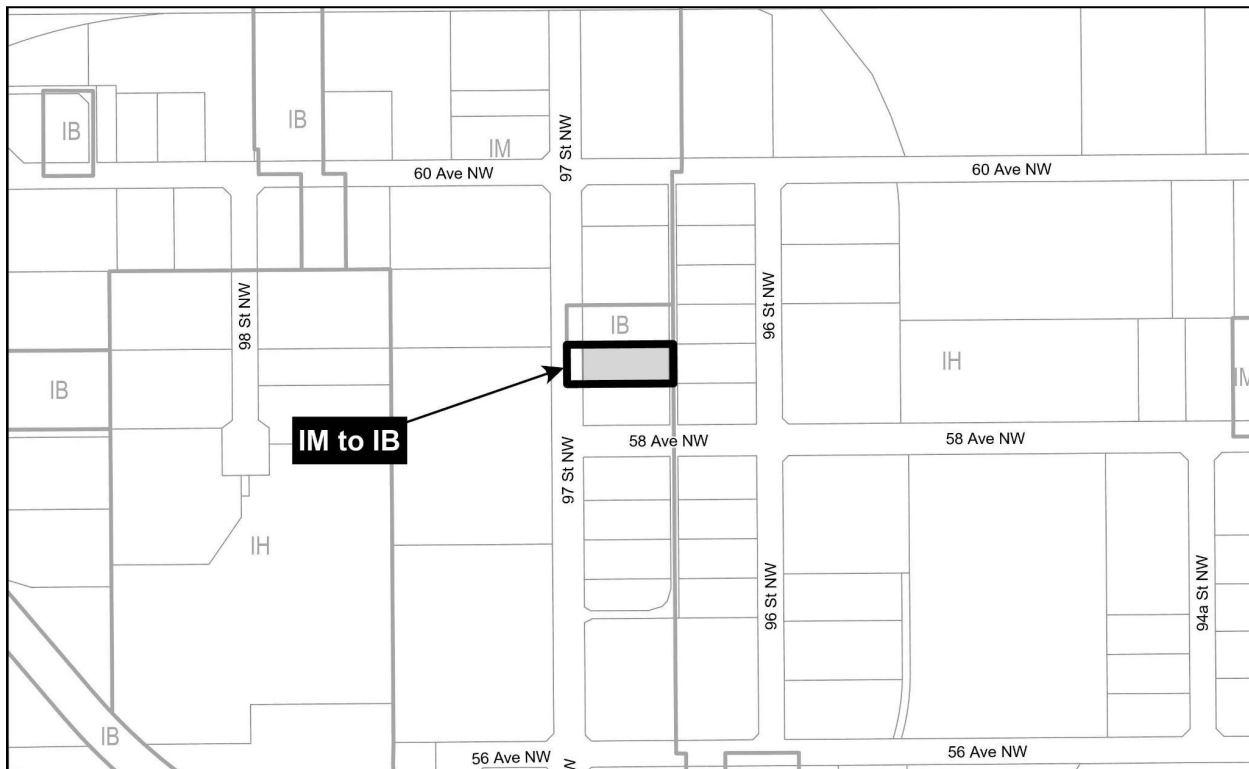


## 5815 - 97 Street NW

To allow for a wider range of industrial business uses and limited, compatible non-industrial uses.



**Recommendation:** That Charter Bylaw 20471 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Business Industrial Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Aligns with The City Plan by facilitating the redevelopment of industrial land.
- Conforms with the South-East Industrial Outline Plan which acknowledges that a change to Light Industrial use is appropriate.
- Is compatible with the surrounding land uses.

## Application Summary

This application was accepted on December 20, 2022 from Manoj Gupta.

**CHARTER BYLAW 20471** will amend the Zoning Bylaw, as it applies to the subject site, from (IM) Medium Industrial Zone to (IB) Business Industrial Zone for the purpose of accommodating light industrial uses and commercial uses that do not create nuisance factors outside an enclosed building. The proposed amendment conforms with the Southeast Industrial Area Outline Plan, and aligns with The City Plan.

## 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 application aligns with the statutory plan, and no responses were received from the mailed notice of proposed land use changes.

