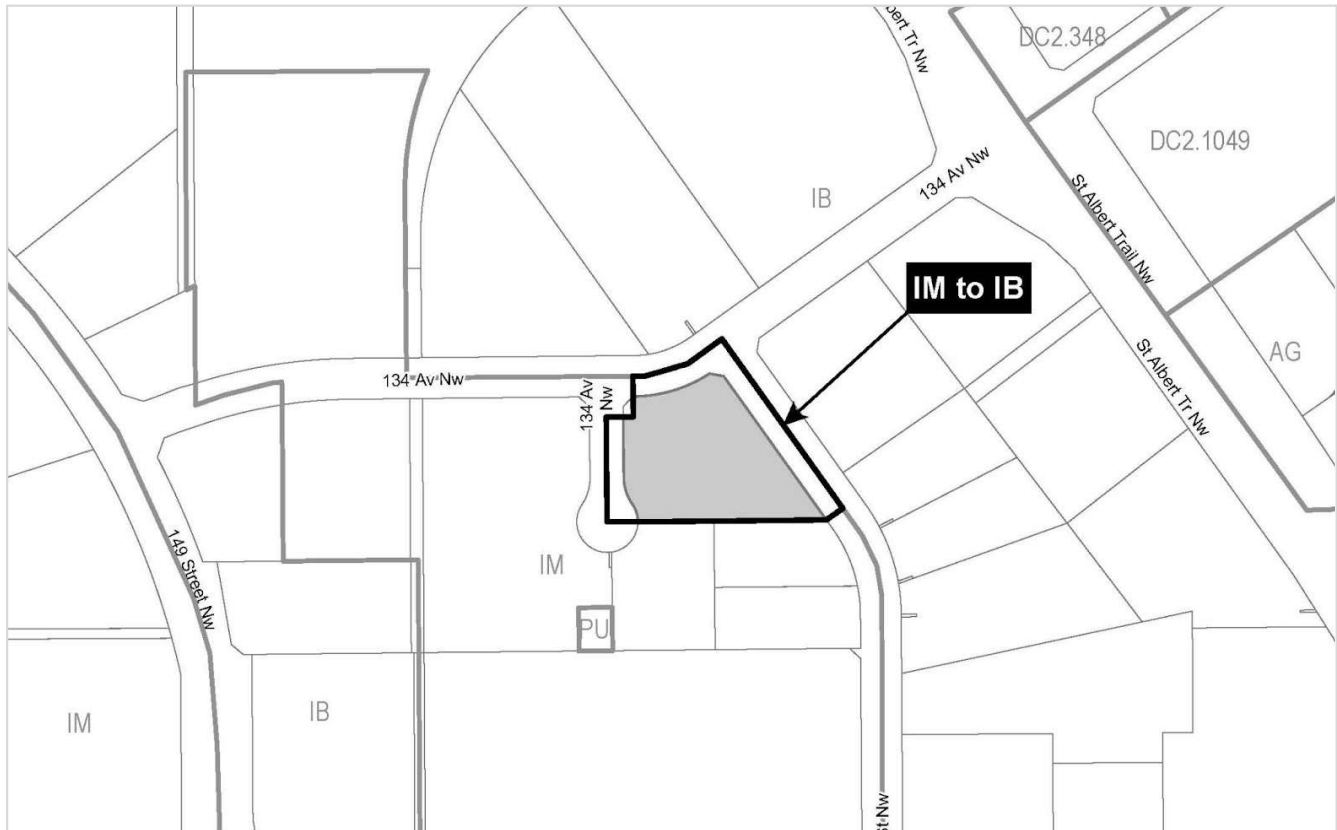


# Administration Report Bonaventure Industrial

Edmonton

## 14601 – 134 Avenue NW and 14601U - 134 Avenue NW

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



**Recommendation:** That Charter Bylaw 20375 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- The subject site is located on a corner site, around roadways providing good connectivity both locally and to the broader city networks.
- It supports redevelopment and intensification of industrial lands in established non-residential areas that are supported by transit.
- It is compatible with surrounding land uses.

## Application Summary

**CHARTER BYLAW 20375** 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 development of business industrial and limited commercial uses that carry out their operations such that no nuisance is created or apparent outside an enclosed building. The proposed amendment aligns with The City Plan which identifies the site as Non-Residential.

This application was accepted on October 20, 2022 from EINS Consulting on behalf of Westbay Enterprises Inc.

