

## 2943 - 50 Avenue NW

### Position of Administration: Support



### Summary

Charter Bylaw 20562 proposes a rezoning from the (IL) Light Industrial Zone to the (IB) Industrial Business Zone to allow for industrial business uses.

Bylaw 20561 proposes an amendment to the Maple Ridge Industrial Area Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage and information on the City's webpage. No responses were received.

Administration supports this application because it:

- It aligns with The City Plan by facilitating the development and intensification of industrial and commercial land.
- Is compatible with existing and surrounding planned land uses.
- The proposal allows for a wider range of industrial business opportunities on the site.

## Application Details

This application was submitted by Situate on behalf of Happy Planet Homes.

### Rezoning

The proposed (IB) Industrial Business Zone would allow development with the following key characteristics:

- A range of industrial business uses
- Maximum height of 14.0 metres
- Accommodate limited, compatible non-industrial businesses

### Plan Amendment

The proposed text amendments to the Maple Ridge Industrial Area Structure Plan (ASP) would allow for a broader range of industrial business and light industrial uses. In addition, an administrative amendment to the text of the plan would remove references to specific zones under the current zoning bylaw, as this will allow for greater flexibility when applying zones.

### Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(IL) Light Industrial Zone	Undeveloped land
<b>North</b>	(IL) Light Industrial Zone	Undeveloped land
<b>East</b>	(IL) Light Industrial Zone	Undeveloped land
<b>South</b>	Whitemud Drive NW (RF1) Single Detached Residential Zone	Road right-of-way Single Detached Housing

<b>West</b>	(PU) Public Utility Zone	Stormwater Management Facility
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## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area with minor amendments to the statutory plan. The basic approach included:

### Mailed Notice, May 18, 2023

- Notification radius: 120 metres
- Recipients: 27
- Responses: 0

### Site Signage, June 13, 2023

- One rezoning information sign was placed on the property fronting the ring road (where 30 Street becomes 50 Avenue)

### Webpage

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

### Notified Community Organizations

- The Meadows Community Recreation Centre

## Application Analysis



Site analysis context

### The City Plan

The Site is located within The City Plan's Non-Residential Opportunities Network, and the proposed rezoning aligns with City Plan policies that encourage economic development opportunities within the City's non-residential lands to help ensure a diverse and thriving economy in Edmonton. The City Plan identifies the site as within the Southeast District, and the site is not identified as a "Node" nor a "Corridor" within The City Plan.

### Area Structure Plan

This application conforms with the goals and objectives of the Maple Ridge Industrial ASP, but proposes some minor text changes to allow more flexibility to allow for a broader range of industrial business and light industrial uses. In the case of the proposed IL to IB zoning, the existing Maple Ridge Industrial ASP requires a plan amendment to redesignate the subject site from "Light Industrial" to "Business Service Centre" to allow for a wider range of commercial uses under the IB Zone. The existing wording of the ASP makes a clear distinction that the IB Zone should be applied under the "Business Service Centre" designation, while the IL Zone should be

applied under the “Light Industrial” designation. However, the distinction between the current “Light Industrial” and “Business Service Designations” is by a ‘matter of degree,’ and in some instances, both the IB and IL zone may be applied under both designations depending on the specific site context. Furthermore, at this time, the current draft Zoning Bylaw proposes a new (BE) Business Employment Zone in place of both the existing IL and the proposed IB Zones. For similar reasons, references to the specific zones will generally be removed from the Maple Ridge ASP to allow greater flexibility with the application of an appropriate zone both now and with the anticipation of a new Zoning Bylaw. The distinction between “Light” and “Medium” Industrial will remain in the plan without the reference to specific zones.

The plan amendment also proposes an administrative amendment to remove most other references to specific zones under the current zoning bylaw in anticipation that most will be replaced with new zones under the ZBR (Zoning Bylaw Renewal) project. While we cannot presuppose if the new Zoning Bylaw will be approved or what specific changes in the zoning bylaw will be approved, we can anticipate that most existing zones will become obsolete if the new zoning bylaw is adopted. The proposed Zoning Bylaw is tentatively scheduled to go to a public hearing in the fall of 2023.

There are no changes to the land use population statistics nor to the maps of the Maple Ridge Industrial ASP as a result of this proposed plan amendment.

### **Land Use Compatibility**

The proposed IB Zone will allow for a wider range of light industrial and compatible non-industrial Uses such as Health Services and Major and Minor Service Stations. Most parcels surrounding the subject site are zoned IL and are undeveloped. To the west of the site is a built stormwater management facility. The allowed Uses in the IB Zone will complement and will be compatible with the surrounding land uses.

	<b>(IL) Light Industrial Zone Current</b>	<b>(IB) Industrial Business Zone Proposed</b>
<b>Typical Uses</b>	Light Industrial Uses	Industrial Business Uses
<b>Maximum Height</b>	14 - 18 m	12 - 14 m

## Mobility

The proposed rezoning is anticipated to have minimal impacts to the transportation network. Improvements are planned for the area, including widening of 34 Street NW from Whitemud Drive to north of Roper Road, and signalization of the 34 Street NW and 51 Avenue NW intersection. A signed servicing agreement for this work is currently being signed with construction anticipated in the next couple of years.

Edmonton Transit Service currently provides bus service near the subject site, along 36 Street NW. There is existing bus stop infrastructure nearby along 51 Avenue NW, with bus service anticipated along this road in the future as the area develops and 51 Avenue NW is improved to the east.

## **Open Space**

Open Space has reviewed the proposed Plan Amendment, and supports the removal of specific zone names to instead reference “appropriate zone.” Zones that best fit the Plan’s land use designations and other policy directions will be used to ensure parkland is appropriately regulated for protection, conservation, and recreation.

## **Utilities**

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilised.

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

## **Appendices**

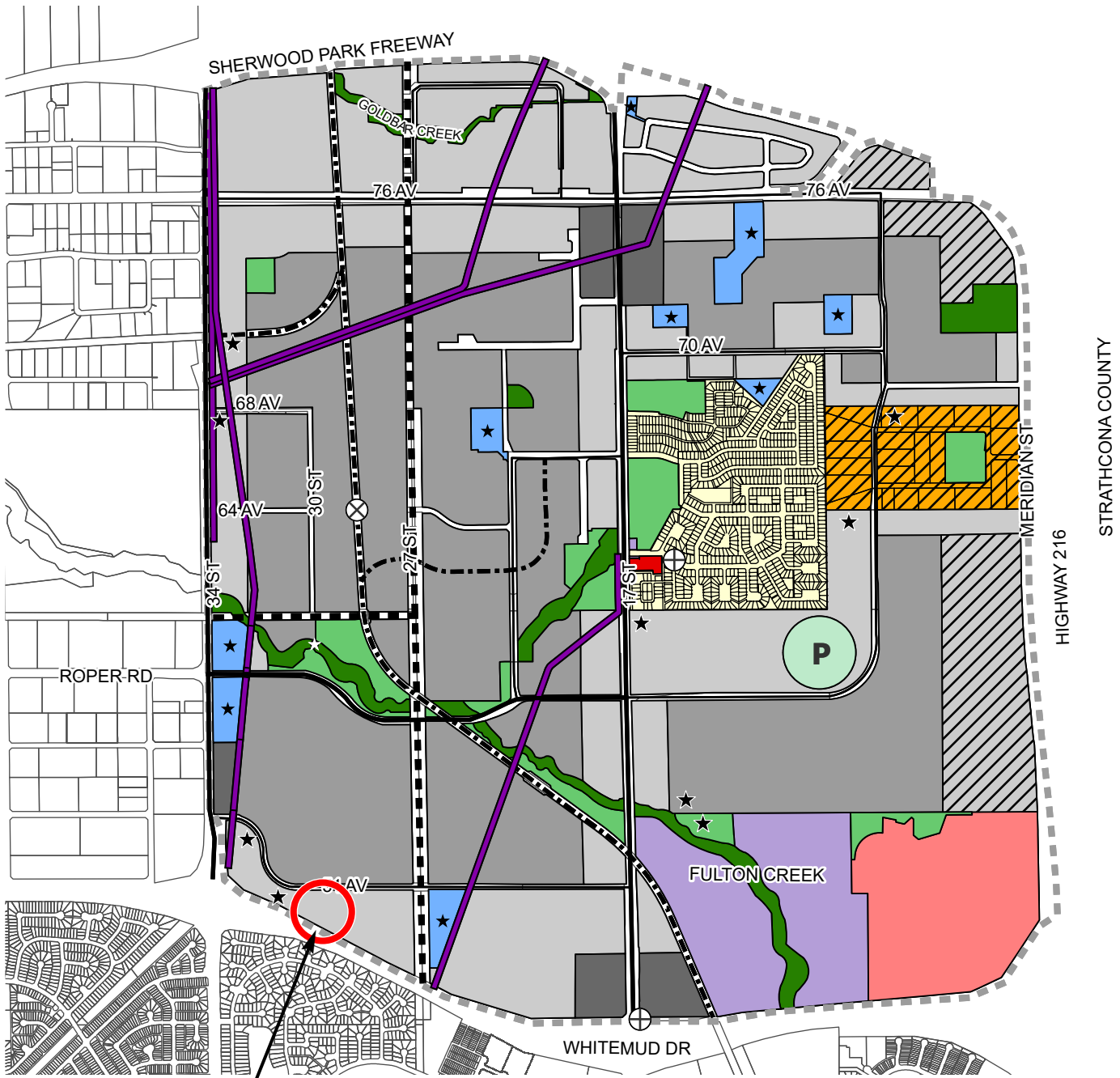
1. Context Plan Map

Written By: Kerry Girvan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**Rezoning Area**

**BYLAW 19808  
APPROVED  
MAPLE RIDGE INDUSTRIAL  
Area Structure Plan  
(as amended)**



- |                                     |                                |  |                        |
|-------------------------------------|--------------------------------|--|------------------------|
| Mobile Home Park                    | Urban Service                  | Ravine / Wetland / Natural Area        | Urban Village Park     |
| Hurstwood Special Development Area  | Public Utility                 | Abandoned Well                         | ASP Boundary           |
| Light Industrial                    | Neighbourhood Commercial       | Possible Creek Crossing                | Arterial Road          |
| Medium Industrial                   | Stormwater Management Facility | Existing Crossing To Be Eliminated     | Collector Road         |
| Medium Industrial with Restrictions | Park / Open Space              | Planned Stormwater Management Facility | Pipeline Rights-of-Way |
| Business Service                    | Urban Village Park             |  | Power Line R/W         |
|                                     |                                |  | Railway                |

**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.