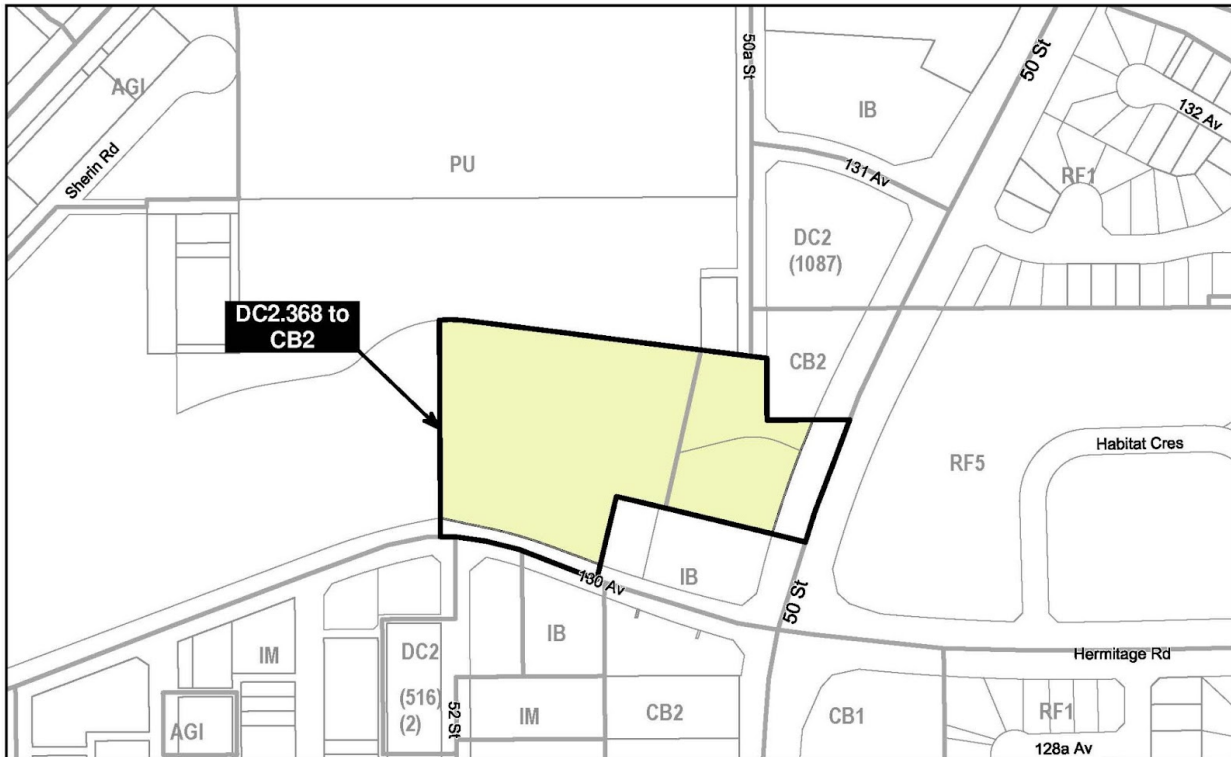


Administration Report Kennedale Industrial

Edmonton

13006 - 50 Street NW and 5074 - 130 Avenue NW

To allow for commercial uses, Kennedale Industrial.



Recommendation: That **Bylaw 20308** to amend the Kennedale Industrial Area Structure Plan (ASP) and **Charter Bylaw 20309** to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides a commercial buffer between existing industrial development on the west side of 50 Street NW and residential development on the east side of the street.
- Proposes an increase of commercial opportunities with appropriate transitions between built forms
- Aligns with objectives of The City Plan by facilitating the intensification of non-residential areas to efficiently use existing infrastructure

Application Summary

BYLAW 20308 proposes to amend the Kennedale Industrial Area Structure Plan by reconfiguring the location of General Business uses along the eastern boundary of the neighbourhood. The Area Structure Plan figures, text, and statistics will align with the associated rezoning proposal (Charter Bylaw 20309).

CHARTER BYLAW 20309 proposes to rezone 3.1 hectares, from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone. The proposed rezoning will allow for commercial uses that require a large site, good visibility, and access to major public roadways.

This application was accepted on June 29, 2022, from Stantec Consulting Ltd. on behalf of 5607265 Manitoba Ltd.

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 commercial uses currently exist on the site that were developed under the current zoning.

The Basic approach included the following techniques:

Advance Notice sent to all properties within the Kennedale Industrial neighbourhood July 20, 2022

- Number of recipients: 157
- Number of responses with concerns: 1

Webpage

- edmonton.ca/industrialplanningapplications

Through these methods 2 inquiries about the rezoning process were received, with 1 raising concerns about potential activity from liquor stores and cannabis retail sales.

No formal feedback or position was received from the Belvedere, Hairsine, Homesteader, Newton, or South Clareview Community Leagues at the time this report was written.

Site and Surrounding Area

The 3.1 hectare site forms an “L” shape at the intersection of 50 Street NW and 130 Avenue NW. A movie theatre is currently located on the portion of the site facing 130 Avenue, and an existing bar faces 50 Street NW, which is a major arterial road. Across 50 Street NW to the east is residential row housing and on either side of the site along 50 Street NW are parcels with existing commercial uses. The remainder of the site is surrounded by undeveloped industrial land to the north, west, and south.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC2) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Commercial uses
CONTEXT		
North	<ul style="list-style-type: none"> (CB2) General Business Zone (PU) Public Utility Zone 	<ul style="list-style-type: none"> Commercial uses Undeveloped
East	<ul style="list-style-type: none"> (RF5) Row Housing Zone 	<ul style="list-style-type: none"> Row Housing
South	<ul style="list-style-type: none"> (IB) Industrial Business Zone (IM) Medium Industrial Zone (DC2) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Commercial uses Undeveloped
West	<ul style="list-style-type: none"> (PU) Public Utility Zone 	<ul style="list-style-type: none"> Undeveloped



View of the site facing west from 50 Street NW



View of the site facing north from 130 Avenue NW

Planning Analysis

Land Use Compatibility

The purpose of the proposed CB2 Zone is to accommodate businesses that require large sites and a location with good visibility along major public roadways. The site meets the locational criteria and general intent of the CB2 Zone as it is located along the west side of 50 Street NW, an arterial roadway, and is 3.1 hectares in size.

50 Street NW separates the Kennedale Industrial neighbourhood to the west and Homesteader, a residential neighbourhood, to the east. The proposed rezoning accommodates commercial uses that will provide an appropriate transition from the industrial uses in Kennedale Industrial to the existing residential development in Homesteader. The maximum Floor Area Ratio and maximum height in the proposed CB2 Zone will accommodate building massing that creates a visual screen to facilitate this transition.

For development adjacent to 50 Street NW and 130 Avenue NW, the proposed CB2 Zone requires setbacks of 4.5 m. This setback is intended to create separation and is not permitted to be used for trash collection or parking. Landscaping is also required within this setback to screen the building from adjacent residential uses, minimise the perceived mass of commercial buildings, and create visual interest.

DC2.368 & CB2 Comparison Summary

	DC2.368 Current	CB2 Proposed
Principal Building	Business industrial and commercial uses	Commercial uses
Maximum Height	12.0 m	16.0 m (30.0 m for Hotels only)
Maximum Floor Area Ratio	1.2	3.5
Setbacks (50 Street)	15.0 m	4.5 m (Discretionary for Hotels over 16.0 m)
Setbacks (130 Avenue)	6.0 m	4.5 m

The City Plan

The proposed rezoning aligns with objectives of The City Plan by facilitating the intensification of non-residential areas supported by mass transit and efficiently using existing infrastructure.

Plans in Effect

Kennedale Industrial ASP

The principles of the Kennedale Industrial ASP support an acceptable transition between industrial and residential land uses. The proposed rezoning aligns with policy guidance in the plan allowing for general business uses along selected portions of arterial roadways passing through industrial areas where the character of existing development is clearly commercial in nature.

Technical Review

Transportation

No new site access will be permitted; access to the site will continue to be available from 50 Street, 50A Street and 130 Avenue and sidewalk will be constructed on the north side of 130 Avenue along the site frontage.

Transit

This part of Kennedale Industrial has two local bus routes which provide service between Belvedere Transit Centre, Coliseum Transit Centre and Clareview Transit Centre. A “rapid” mass transit bus route is anticipated to operate nearby on 50 Street as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

Drainage

Sanitary and stormwater services exist to the subject rezoning area, currently captured by utility rights-of-way within the property. These existing services can continue as the proposed changes in land use do not significantly impact the receiving downstream sewer systems.

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

Appendices

- 1 Markup of Proposed Amendments to the Kennedale Industrial ASP
- 2 Approved Kennedale Industrial ASP Land Use and Population Statistics - Bylaw 19604
- 3 Proposed Kennedale Industrial ASP Land Use and Population Statistics - Bylaw 20308
- 4 Approved Kennedale Industrial ASP Context Plan Map - Bylaw 19604
- 5 Proposed Kennedale Industrial ASP Context Plan Map - Bylaw 20308
- 6 Application Summary

Markup of Proposed Amendments to the Kennedale Industrial ASP

~~Strikethrough~~ Text proposed to be removed

Underline Text proposed to be added

Section 2 - Existing Situation

2.4 Existing Land Use Designation (page 16 of 45 in the current ASP)

The area between the old and new alignments of 50 Street is zoned IB and CB2 ~~and DC2 (368)~~.

Section 4 - The Proposed Plan

4.2.2.1 Area North of 129 Avenue (page 31 of 45 in the current ASP)

For the lots immediately adjacent to 50 Street, between ~~130~~ 131 Avenue ~~(Kenward Drive)~~, and 129 Avenue, ~~a General Business Zone (CB-2) is proposed,~~ commercial zoning may be considered in recognition of the existing uses, the parcels' good visibility and access, and General Municipal Plan Policy 7.C.2.

Approved Kennedale Industrial ASP Land Use and Population Statistics

Table 1

**KENNEDALE INDUSTRIAL AREA STRUCTURE
PLAN LAND USE STATISTICS
BYLAW 19604**

(Amended March 16, 2021)

LAND USE	AREA (ha)	%
Commercial Office	1.85	1.53
Industrial Business	23.50	19.39
Medium Industrial	13.50	11.14
Public Utility	53.70	44.30
General Business	11.71	9.66
Circulation	16.94	13.98
Gross Developable Area	121.20	100