The basic approach included the following techniques:

### **Mailed notice of proposed land use changes, January 3, 2023**

- Number of recipients: 14
- Number of responses with concerns: 0

### **Webpage**

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

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

## Site and Surrounding Area

The subject site is approximately 2044m<sup>2</sup> in area, located east of 97 Street NW and North of 58 Avenue NW in the Coronet Industrial neighbourhood and is currently occupied by an industrial building. The surrounding industrial area is occupied by a variety of manufacturing, automotive related businesses, and warehouse buildings.



*Aerial view of application area*

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(IM) Medium Industrial Zone	Industrial Building
<b>CONTEXT</b>		
North	(IB) Business Industrial Zone	Industrial Building
East	(IH) Heavy Industrial	Industrial Building
South	(IM) Medium Industrial	Industrial Building
West	(IM) Medium Industrial	Industrial Building



View of the site looking southeast from 97 Street NW

## Planning Analysis

### Land Use Compatibility

The proposed IB Zone will allow for a range of light industrial and compatible non-industrial uses such as business support services and automotive sales along 97 Street NW, a major collector roadway, providing good access and visibility to the site.

The intended use of the site will be compatible with surrounding land uses as the parcels surrounding the subject site are developed with warehouse buildings for various uses. The majority of surrounding parcels are used for manufacturing with the parcel north of the subject site being used for an animal day care.

The intended use of the site will be compatible with the surrounding land uses.

### IM & IB Comparison Summary

	<b>IM Current</b>	<b>IB Proposed</b>
<b>Buildings and Structures</b>	Medium Industrial	Industrial Business
<b>Maximum Height</b>	18.0m	12.0m
<b>Front Setback</b>	3.0m	6.0 m
<b>Interior Side Setback</b>	0 m	0 m
<b>Flanking Side Setback</b>	0 m	0 m
<b>Rear Setback (Lane)</b>	0 m	0 m
<b>FAR</b>	2	1.2

## **Plans in Effect**

### **The City Plan**

The subject site is designated as non-residential by The City Plan. Edmonton's non-residential lands form an essential part of the city and are necessary to support ongoing business growth. Expanding and enhancing areas for non-residential development helps to ensure a diverse and thriving economy in Edmonton. The proposal aligns with the policies and goals of The City Plan 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.

### **South-East Industrial Outline Plan (OP)**

The subject site is located within the South-East Industrial Outline Plan (OP). The South-East Industrial OP identifies three broad categories for industrial land uses in the area. High Standard Industrial Development (M-1), Medium Industrial Development (M-2), and Heavy Industrial Development (M-3). The subject site is designated Medium Industrial Development (M-2), but the OP acknowledges a degree of flexibility with these designations to accommodate changing demands in industrial development in the area. Reasonable transition between land use types and consideration of aesthetic conflict are also fundamental principles of the OP.

Considering the site's proximity to other medium and light industrial properties along 97 Street NW; and the compatibility of the uses in the IB zone with surrounding land uses, the proposed IB Zone is appropriate for this site.

## **Technical Review**

### **Transportation**

Vehicular access to the site exists from 97 Street NW. Active mode improvements to 97 Street NW are planned for 2024. If redevelopment occurs on this site, modification to vehicle access on 97 Street NW will be required to support these improvements. These requirements will be addressed at the development permit stage.

### **Drainage**

Sanitary and storm servicing currently exist in the subject rezoning area and the development allowed under the proposed zone would not have a significant impact on the existing drainage infrastructure.

## **EPCOR Water**

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is functionally compliant with the municipal standards for hydrant spacing. Therefore, upgrades to the existing municipal fire protection infrastructure are not required. This could potentially be re-evaluated at the development permit stage.

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

# Appendices

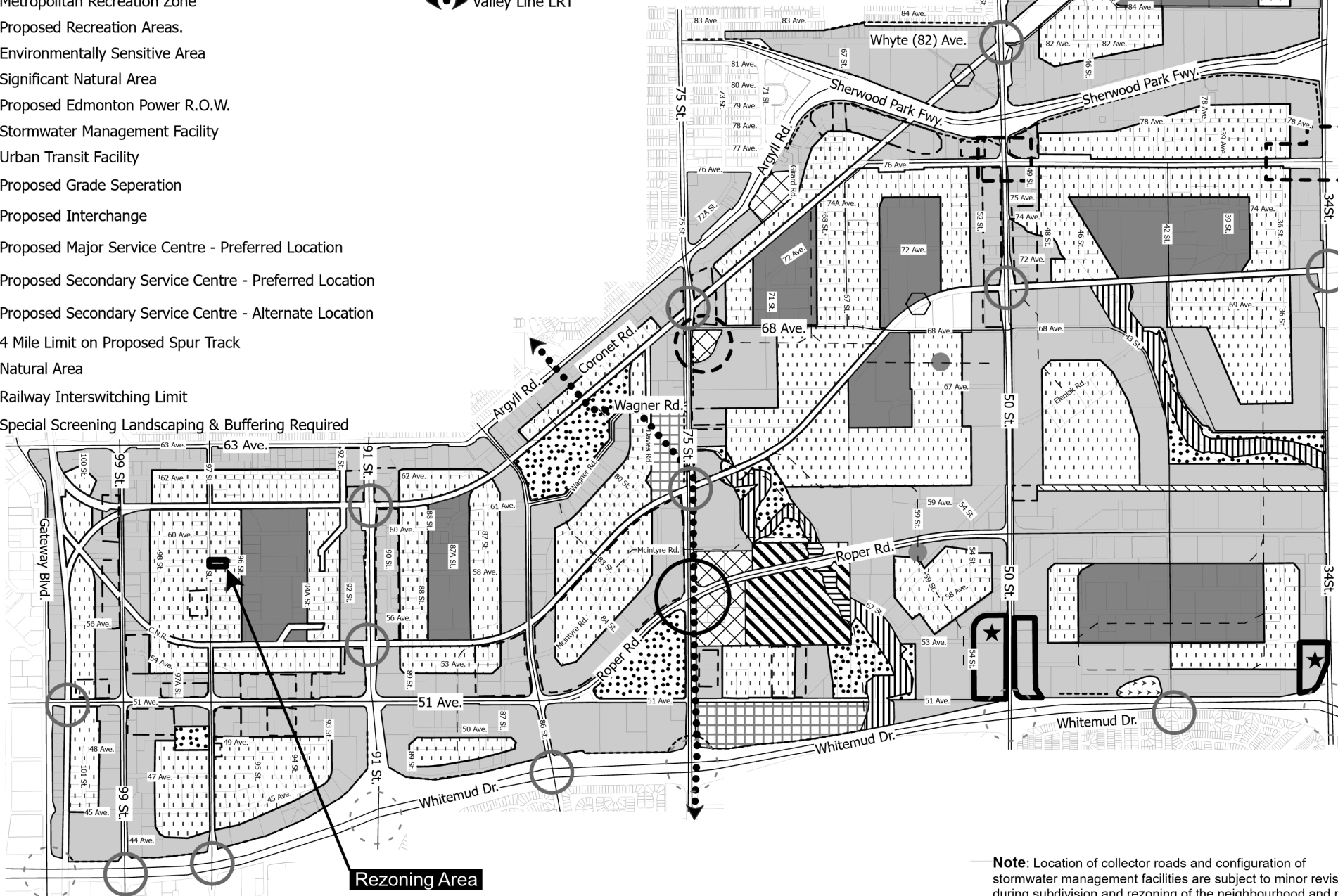
- 1 Context Plan Map
- 2 Application Summary



-  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>	20471
<b>Location:</b>	East of 97 Street NW and North of 58 Avenue NW
<b>Address</b>	5815 - 97 Street NW
<b>Legal Description</b>	Lot 5, Block 2, Plan 6123HW
<b>Site Area:</b>	0.2ha
<b>Neighbourhood:</b>	Coronet Industrial
<b>Ward:</b>	Papastew
<b>Notified Community Organization(s):</b>	N/A
<b>Applicant:</b>	Manoj Gupta

### Planning Framework

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

Written By:	Evan Wong
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination