property, and allow for more intense development, which compromises the future opportunity for either Edmonton or St. Albert to plan, coordinate, service and develop the entire area between the South Riel ASP and the TUC.

The linear (PU) Public Utility lot, adjacent to the Anthony Henday, is required to capture the overland flows that naturally move south to the Anthony Henday right of way and then to the west to the proposed stormwater management facility. The Province of Alberta has indicated that any excess overland runoff can be accommodated in their existing facilities on their site to the west of the site. The creation of the PU lot along the southern boundary adjacent to the Anthony Henday has also prompted the removal of the enhanced landscaping along Anthony Henday since it would be created as a separate lot and no longer part of the parcel.

In allowing for the small lots to be developed independently, the proposed rezoning reduces the ability of either jurisdiction to ensure orderly and economical use and development of the subject property and the adjoining parcels.

## TECHNICAL REVIEW

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

Planning Coordination Drainage has no objections and noted that proceeding with the subdivision would negate the need for the DC2 to carry forward drainage conditions.

Planning Coordination Transportation has no objections to the rezoning application, although did advise (among other things):

- 137 Avenue east of Ray Gibbon Drive has limited structural capacity, and
- Alberta Transportation has identified that with future upgrades to Ray Gibbon Drive, the existing 137 Avenue/Ray Gibbon Drive intersection will close due to its proximity to the

Anthony Henday Drive interchange to the south in the future. Access to the subject site would then be available only through the City of St. Albert. Timelines for the upgrades to Ray Gibbon Drive are unknown.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> July 18, 2016	<ul style="list-style-type: none"><li>• Number of recipients: 6</li><li>• City of St. Albert</li><li>• No comments received</li></ul>
<b>Public Meeting</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

As part of the application process for Site Specific Development Control Provision, the applicant did conduct prenotification to surrounding land owners. According to the information submitted, one letter in support of the rezoning application was received.

