

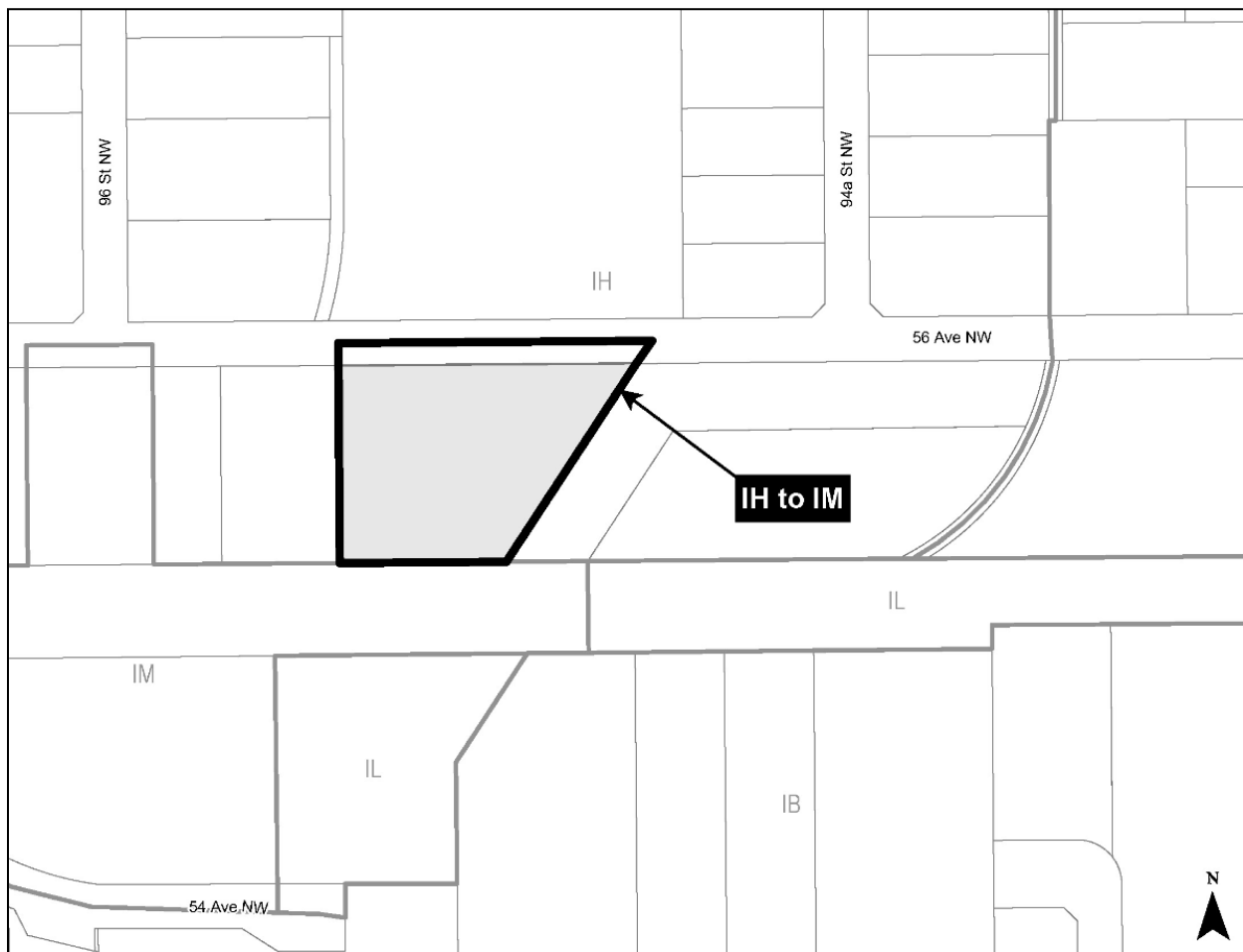
# Administration Report

## Coronet Industrial

Edmonton

### 9505 - 56 Avenue NW

To allow a wider range of industrial uses.



**Recommendation:** That **Charter Bylaw 20429** to amend the Zoning Bylaw from (IH) Heavy Industrial Zone to (IM) Medium Industrial Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Aligns with The City Plan by facilitating the redevelopment and intensification of industrial land.
- Conforms with the South-East Industrial Area Outline Plan.
- Is compatible with surrounding land uses.

## Application Summary

**CHARTER BYLAW 20429** proposes to rezone Lot 7, Block 4, Plan 2327NY from IH to IM to allow a greater variety of industrial and compatible non-industrial uses. The South-East Industrial Area Outline Plan (OP) designates the site for heavy industrial development, but acknowledges that a change to medium industrial development is appropriate. The proposal aligns with the goals and policies of The City Plan by facilitating the redevelopment of industrial and commercial lands.

This application was accepted on November 9, 2022, from Invistec Consulting 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 the proposal conforms with the OP, and no responses were received from the notice of proposed land use change.

The Basic Approach included the following techniques:

### **Mailed notice of proposed land use changes, December 12, 2022**

- Number of recipients: 25
- Number of responses: 1

The citizen who responded wanted to know more about the future development.

### **Webpage**

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

No feedback was received at the time this report was written.

## Site and Surrounding Area

The site is located east of 96 Street NW and South of 56 Avenue NW in the southwest portion of the Coronet Industrial neighbourhood. The existing building on the subject site houses various industrial businesses including door and window manufacturing. Access to the site is from 56 Avenue NW, which connects to 97 Street NW in the west. The site is surrounded by parcels that are zoned (IH) Heavy Industrial Zone and (IM) Medium Industrial Zone.



*Aerial view of application area*

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(IH) Heavy Industrial Zone	Manufacturing with outdoor storage
<b>CONTEXT</b>		
North	(IH) Heavy Industrial Zone	Manufacturing with outdoor storage
East	(IH) Heavy Industrial Zone	City owned parcel containing Drainage infrastructure
South	(IM) Medium Industrial Zone	Industrial warehouse with outdoor storage
West	(IH) Heavy Industrial Zone	Manufacturing warehouse

# Planning Analysis

## Land Use Compatibility

The proposed IM Zone will allow for manufacturing, distribution, and service uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such uses (including Breweries, Wineries and Distilleries; General Industrial uses, Equipment Rentals; and Auctioneering Establishments) should not extend beyond the boundaries of the site.

The allowed uses in the proposed IM Zone will be compatible with the surrounding land uses as all parcels surrounding the subject site are zoned IH and IM and are developed with warehouse buildings for manufacturing and storage. The City-owned IH parcel to the east contains underground drainage infrastructure (storm sewer) that serves the development in the area.

The proposal to rezone the site to IM is consistent with the location criteria for the IM Zone. The proposed IM Zone will benefit from the existing infrastructure and accessibility of the area, and will be compatible with the surrounding land uses.

## The City Plan

The subject site is located within an “Established Non-residential Area” in The City Plan. The proposal supports The City Plan’s policies to promote the continuous improvement, evolution and intensification of Edmonton’s non-residential lands by:

- Providing reinvestment opportunities in an existing industrial area.
- Facilitating the redevelopment and intensification of industrial and commercial lands in established non-residential areas, by encouraging reinvestment to strengthen employment, economic activity and diversity.

## Plans in Effect

The Plan in Effect for the Coronet Industrial neighbourhood is the South-East Industrial Area Outline Plan (OP). The OP identifies a broad land use pattern for the area using three major categories: light industrial (M-1), medium industrial (M-2) and heavy industrial (M-3).

The OP designates the subject site for heavy industrial use, but acknowledges that a reasonable degree of flexibility is acceptable and the land use pattern is meant to be a guide rather than a rigid prescription for zoning.

Given that the site is at the boundary of medium and heavy industrial, the flexibility of the OP, and the compatibility of the prescribed uses in the IM Zone with the surrounding land uses, the proposed IM zone is appropriate for the site.

## **Technical Review**

### **Transportation**

Vehicular access for the site shall be from 56 Avenue NW. Upon redevelopment, pedestrian infrastructure improvements (i.e. sidewalk along the south side of 56 Avenue NW) directly adjacent to the site will be required for pedestrian safety, accessibility, and progression for connectivity to transit infrastructure located on 97 Street.

Coronet Industrial underwent neighbourhood renewal in 2021. This included rehabilitation of nearby roadways, including 56 Avenue NW (from west terminus to 92 Street NW), 94A Street NW (56 Avenue NW to 58 Avenue NW), and 96 Street NW (56 Avenue NW to 60 Avenue NW). Collector rehabilitation is planned for 97 Street NW (from 51 Avenue NW to 63 Avenue NW) in 2023.

### **Transit**

The site is located approximately 350 metres east of local bus service along 97 Street (route 503). Additional local and frequent bus service is available south of the site along 51 Avenue, approximately 800 metres walking distance. A frequent mass transit route is expected to operate along 51 Avenue in the future. This route will likely follow a similar route to current ETS route 6, which connects transit users to Davies Transit Centre and Southgate Transit Centre.

As part of the 97 Street rehabilitation project, there will be upgrades to existing bus stop infrastructure and pedestrian accesses to these stops.

### **Drainage**

Storm sewer servicing is proposed to be provided through the installation of a new storm sewer main on 94A Street provided by the developer.

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilising a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

## **EPCOR Water**

EPCOR Water requires the owner to construct a fire hydrant to address a deficiency in on-street fire protection along 56 Avenue NW. However, Edmonton Fire Rescue Services (EFRS) completed an Infill Fire Protection Assessment (IFPA) and concluded that construction of the fire hydrant is not required because the site's low risk makes it functionally compliant with municipal standards for hydrant spacing.





