

6010 - 30 Street NW

To rezone land for a Stormwater Management Facility.



Recommendation: That Charter Bylaw 20288 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (PU) Public Utility Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- is in conformance with the Maple Ridge Industrial Area Structure Plan.
- will allow for a stormwater management facility to service the neighbourhood.
- will be compatible with existing and planned surrounding land uses.

Application Summary

CHARTER BYLAW 20288 will amend the Zoning Bylaw, as it applies to the subject site, from (IM) Medium Industrial Zone to (PU) Public Utility Zone for the purpose of accommodating the development of Stormwater Management Facility (SWMF). This change is intended to adjust the boundaries of the SWMF to accommodate changes to the facility following detailed design. The proposed zoning conforms with the Maple Ridge Industrial Area Structure Plan and aligns with The City Plan.

This application was accepted on July 25, 2022, from V3 Companies of Canada Ltd. on behalf of Panattoni Developments of Canada.

An associated subdivision application for the subject area is currently under review by Administration.

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 the proposal conforms to the statutory plan (ASP), and no responses were received from the Advance Notice Postcard. The Basic Approach included:

Advance Notice, August 7, 2022

- Number of recipients: 29
- Number of responses with concerns: 0

Webpage

- edmonton.ca/industrialplanningapplications

No formal feedback or position was received from the Burnewood and Twin Parks Community Leagues or the Meadows Community League Association at the time this report was written.

Site and Surrounding Area

The subject site is approximately 0.07 ha and is located north of 51 Avenue NW and east of 34 Street NW and is surrounded by a mix of industrial zones and uses. This area will be incorporated into the PU zoned stormwater management facility that is intended to service surrounding industrial development.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • General Industrial Uses
CONTEXT		
North	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • General Industrial Uses
East	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • General Industrial Uses
South	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone • (IB) Business Industrial Zone 	<ul style="list-style-type: none"> • General Industrial Uses
West	<ul style="list-style-type: none"> • (PU) Public Utility Zone • (IB) Industrial Business Zone 	<ul style="list-style-type: none"> • General Industrial Uses (Future Stormwater Management Facility) • General Industrial Uses

Planning Analysis

Land Use Compatibility

The application will rezone the subject site from (IM) Medium Industrial Zone to (PU) Public Utility Zone to accommodate the development of a Stormwater Management Facility. The adjacent site was previously zoned PU to allow for development of the facility, however; detailed design identified a need to increase the boundaries of the site to accommodate associated infrastructure.

The proposed rezoning supports, and will be compatible with, the immediately surrounding medium industrial and business industrial uses.

Plans in Effect

The proposal conforms with the Maple Ridge Industrial Area Structure Plan which generally designates the site for a Stormwater Management Facility (SWMF). The proposed rezoning aligns with The City Plan by accommodating the management of stormwater runoff and improving water quality through the design and development of the built environment.

Technical Review

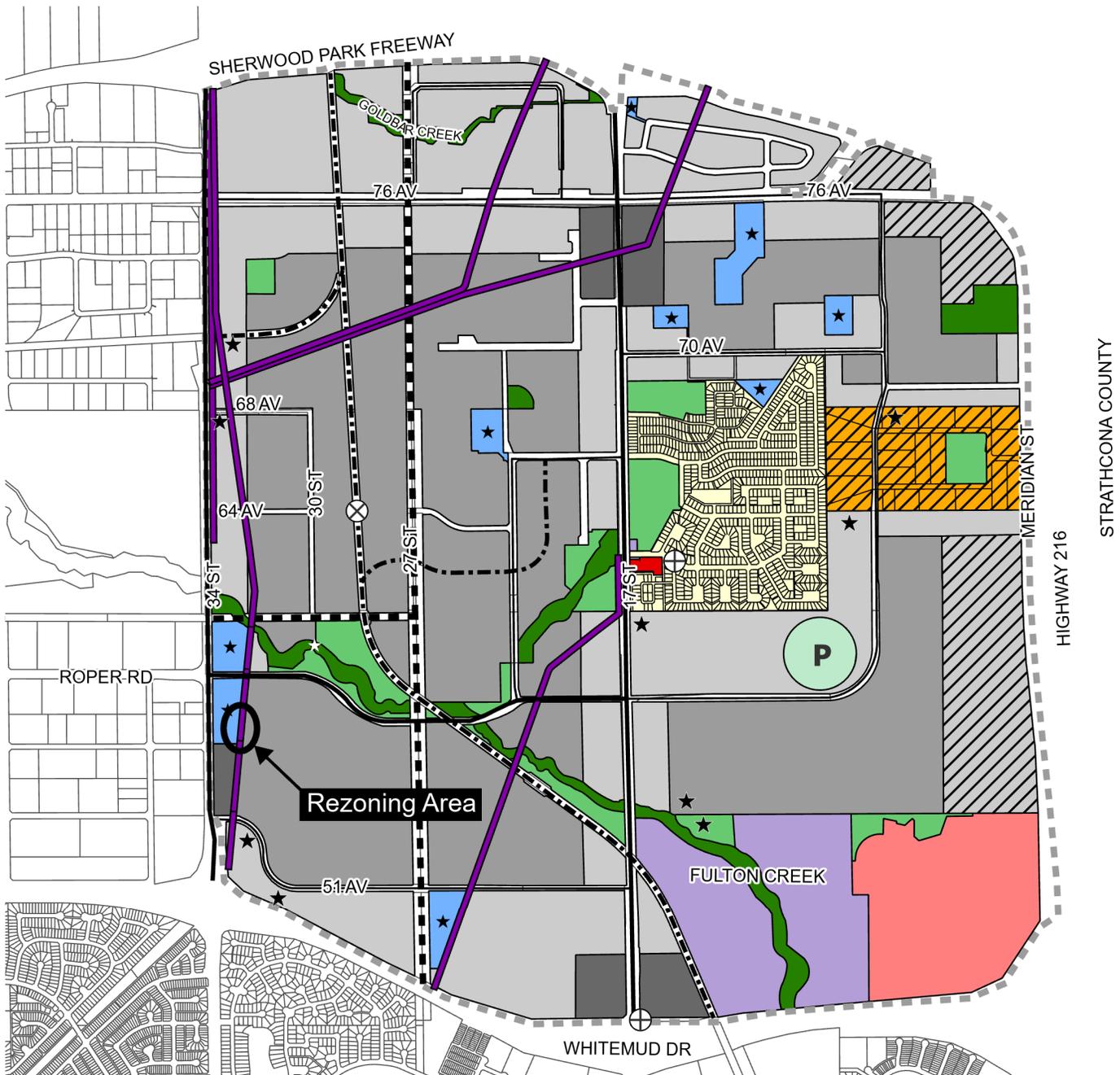
Drainage

The subject site is being rezoned to facilitate the construction of the storm sewer and storm inlet into the future Stormwater Management Facility within the proposed PU zone.

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

Appendices

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 19808
APPROVED
MAPLE RIDGE INDUSTRIAL
Area Structure Plan
(as amended)**



- | | | | | | | | |
|--|-------------------------------------|--|--------------------------------|--|--|--|------------------------|
| | Mobile Home Park | | Urban Service | | Ravine / Wetland / Natural Area | | Urban Village Park |
| | Hurstwood Special Development Area | | Public Utility | | Abandoned Well | | ASP Boundary |
| | Light Industrial | | Neighbourhood Commercial | | Possible Creek Crossing | | Arterial Road |
| | Medium Industrial | | Stormwater Management Facility | | Existing Crossing To Be Eliminated | | Collector Road |
| | Medium Industrial with Restrictions | | Park / Open Space | | Planned Stormwater Management Facility | | Pipeline Rights-of-Way |
| | Business Service | | Urban Village Park | | | | Power Line R/W |
| | | | | | | | Railway |

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:	20288
Location:	North of 56 Avenue and east of 34 Street NW
Address:	6010 - 30 Street NW
Legal Description:	a portion of Lot A, Plan 0024504
Site Area:	0.07 ha
Neighbourhood:	Southeast Industrial
Ward:	Sspomitapi Ward
Notified Community Organization(s):	Burnewood & Twin Parks Community Leagues, and The Meadows Community League Association
Applicant:	V3 Companies of Canada Ltd.

Planning Framework

Current Zone and Overlay:	(IM) Medium Industrial Zone
Proposed Zone and Overlay:	(PU) Public Utility Zone
Plan in Effect:	Maple Ridge Industrial Area Structure Plan (ASP)
Historic Status:	none

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination