

# Administration Report

## Alberta Park Industrial

Edmonton

### 16206 - 114 Avenue NW

To allow for the development of business industrial and limited commercial uses.



**Recommendation:** That Charter Bylaw 20290 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- the IB Zone is appropriately located at the corner of 114 Avenue NW, and 163 Street NW with convenient access and high visibility at the edge of neighbourhood;
- supports redevelopment and intensification of industrial lands in established non-residential areas that are supported by transit; and
- will be compatible with the surrounding development.

## Application Summary

**CHARTER BYLAW 20290** will amend the Zoning Bylaw, as it applies to the subject site, from (IM) Medium Industrial Zone to (IB) Industrial Business Zone to allow for the development of industrial businesses and limited commercial uses that do not create nuisance factors outside an enclosed building. The proposed IB Zone is in general conformance with the Northwest Industrial Area Outline Plan.

This application was accepted on February 9, 2022, from WSP Canada on behalf of Catholic Social Services.

This proposal aligns with The City Plan (MDP) by supporting the redevelopment and intensification of industrial lands in established non-residential areas that are supported by transit.

## 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 it is considered a simple application as it utilizes a standard zone, did not result in Advance Notice responses, and supports The City Plan.

The Basic Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website; and
- An Advance Notice postcard was sent to the affected Community Leagues and surrounding property owners within a 60 meter radius. Further details of the Advance Notice and website are summarized below.

### **Advance Notice**, July 11, 2022

- Number of recipients: 13
- Number of responses with concerns: 0

### **Webpage**, February 24, 2022

- [edmonton.ca/industrialplanningapplications](https://edmonton.ca/industrialplanningapplications)

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

## Site and Surrounding Area

The subject site is approximately 2.14 ha, located at the corner of 114 Avenue NW and 163 Street NW along the southern edge of the Alberta Park Industrial neighbourhood. The site has two convenient vehicular access points via 114 Avenue NW, which has transit service, and the third access via 163 Street

NW. The site is currently occupied by a business industrial building. The surrounding industrial area is occupied by a variety of general industrial, logistics, and manufacturing uses that are compatible with the IB Zone.



*Aerial view of application area*

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(IM) Medium Industrial Zone	Business Industrial building
<b>CONTEXT</b>		
North	(IM) Medium Industrial Zone	General industrial building
East	(IM) Medium Industrial Zone	Business Industrial buildings
South	(IM) Medium Industrial Zone	General industrial building
West	(IB) Industrial Business Zone	Business Industrial building





*View of the site looking north from 114 Avenue NW*

## Planning Analysis

The subject site is occupied by a light industrial building which includes a Professional, Office and Support Services use (Catholic Social Services). It is surrounded by similar industrial buildings reflecting light and/or medium industrial character. The IB Zone will allow for a variety of industrial and limited commercial uses that operate such that no nuisance factors are created or apparent outside of the building. Furthermore, the IB zone includes general performance standards, including landscaping regulations and appropriate screening along all public roadways to ensure a higher standard of industrial development.

The subject site is located at the corner of 114 Avenue NW and 163 Street NW and along the southern edge of the Alberta Park Industrial area. The proposed IB Zone is suitable at this location as it provides good visibility, convenient access and connectivity both locally and to the broader city networks along 163 Street NW, which is in keeping with the location criteria under the IB Zone. Furthermore, the IB Zone is appropriate in this location along the periphery of an industrial area.

Regarding height, scale, and uses, the proposed IB Zone regulations will reduce the Floor Area and Height in comparison to the IM Zone but will increase the front Setback requirement. It is the applicant's intent to continue to operate a Professional, Office and Support Services use (Catholic Social Services). The table below summarizes the difference in development regulations between the current IM Zone and the proposed IB Zone.

### IM & IB Comparison Summary

	<b>IM Current</b>	<b>IB Proposed</b>
<b>Maximum Height</b>	18 m	12 m

<b>Floor Area Ratio</b>	2.0	1.2
<b>Front Setback</b>	3.0 m	6.0 m
<b>Interior Side Setback</b>	0.0 m	0.0 m
<b>Rear Setback</b>	0.0 m	0.0 m

### Plans in Effect

The subject site is located within the Northwest Industrial Area Outline Plan (NIAOP), approved in 1974. The NIAOP identifies three industrial classifications:

- M-1 High Standard Industrial Development;
- M-2 Medium Industrial Development; and
- M-3 Heavy Industrial Development.

While the Plan identifies this site for M-2 Medium Industrial Development, the Plan also acknowledges a degree of flexibility and discretion to accommodate changing demands in industrial development.

Rezoning the subject site from IM to IB would be consistent with the Plan's direction and intended evolution of the industrial area to allow upgrading of industrial zones, particularly given the existing uses and the site's location at the intersection of two collector roadways, 114 Avenue NW, and 163 Street NW.

### The City Plan

The subject rezoning is located within the Jasper Place District of The City Plan and is identified as Non-residential. This application supports The City Plan's policies to promote the continuous improvement, evolution and intensification of Edmonton's non-residential lands by facilitating reinvestment in established non-residential areas to strengthen employment, economic activity and diversity.

## Technical Review

### Transportation

The site is flanking two collector roads that provide direct access to area arterial roadways. With redevelopment of the site, sidewalks will be required along the south and west property lines to improve accessibility and connectivity to nearby transit stops.

## **Transit**

ETS currently operates a local bus service adjacent to the site on 114 Avenue, and the site is less than 100 m walking distance to nearby bus stops.

## **Drainage**

Sanitary and stormwater services currently exist to the subject site via service connections to the sewer mains within 114 Avenue NW. The proposed changes in land use will not significantly impact the existing sewer systems, and these services can continue to be utilized to service the property.

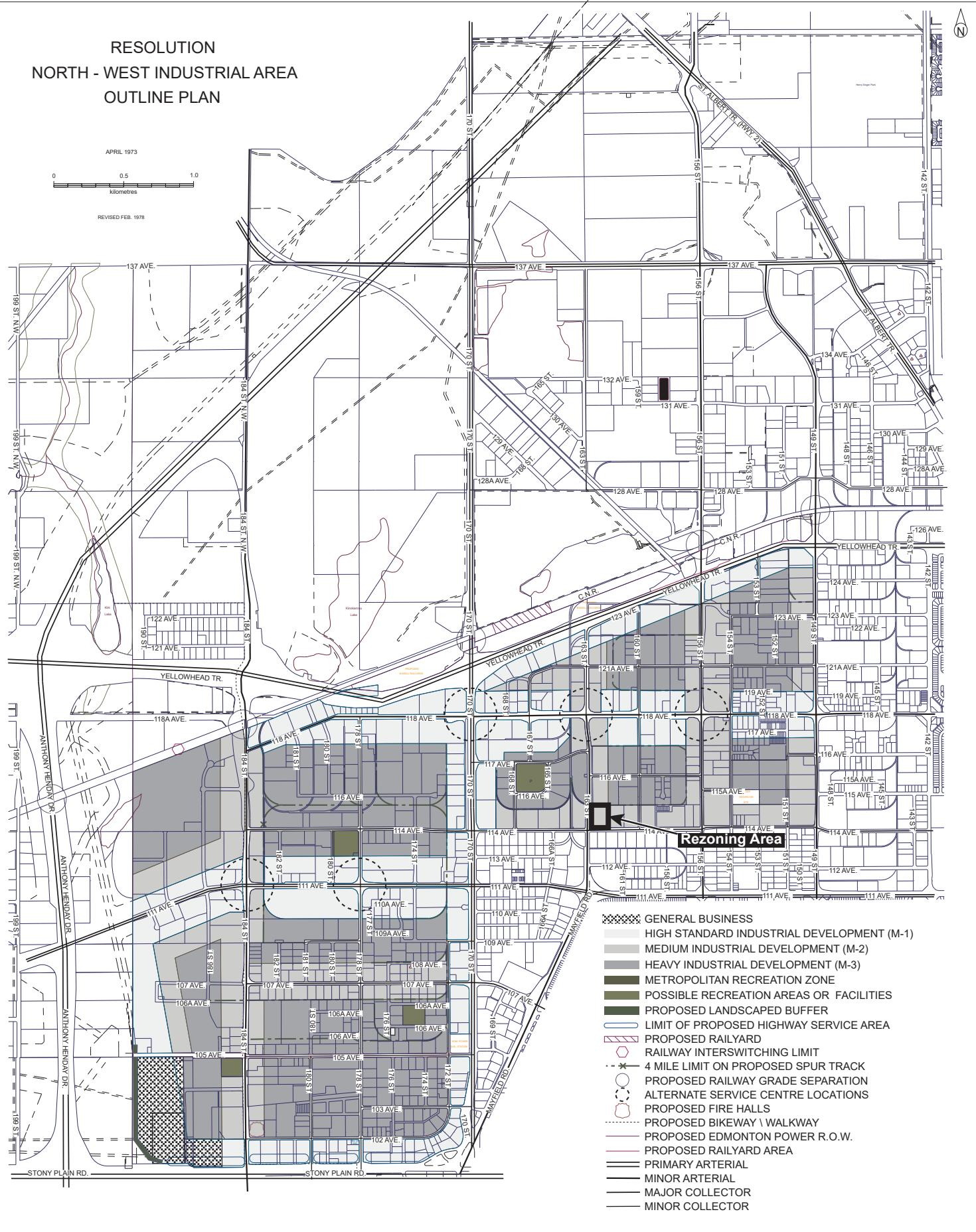
## **EPCOR Water**

An Infill Fire Protection Analysis has determined that the subject site is functionally compliant with municipal standards for hydrant spacing and, therefore, municipal upgrades are not required to support the proposed development.

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

## **Appendices**

- 1 Context Map
- 2 Application Summary



# Application Summary

## Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20290
<b>Location:</b>	North of 114 Avenue NW and east of 163 Street NW
<b>Address:</b>	16206 - 114 Avenue NW
<b>Legal Description:</b>	Lot 1, Block 25A, Plan 1124977
<b>Site Area:</b>	2.14 ha
<b>Neighbourhood:</b>	Alberta Park Industrial
<b>Ward:</b>	Nakota Isga
<b>Notified Community Organization:</b>	Mayfield Community League
<b>Applicant:</b>	WSP Canada

## Planning Framework

<b>Current Zone:</b>	(IM) Medium Industrial Zone
<b>Proposed Zone:</b>	(IB) Industrial Business Zone
<b>Plan in Effect:</b>	Northwest Industrial Area Outline Plan (NIAOP)
<b>Historic Status:</b>	None

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