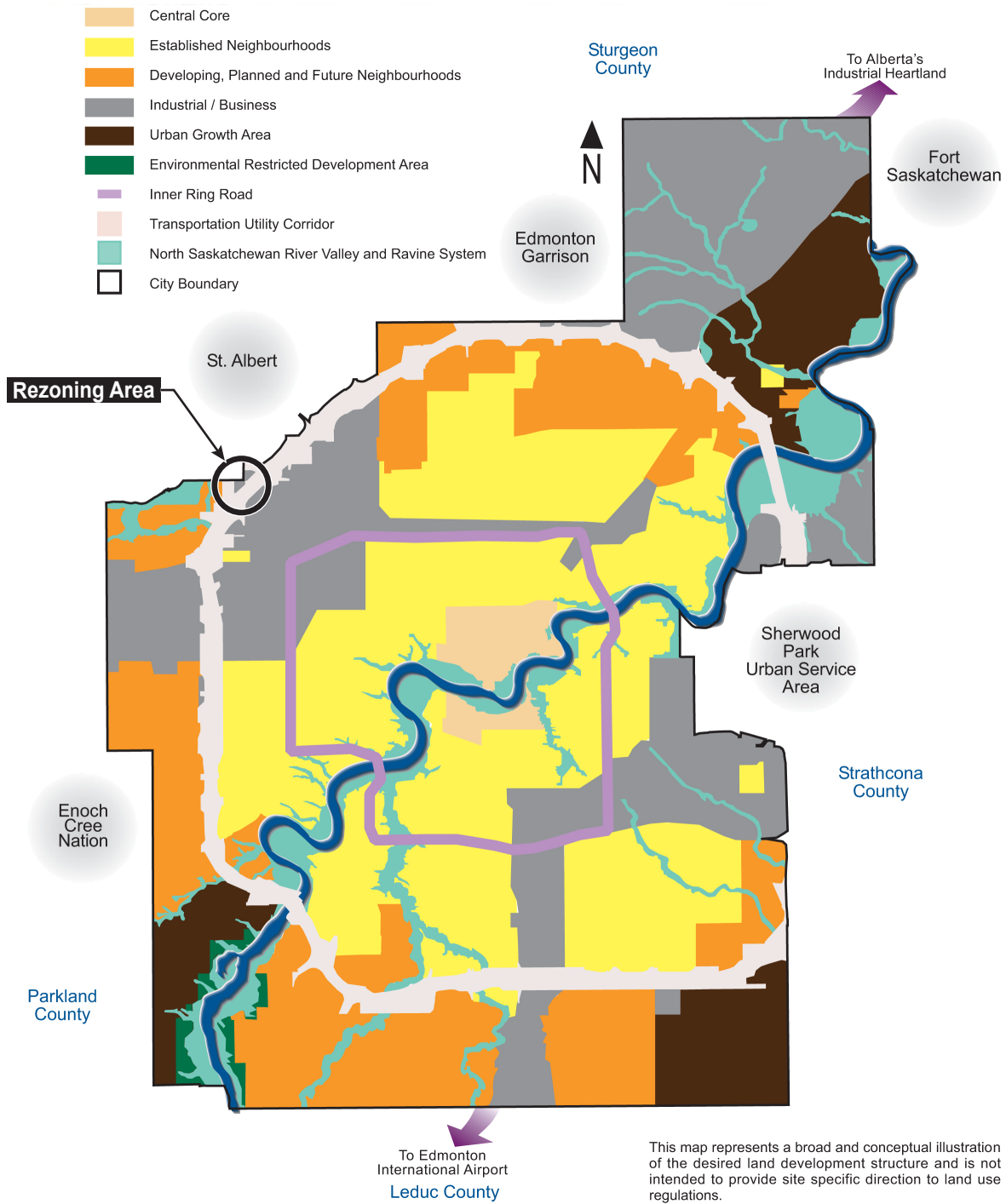
## CONCLUSION

Urban Form and Corporate Strategic Development recommends that City Council REFUSE this application.

## APPENDICES

- 1 Context Map
- 2 DC2 Track Changes
- 3 Application Summary

### Map 1: Land Development Concept



**Tracked changes SCHEDULE “B”**

**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

**1. General Purpose**

To allow for a range of general industrial and automotive and minor recreation vehicle sales/rentals with additional landscaping regulations.

**2. Area of Application**

This Provision shall apply to Lot B, Block, Plan 7620483; located at 13316 – 184 Street NW, and Block B, 0221630, located at 13304 184 St NW, as shown on Schedule “A” of this Bylaw adopting this Provision, Anthony Henday Big Lake.

**3. Uses**

- a. Animal Hospitals and Shelters
- b. Auctioneering Establishments
- c. Automotive and Equipment Repair Shops
- d. Automotive and Minor Recreation Vehicle Sales/Rentals
- e. Equipment Rentals
- f. Fleet Services
- g. General Contractor Services
- h. General Industrial Uses:
- i. Recycling Depots
- j. Recycled Material Drop-off Centres
- k. Temporary Storage
- l. Truck and Mobile Home Sales/Rentals
- m. Fascia On-premises Signs
- n. Freestanding On-premises Signs
- o. Minor Digital On-premises Signs
- p. Projecting On-premises Signs
- q. Temporary On-premises Signs, excluding trailer mounted signs and/or signs with changeable copy

**4. Development Regulations**

- a. Notwithstanding Section 720.3 (2), no Site Plan is appended to this Provision.
- b. The maximum Floor Area Ratio shall be 0.8.

- c. A minimum Setback of 6.0m shall be required where a Site abuts a public roadway, ~~other than a Lane, including Anthony Henday Drive.~~
- d. A minimum Setback of 3.0m shall be required along 137 Avenue NW.
- e. The maximum building Height shall not exceed 18.0 m.
- f. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
- g. The owner must enter into an agreement with the City of Edmonton, as a condition of first development permit, for off-Site improvements necessary to serve the development. The agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the agreement including the potential upgrading of 137 Avenue NW between the east property line and Ray Gibbons Drive including all intersection modifications to the satisfaction of the Development Officer in conjunction with Urban Form and Corporate Strategic Development, ~~Transportation Services~~ and provision of temporary sanitary and storm sewer systems as per the Drainage Servicing Report submitted in support of the rezoning application.
- h. The owner shall be required to make the necessary provisions for temporary sanitary on-Site sewage collection and disposal facilities as per the submitted Drainage Servicing Report to the satisfaction of the Development Officer in consultation with Urban Form and Corporate Strategic Development ~~Financial Services & Utilities, Drainage Services~~ prior to the approval of the development permit. At the time the permanent drainage systems are made available to the Site, the owner shall be required, at its expense, to connect to these services in accordance with regulations contained in the applicable Bylaw.
- i. The owner must include a provision of on-site storm water management and off-site storm discharge as detailed in a finalized Drainage Servicing Report to be submitted by the applicant to the satisfaction of the Development Officer in consultation with the Urban Form and Corporate Strategic Development ~~Financial Services & Utilities, Drainage Services~~, prior to approval of the development permit. The Drainage Servicing report must be finalized prior to application for Development Permit. All temporary facilities must be constructed, operated, maintained and abandoned by the owner/developer at his own cost until such time as connections have been made to the permanent system.
- j. The owner shall obtain a Letter of Support from Alberta Infrastructure for storm water discharge into the TUC, prior to application for Development Permit. The owner shall also obtain a letter of Ministerial Consent, if necessary, and other authorizations as required, including those identified in the Drainage Servicing Report submitted in support of the rezoning application.
- j-k. Landscaping shall be in accordance with Section 55, except the Development Officer may condition the development permit to only require the Landscaping, and a Guaranteed Landscaping Security, for the development permit being issued.



- ~~k.l.~~ Signs shall comply with the regulations found in Schedule 59G and in accordance with the General Provisions of Section 59.
- ~~l.m.~~ Landscaping shall be in accordance with Section 55.
- ~~m.n.~~ Notwithstanding Section 4 (j) above, Temporary On-premises Signs and Temporary Off-premises Signs shall not be permitted adjacent to Anthony Henday Drive.
- ~~n.o.~~ Signs shall not be allowed to be affixed on Temporary Storage or outdoor storage.
- ~~o.~~ ~~Prior to the release of the Development Permit and prior to the issuance of any Building Permit, a Phase I Environmental Site Assessment shall be submitted to the satisfaction of the Development Officer, in consultation with Alberta Health and the Transportation Services.~~
- p. All outdoor service, assembly, trash collection and storage areas including the trucking yards associated with such activities shall be located to the rear or sides of the principal building. Loading and trash collection facilities serving office, warehouse and similar developments, where the handling or assembly of goods is carried on within a building, shall be allowed to the rear, sides or front of the principal building. The areas and facilities referred to in this clause shall be screened from view from any public roadway and from adjacent Sites, unless the public roadway is a local road serving only the abutting Sites.
- q. All General Industrial Uses shall be located and carried on within an enclosed building and there shall be no outdoor display areas, except for Automotive and Minor Recreational Vehicle Sales/Rentals.
- r. All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.
- s. All General Industrial development shall comply with the regulations found in Section 57.1.
- t. All loading, service, trash collection and Accessory storage areas, and trucking Yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane, by building walls, landscape materials, berms, fences or a combination of these.
- u. Parking for all Uses shall be provided as 1 parking space per 100.0 m<sup>2</sup> of Floor Area provided this is not less than 3 parking spaces per tenant or establishment, and in accordance with Section 54.
- ~~v.~~ ~~Notwithstanding the Setbacks noted in this direct control provision, a minimum Setback of 3.0 m shall be provided abutting Anthony Henday Drive to accommodate Landscaping.~~

| ~~w.v.~~ Notwithstanding the Landscaping regulations in Section 55, Landscaping shall be provided within the Setback area abutting Anthony Henday Drive and shall be used to minimize the perceived mass of the building or development, and to create visual interest. Landscaping shall include a minimum of one tree for each 25 m<sup>2</sup> and one shrub for each 15 m<sup>2</sup> of Setback at Grade.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Application Purpose:	allow for the subdivision of the property to facilitate the development of medium industrial uses and a stormwater management facility
Bylaw:	18120
Location:	East of 184 Street and south of 137 Avenue NW
Address:	13304 and 13316 – 184 Street NW
Legal Description(s):	Block 1, Plan 0221630 Lot B, Plan 7620483
Site Area:	11.67
Neighbourhood:	Anthony Henday Big Lake
Ward - Councillor:	4 – Andrew Knack
Community League(s):	N/A
Applicant:	PARIOPLAN

### PLANNING FRAMEWORK

Current Zone(s):	(DC2) Site Specific Development
Proposed Zone(s):	(DC2) Site Specific Development (PU) Public Utility Zone
Plan(s) in Effect:	N/A
Land designation(s):	N/A
Overlay(s):	N/A
Historic Status:	None

### REPORT

Written By:	Don Read
Approved By:	Tim Ford
Department:	Urban Form and Corporate Strategic Development
Section:	Planning Coordination