## 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 is for a standard zone, did not result in responses to the Advance Notice and supports The City Plan. The Basic Approach included the following techniques:

### **Advance Notice**, October 21, 2022

- Number of recipients: 17
- Number of responses with concerns: 0

### **Webpage**, November 1, 2022

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

### **Sign**, November 4, 2022 (map updated December 7, 2022)

- As there is no plan in effect for the area, the Zoning Bylaw requires placement of a sign on the site. Signs were placed on the site along 134 Avenue and on 146 Street.

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

## Site and Surrounding Area

This 0.72 ha site is located west of St. Albert Trail and south of 134 Avenue NW, at the southwest intersection of 134 Avenue and 146 Street. In addition, 134 Avenue (a collector road from 146 Street to St. Albert Trail) connects to St. Albert Trail (a principal roadway) one block away to the east, and to 149 Street (an arterial road) one block to the west along 134 Avenue, providing good connectivity both locally and to the broader city networks. The area is lacking in sidewalk connections which will be required with future development.

The Bonaventure Industrial area is surrounded by other industrial areas to the north (Mistatim, Rampart), south (Brown), east (McArthur) and west (Mistatim).



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(IM) Medium Industrial Zone	Industrial
<b>CONTEXT</b>		
North	(IB) Industrial Business Zone	Industrial
East	(IB) Industrial Business Zone	Industrial
South	(IM) Medium Industrial Zone	Industrial
West	(IM) Medium Industrial Zone	District Regulating Station Industrial



*View of the site looking southeast from 134 Avenue NW and 134A Avenue NW intersection*



*View of the site looking southwest from 134 Avenue NW 146 Street NW intersection*

## **Planning Analysis**

### **The City Plan**

This site is located within the Jasper Place District of The City Plan, and is identified as Non-residential. The proposed rezoning 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.

### **Land Use Compatibility**

The proposed rezoning is compatible with surrounding land uses: business industrial to the north and east, and medium industrial to the south and west. The site's proximity to major roadways supports the higher standard industrial development afforded by the Industrial Business Zone. There is no existing outdoor storage on the site.

## IM & IB Comparison Summary

	<b>IM Current</b>	<b>IB Proposed</b>
<b>Maximum Height</b>	18 m	12 m
<b>Front Setback</b> (134 Avenue)	3.0 m Abutting a public roadway	6.0 m Abutting a public roadway
<b>Side Setback</b> (134A Avenue)	3.0 m Abutting a public roadway	6.0 m Abutting a public roadway
<b>Side Setback</b> (146 Street)	3.0 m Abutting a public roadway	6.0 m Abutting a public roadway
<b>Minimum Rear Setback</b> (Abutting IM)	0 m	0 m
<b>Floor Area Ratio</b>	2.0	1.2

The existing building is non-conforming relative to both the current and proposed zones, being deficient in Setbacks adjacent to public roadways, except where the Front Setback is concerned relative to the current IM Zone.

## Technical Review

### Transportation

The owner will be required to construct a sidewalk along 146 Street and 134 Avenue with any subsequent development of the site.

### Transit

Transit service is in close proximity to the site along 148 Street and 131 Avenue. Crosstown transit service is also available along St. Albert Trail. The lack of sidewalks within this industrial area can make access to transit more difficult, particularly in winter.

### Drainage

Storm and sanitary sewer services exist to service the site. In the case of redevelopment of the site, on-site stormwater management is required.

### EPCOR Water

Water services are available within 146 Street to which Lot 6 has two connections.

An IFPA was conducted for this application and determined that the existing water infrastructure provides sufficient capacity that upgrades are not required.

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

## **Appendices**

- 1 Context Map
- 2 Application Summary



**Rezoning Area**

**BONAVENTURE  
INDUSTRIAL**

## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20375
<b>Location:</b>	South of 146 Avenue NW and west of St. Albert Trail NW
<b>Address:</b>	14601 – 134 Avenue NW 14601U - 134 Avenue NW
<b>Legal Description:</b>	Lot 6, Block 11, Plan 7621570 Lot 9, Block 11, Plan 7621570 Lot 8U, Block 11, Plan 7621570
<b>Site Area:</b>	0.72 ha
<b>Neighbourhood:</b>	Bonaventure Industrial
<b>Ward:</b>	Anirniq
<b>Notified Community Organization:</b>	Wellington Park Community League
<b>Applicant:</b>	Eins Consulting

### Planning Framework

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

Written By:

Approved By:

Branch:

Section:

Cyndie Prpich

Tim Ford

Development Services

Planning Coordination