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

## **Appendices**

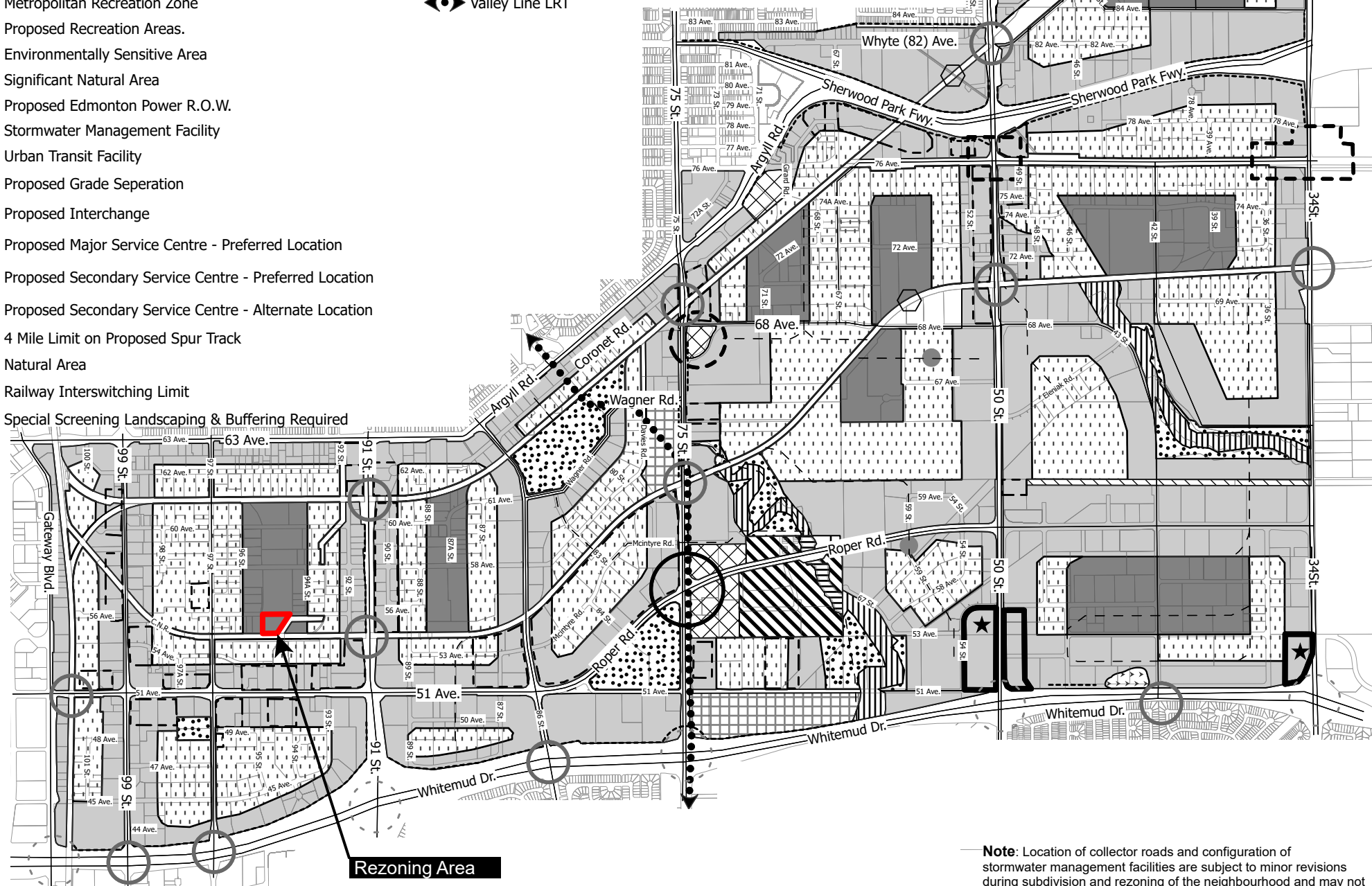
- 1 Context Map
- 2 Application Summary



-  High Standard Industrial Development (M-1)
-  Medium Industrial Development (M-2)
-  Heavy Industrial Development (M-3)
-  Industrial Business Development
-  Commercial \ Industrial (Warehouse Sales)
-  Potential Future Recreation, Open Space or Industrial Business
-  Metropolitan Recreation Zone
-  Proposed Recreation Areas.
-  Environmentally Sensitive Area
-  Significant Natural Area
-  Proposed Edmonton Power R.O.W.
-  Stormwater Management Facility
-  Urban Transit Facility
-  Proposed Grade Separation
-  Proposed Interchange
-  Proposed Major Service Centre - Preferred Location
-  Proposed Secondary Service Centre - Preferred Location
-  Proposed Secondary Service Centre - Alternate Location
-  4 Mile Limit on Proposed Spur Track
-  Natural Area
-  Railway Interswitching Limit
-  Special Screening Landscaping & Buffering Required

-  Proposed Major Walkway / Bikeway
-  Other Possible Walkway
-  Commercial Service Centre
-  Industrial \ Commercial Service Centre
-  Area Requiring Upgrading
-  Proposed Roadways
-  Valley Line LRT

### SOUTHEAST INDUSTRIAL AREA OUTLINE PLAN (as amended)



**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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20429
<b>Location:</b>	East of 96 Street NW and South of 56 Avenue NW
<b>Address:</b>	9505 - 56 Avenue NW
<b>Legal Description:</b>	Lot 7, Block 4, Plan 2327NY
<b>Site Area:</b>	9,305 square metres (0.93 hectares)
<b>Neighbourhood:</b>	Coronet Industrial
<b>Ward:</b>	Papastew
<b>Notified Community Organization(s):</b>	Not Applicable
<b>Applicant:</b>	Invistec Consulting Ltd., on behalf of Aimroy Development

### Planning Framework

<b>Current Zone:</b>	(IH) Heavy Industrial Zone
<b>Proposed Zone(s) and Overlay(s):</b>	(IM) Medium Industrial Zone
<b>Plan(s) in Effect:</b>	South-East Industrial Area Outline Plan
<b>Historic Status:</b>	None

Written By:

Approved By:

Branch:

Section:

Gilbert Quashie-Sam

Tim Ford

Development Services

Planning Coordination