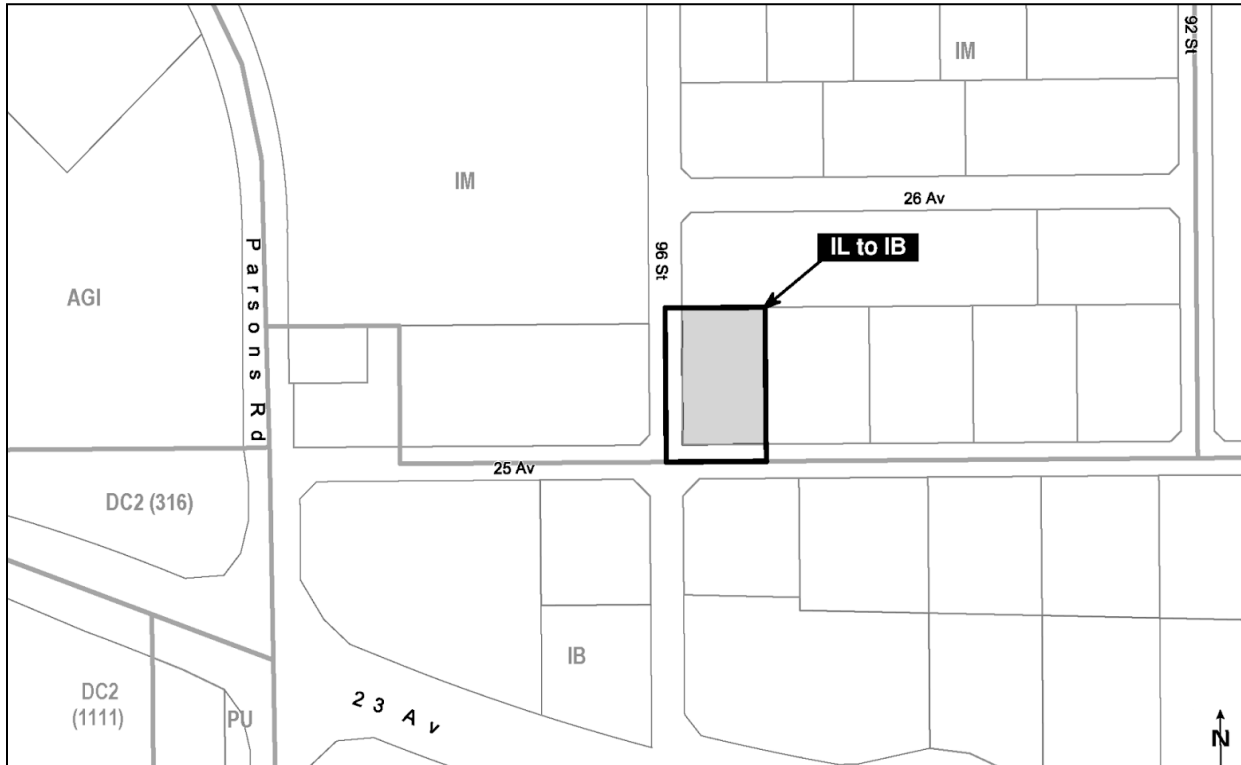


Administration Report Parsons Industrial

Edmonton

2505 - 96 Street NW

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



Recommendation: That Charter Bylaw 20255 to amend the Zoning Bylaw from (IL) Light 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 and commercial land
- It conforms with the South Industrial Area Outline Plan (OP)
- It will be compatible with surrounding land uses

Application Summary

CHARTER BYLAW 20255 proposes to rezone Block B, Plan 479KS from IL to IB for the purpose of developing the site to allow for Professional, Financial and Office Support Service and Health Services. The proposal conforms with the OP.

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

This application was accepted from Arup Datta Architect Ltd., on behalf of Meridian Development Inc., on May 2, 2022.

Community Insights

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

- It aligns with the OP
- No responses were received from the Advance Notice postcard

The Basic Approach included the following techniques:

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

Advance Notice, Sent: June 22, 2022

- Number of recipients: 14
- Number of responses with concerns: 0

Webpage

- edmonton.ca/industrialplanningapplications

No feedback was received from the Lakewood Community League at the time this report was written.

Site and Surrounding Area

The 0.4 hectare site is located north of 25 Avenue NW and east of 96 Street NW in the Parsons Industrial neighbourhood. The site is undeveloped.



Aerial view of application area

| | EXISTING ZONING | CURRENT USE |
|---------------------|-------------------------------|---|
| SUBJECT SITE | (IL) Light Industrial Zone | Undeveloped |
| CONTEXT | | |
| North | (IM) Medium Industrial Zone | Industrial warehouse and office buildings |
| East | (IM) Medium Industrial Zone | Industrial warehouse and accessory structures |
| South | (IB) Industrial Business Zone | Industrial warehouse |
| West | (IM) Medium Industrial Zone | Industrial warehouse |

Planning Analysis

The City Plan

The subject site is designated non-residential in the Mill Woods and Meadows 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 site is within 300 metres of the South Common District Node and the 23 Avenue Secondary Corridor. The proposed IB Zone will support the industrial and commercial nature of the area and take advantage of the existing infrastructure, accessibility and uses.

Plans in Effect

The site is located in the Parsons Industrial neighbourhood in the South Industrial Area Outline Plan (OP). The proposal conforms with the OP which designates the site for High Standard Industrial Development (IL & IB).

Land Use Compatibility

The proposed IB Zone will allow for a wider range of light industrial and compatible non-industrial Uses such as Health Services, and Major and Minor Service Stations. All parcels surrounding the subject site are zoned IM and IB, and are developed with warehouses and office buildings. The allowed Uses in the IB Zone will complement and will be compatible with the surrounding land uses.

Technical Review

Transportation and Transit

The site is flanking two local roads that provide direct access to area arterial roadways. The site is also located within a short distance to existing bike route district connectors on 23 Avenue, 91 Street and Parsons Road. Construction of sidewalks on the east side of 96 Street and the north side of 25 Avenue along the site frontages will be required with the redevelopment of the site. Any modifications to existing site accesses will be reviewed at the Development Permit stage.

Current transit routing is nearby along Parsons Road. A rapid transit bus route is planned to operate on 23 Avenue in the future as part of the mass transit network that is anticipated for the 1.25 million population scenario of the Edmonton City Plan. Exact details of this route are still being determined, but it will ensure that high quality, frequent bus service will be available on the corridor in the future.

Drainage

A permanent sanitary sewer service currently exists to the site from the existing 300 mm sanitary sewer main within 96 Street NW and may remain to service the site.

No storm sewer service connections currently exist to the site. Storm sewer services are required to be constructed at the owner's cost, from the existing public 675mm storm sewer main within 96 street NW. Onsite stormwater management requirements apply to the site which include storage provisions within the property to accommodate the excess runoff from a 1 in 100 year design rainfall event with an outflow rate of 35 litres per second per hectare to the storm sewer system.

EPCOR Water

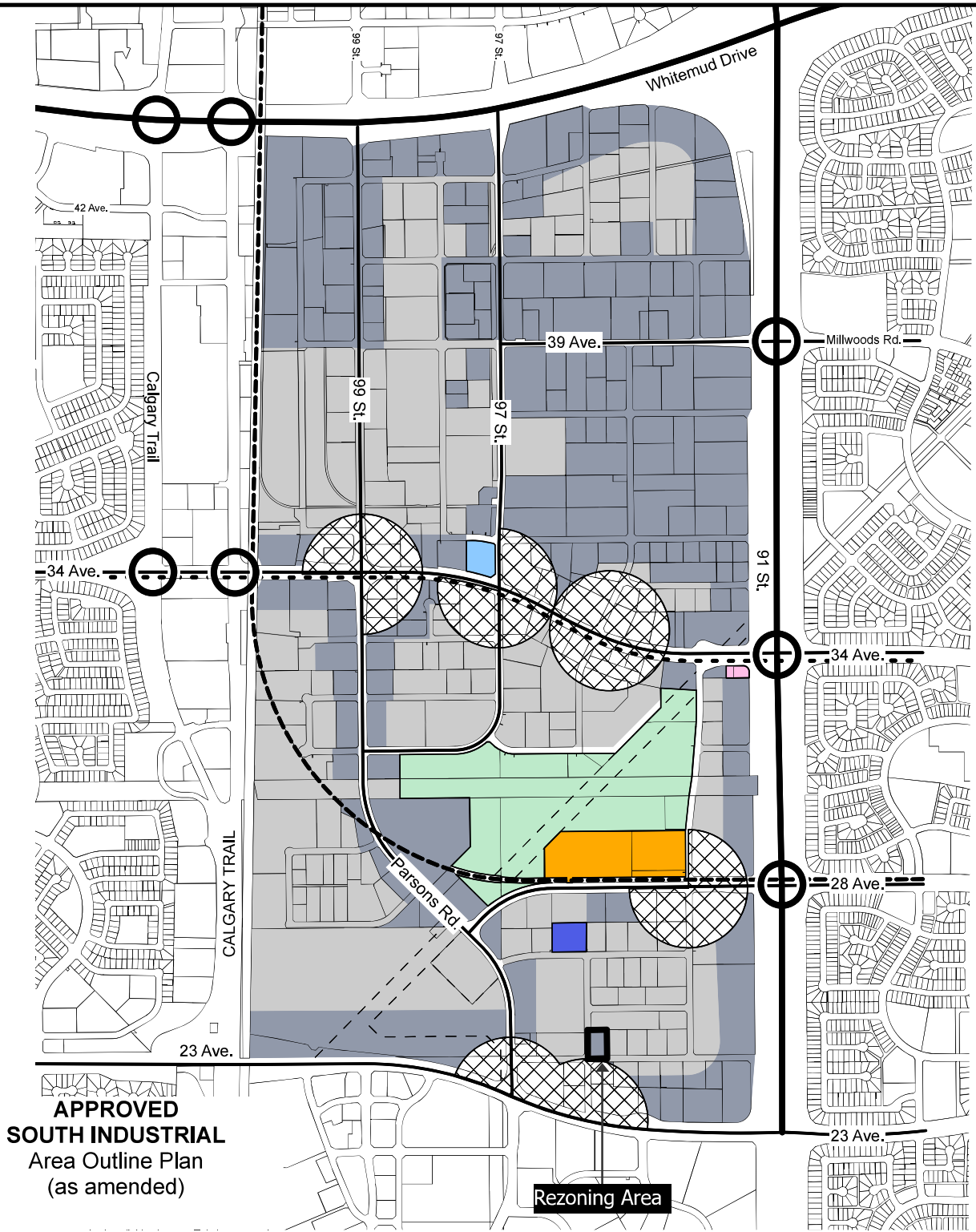
EPCOR Water requires the owner to construct a fire hydrant to address a deficiency in on-street fire protection along 96 Street NW. However, Edmonton Fire Rescue Services (EFRS) completed an Infill Fire Protection Assessment (IFPA) and concluded that construction of the fire hydrant is not required because the site's low risk makes it functionally compliant with municipal standards for hydrant spacing.

The applicant is advised to contact Fire Rescue Services for additional on-site fire protection requirements because the depth of the site means that on-street fire protection will be unable to provide coverage for the entire site.

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

Appendices













- 1 Context Map
- 2 Application Summary



**APPROVED
SOUTH INDUSTRIAL
Area Outline Plan
(as amended)**

Rezoning Area



- | | |
|--|---|
|  Alternate Service Centre Locations |  NUL Gate Station |
|  High Standard Industrial Development (DC2) |  LRT Station |
|  High Standard Industrial Development (IL & IB) |  Proposed Rapid Transit Line |
|  Medium Industrial Development (IM) |  Collector |
|  Recreation Area |  Bikeway / Walkway |
|  Water Reservoir Site |  Proposed Interchange |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Application Summary

Information

| | |
|--|---|
| Application Type: | Rezoning |
| Charter Bylaw: | 20255 |
| Location: | North of 25 Avenue NW and east of 96 Street NW |
| Address(es): | 2505 - 96 Street NW |
| Legal Description(s): | Block B, Plan 479KS |
| Site Area: | 0.4 hectares (3980 square metres) |
| Neighbourhood: | Parsons Industrial |
| Ward: | Karhiio |
| Notified Community Organization(s): | Lakewood Community League |
| Applicant: | Arup Datta Architect Ltd., on behalf of Meridian Development Inc. |

Planning Framework

| | |
|---------------------------|------------------------------------|
| Current Zone: | (IL) Light Industrial Zone |
| Proposed Zone: | (IB) Industrial Business Zone |
| Plan(s) in Effect: | South Industrial Area Outline Plan |
| Historic Status: | None |

Written By:

Approved By:

Branch:

Section:

Gilbert Quashie-Sam

Tim Ford

Development Services

Planning Coordination