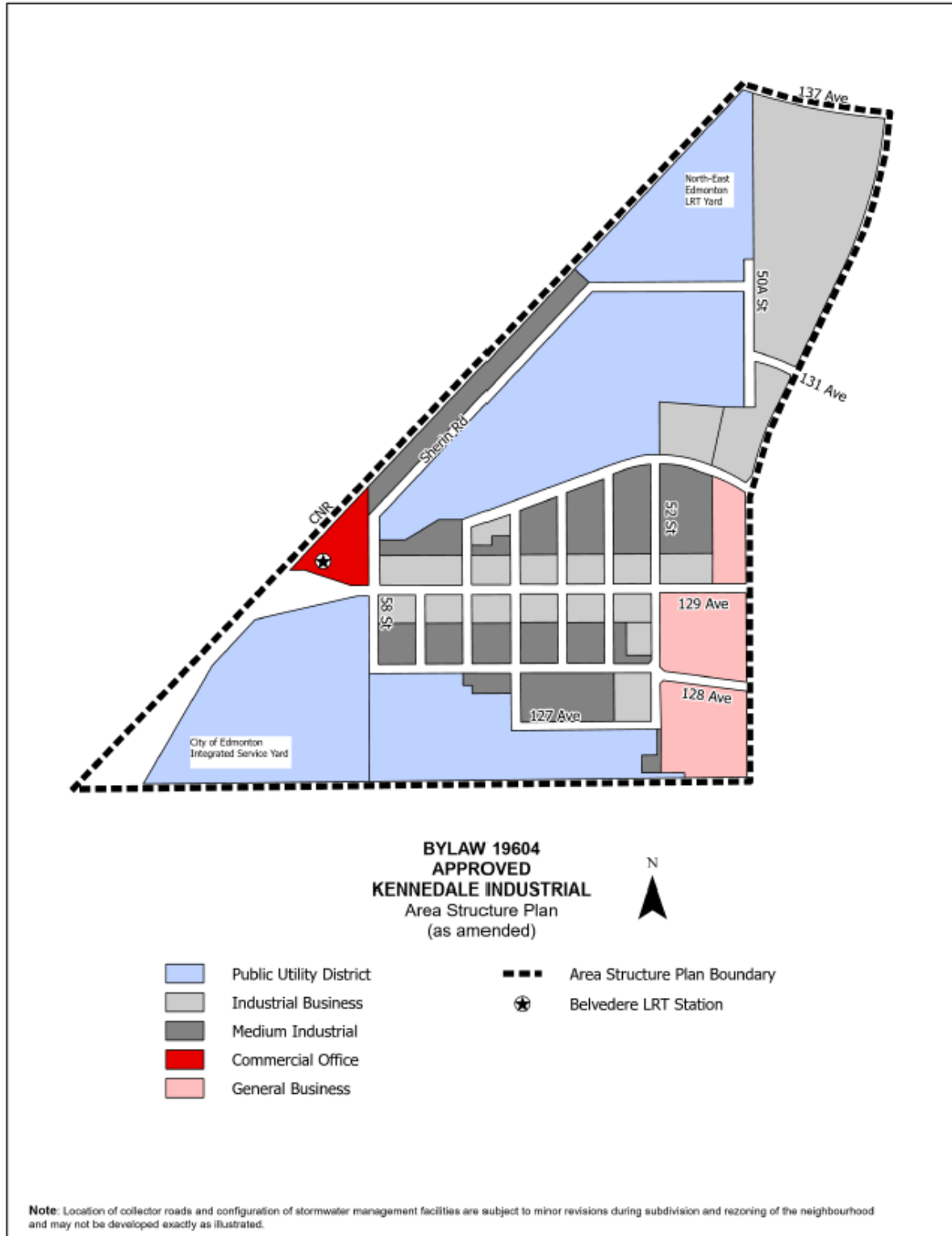
Proposed Kennedale Industrial ASP Land Use and Population Statistics

Table 1

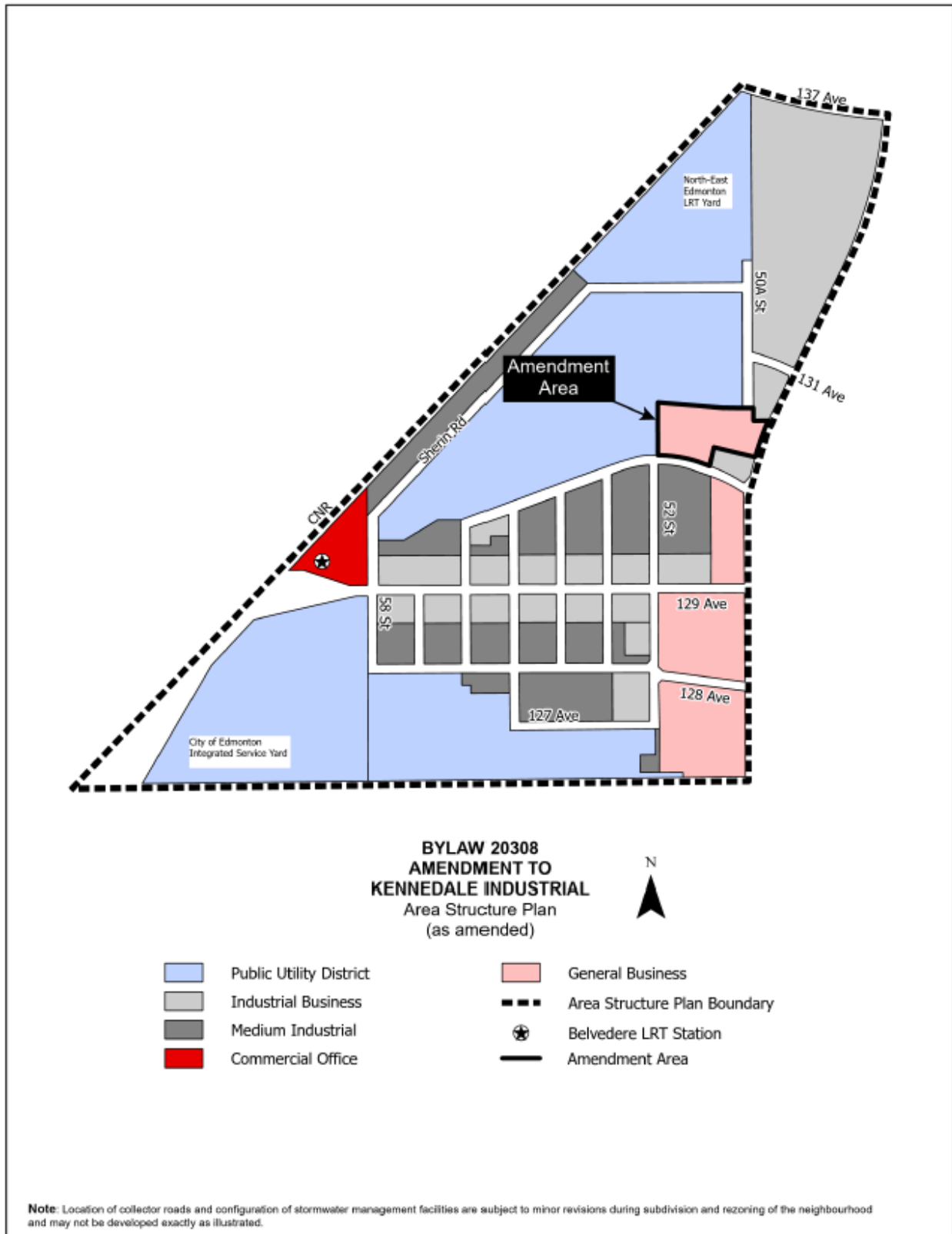
KENNEDALE INDUSTRIAL AREA STRUCTURE PLAN LAND USE STATISTICS BYLAW 20308

<u>LAND USE</u>	<u>AREA (ha)</u>	<u>%</u>
Commercial Office	1.85	1.53
Industrial Business	20.40	16.83
Medium Industrial	13.50	11.14
Public Utility	53.70	44.31
General Business	14.81	12.22
Circulation	16.94	13.98
Gross Developable Area	121.20	100

Approved Kennedale Industrial ASP Context Plan Map - Bylaw 19604



Proposed Kennedale Industrial Context Plan Map - Bylaw 20308



Application Summary

Information

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	20308, 20309
Location:	West of 50 Street NW and north of 130 Avenue NW
Addresses:	13006 - 50 Street NW 5074 - 130 Avenue NW
Legal Descriptions:	Lot 3, Block 9, Plan 9424055 Lot 4, Block 9, Plan 9522465
Site Area:	3.1 hectares
Neighbourhood:	Kennedale Industrial
Ward:	Dene
Notified Community Organizations:	Belvedere Community League Hairsine Community League Homesteader Community League Newton Community League South Clareview Community League Edmonton North District Area Council
Applicant:	Stantec Consulting Ltd.

Planning Framework

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone(s) and Overlay(s):	(CB2) General Business Zone
Plan(s) in Effect:	Kennedale Industrial Area Structure Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Tom Lippiatt

Tim Ford

Development Services

Planning Coordination