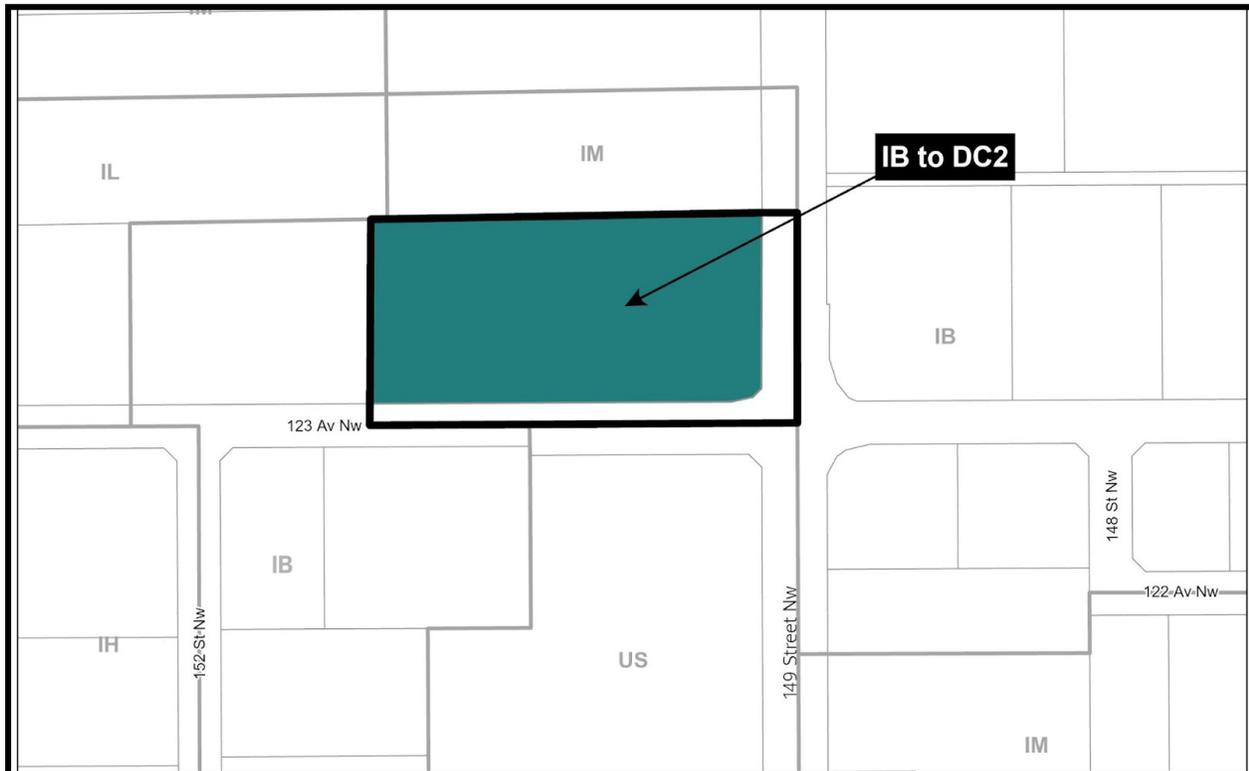


Administration Report Gagnon Estate Industrial

Edmonton

14904 - 123 Avenue NW

To allow for education services on a developed site, Gagnon Estate Industrial.



Recommendation: That Charter Bylaw 20419 to amend the Zoning Bylaw from the (IB) Industrial Business Zone to a (DC2) Site Specific Development Control Provision, and an associated Resolution to the Northwest Industrial Area Outline Plan be **APPROVED**.

Administration **SUPPORTS** this application because:

- It provides opportunities for education services while maintaining the industrial land supply required to support industrial growth.
- It facilitates the efficient use of existing infrastructure and contributes to the adaptability of districts.
- It enables the growth of new and emerging sectors and encourages entrepreneurial opportunities through support for emerging and non-traditional workplace locations.

Application Summary

This application was accepted on November 24, 2022 from B&A.

RESOLUTION proposes to amend the Northwest Industrial Area Outline Plan (OP) by redesignating the site from Medium Industrial Development (M-2) to Medium Industrial Development (M-2), Public Education Services, and Private Education Services.

CHARTER BYLAW 20419 proposes to amend the Zoning Bylaw, as it applies to the subject site, from the (IB) Industrial Business Zone to a (DC2) Site Specific Development Control Provision for the purpose of allowing opportunities for education services on a developed site at the edge of the Gagnon Estate Industrial area.

The proposed rezoning and plan amendment align with direction provided in The City Plan by enabling the growth of new and emerging sectors, while maintaining the industrial land supply required to support industrial growth.

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 no responses were received to the DC2 pre-notification or advanced notification.

The Basic Approach included the following techniques:

DC2 Pre-notification, October 19, 2022

- Number of recipients: 15
- Number of responses with concerns: 0 (as indicated by the applicant)

Advance Notice, December 2, 2022

- Number of recipients: 15
- Number of responses with concerns: 0

Webpage

- edmonton.ca/industrialplanningapplications

Site and Surrounding Area

The subject site is approximately 1.57 hectares in area, located on the southeastern edge of the Gagnon Estate Industrial area. 149 Street NW (arterial road) and 123 Avenue NW (local road) provide vehicular access to the site. Transit service is available along 123 Avenue NW, with a bus stop adjacent to the site. As shown below, the site is currently developed with three buildings operating under a variety of uses such as Professional, Financial and Office Support Services, and General Industrial Uses. Adjacent land uses

include a General Retail Store, Automotive and Minor Recreation Vehicle Sales/Rentals, Public Education Services, and Professional, Financial and Office Support Services.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IB) Industrial Business Zone	Professional, Financial and Office Support Services General Industrial Uses
CONTEXT		
North	(IM) Medium Industrial Zone	General Retail Store
East	(IB) Industrial Business Zone	Automotive and Minor Recreation Vehicle Sales/Rentals
South	(US) Urban Services Zone	Public Education Services (Nait Patricia Campus)
West	(IB) Industrial Business Zone	Professional, Financial and Office Support Services



View of the site looking north from 123 Avenue NW



View of the site looking northwest from the intersection of 123 Avenue NW and 149 Street NW



View of the site looking west from 149 Street NW

Planning Analysis

Land Use Compatibility

The applicant's intention is to provide education services within the existing building on the southeastern portion of the site. Regulations within the proposed DC2 ensure that any resulting impacts are mitigated through required transportation upgrades to support student safety, and limitations for potentially harmful uses operating at the same time as a Public Education Service or Private Education Service Use. Surrounding land uses to the east are industrial business in nature, with light and medium industry located west and southwest from the subject site. The Northern Alberta Institute of Technology (NAIT) Patricia Campus is adjacent to the site (south), and specializes in automotive, mechanical, and industrial trades. The IB Zone acts as a transitory zone that can be compatible with non-industrial uses making education services acceptable on the site. If elementary aged children are to occupy the site, regulations in the proposed DC2 ensure that a Risk Assessment is completed.

If redevelopment occurs in the future, the built form regulations in the proposed DC2 are identical to the current IB Zone, ensuring that the scale is compatible with the existing surrounding built form.

IB and DC2 Comparison Summary

The proposed DC2 mirrors the regulations of the (IB) Industrial Business Zone. The maximum height, minimum setbacks, maximum floor area ratio, and list of uses are identical.

Key differences between the current IB Zone and the proposed DC2 Provision are:

- The addition of Public Education Services and Private Education Services to the use list
- Private and Public Education Services shall not be allowed where an Industrial Use exists on site that may have environmental nuisance or health impacts, or where any use involves the use, manufacturing or storage of hazardous substances.
- Requirements for transportation improvements at the Development Permit stage for a Private Education or Public Education Service Use

The list of uses in the proposed DC2 is written to provide flexibility as Public Education Services and Private Education Services may not operate on the site indefinitely. For example, the DC2 includes all of the uses from the current IB Zone, allowing them to operate on site without requiring a subsequent rezoning. This ensures that industrial land supply is maintained, while providing opportunities for education services.

Plans in Effect

The City Plan

As per The City Plan, the site is located within the established non-residential area. Established non-residential areas will continue to be reinvested in and redeveloped over time, with intensification

along the edges of these areas being supported by transit, and a more efficient use of infrastructure. The proposed rezoning and resolution adhere to policies within The City Plan by: contributing to the livability and adaptability of the district (2.3.1.2), enabling the growth of new and emerging sectors in non-residential areas (3.2.1.2), supporting emerging and non-traditional workplace locations (3.3.1.3), and by promoting the improvement, evolution, and intensification of Edmonton's non-residential lands (3.3.2). By proposing a DC2 that mirrors the current IB Zone and introduces opportunities for the Public Education Services and Private Education Services Uses, the DC2 also maintains land supply necessary to support continued industrial growth (3.3.2.1).

Northwest Industrial Area Outline Plan (OP)

The Northwest Industrial Area Outline Plan (OP) designates the site as *Medium Industrial Development (M-2)* which does not contemplate education services. To facilitate opportunities for education services under the proposed DC2 Provision, a Resolution to the Northwest Industrial Area Outline Plan is required. An amendment to Map C is required: in support of this application, a new land use designation called *Medium Industrial Development (M-2), Public Education Services, or Private Education Services* was created and applied to the subject site. Corresponding text will be added to *Section B. Outline Plan* to reflect the proposed land use designation.

Technical Review

Transportation

A Transportation Impact Assessment (TIA) has been reviewed and accepted for this application. The owner will be responsible for the installation of barriers adjacent to the school bus loading area to delineate and protect a walkway along the school building. Site parking and vehicle circulation shall be monitored and controlled by the owner to ensure appropriate parking and circulation management. These details will be reviewed at the development permit stage.

Transit

Edmonton Transit Service operates a local bus route along 123 Avenue adjacent to the site which connects riders to Westmount Transit Centre and Northgate Transit service. The site also has an ETS stop located on the south property line, providing site users with easy access to transit.

Drainage

Sanitary and stormwater services currently exist to the subject site via service connections to the sewer mains within 149 Street NW and 123 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 Assessment (IFPA) received on October 19, 2022 indicated that the hydrant spacing standard deficiencies identified by EPCOR Water were acceptable from a risk perspective; therefore,

upgrades to existing municipal on-street fire protection infrastructure are not required to support this application.

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

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Resolution and Rezoning
Charter Bylaw	20419
Location:	North of 123 Avenue NW and west of 149 Street NW
Address(es):	14904 - 123 Avenue NW
Legal Description(s):	Lot 1A, Block 1, Plan 0324647
Site Area:	1.57 hectares (approximately)
Neighbourhood:	Gagnon Estate Industrial
Ward:	Anirniq
Notified Community Organization(s):	N/A
Applicant:	B&A

Planning Framework

Current Zone(s) and Overlay(s):	(IB) Industrial Business Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Northwest Industrial Area Outline Plan (OP)
Historic Status:	None

Written By:	Saffron Newton
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination