

Portion of 14135 - 142 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20591 proposes a rezoning from the (IL) Light Industrial Zone to the (IB) Industrial Business Zone to allow for industrial businesses that carry out their business operations such that no nuisance is created or apparent outside a closed building, and to accommodate limited, compatible, non-industrial uses.

There is an associated subdivision under LDA23-0119 that subdivides the proposed rezoning area for consolidation with the adjacent property to the south zoned IB, currently developed as the Victoria Soccer Club.

Public engagement for this application included a mailed notice, and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Aligns with The City Plan by supporting the continued provision of important recreational opportunities for Edmontonians, and would support access to employment and a broad range of economic opportunities should the site redevelop for industrial business purposes.
- Conforms with the Industrial Business land use designation of the Rampart Industrial Area Structure Plan.
- Is compatible with surrounding land uses.

Application Details

This application was submitted by Arcadis Professional Services (Canada) Inc., formerly IBI Group on behalf of Giacobbo Holdings Ltd. The applicant advised that there are no plans to redevelop the consolidated site at this time.

Rezoning

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

- Industrial businesses (i.e. general industrial use)
- Indoor and outdoor participant recreation services uses
- Floor area ratio 1.2
- Maximum height 12.0 m
- 6.0 m setback to public roadway

Site and Surrounding Area

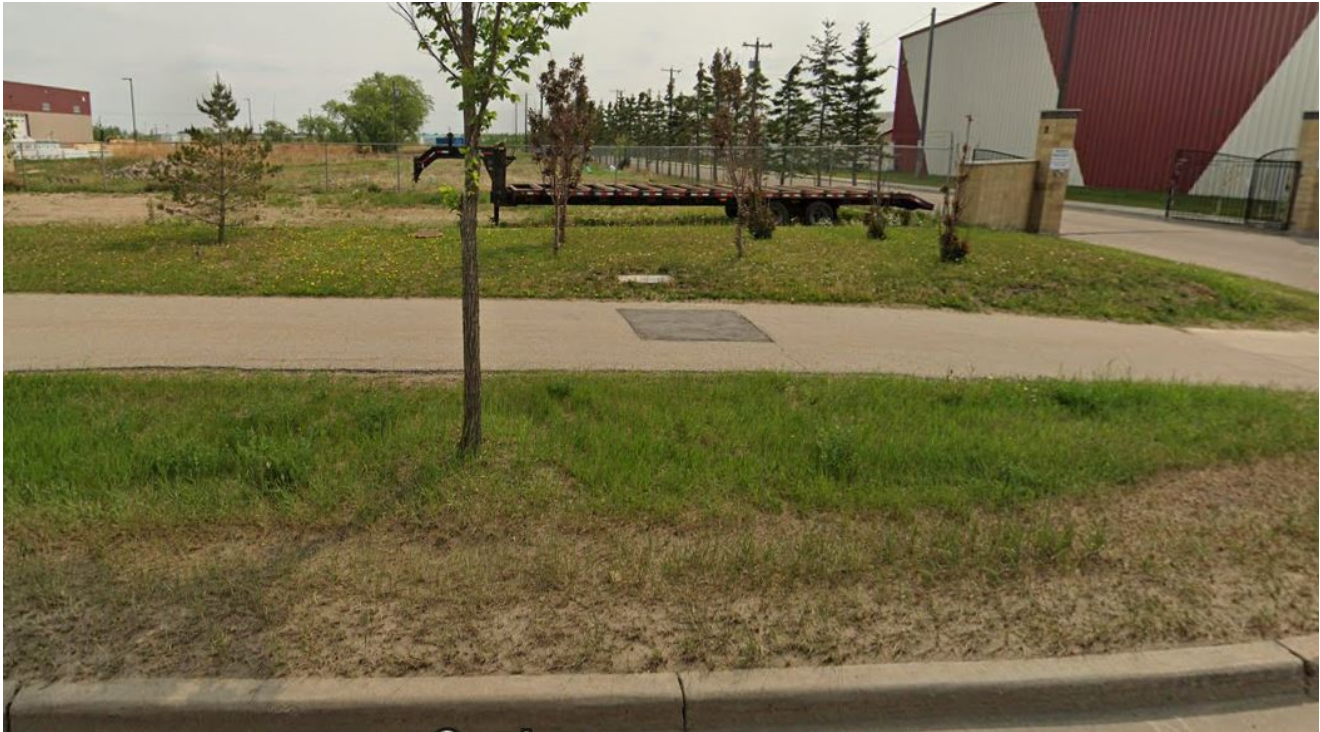
The proposed rezoning area represents a portion of a property located east of 142 Street NW and north of 137 Avenue NW, two arterial roads in the Rampart Industrial area. The portion of the property that is proposed for rezoning to IB is undeveloped.

	Existing Zoning	Current Development
Subject Site	(IL) Light Industrial Zone	Area of rezoning is undeveloped
North	(IL) Light Industrial Zone	General Industrial Use
East	(AG) Agricultural Zone	"Former" 142 Street road and railway line

South	(IB) Industrial Business Zone	Victoria Soccer Club
West	(IL) Light Industrial Zone	General Industrial Use



View of north portion of site looking east from 142 Street NW



View of south portion of site looking east from 142 Street NW



View of south boundary of site looking east from 142 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning conforms with the Rampart Industrial Area Structure Plan, utilizing a standard zone and there was no feedback from the notice. The basic approach included:

City Mailed Notice, June 21, 2023

- Notification radius: 61 metres
- Recipients: 12
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Cumberland/Oxford Community League
- Castle Downs Recreation Society Area Council

Application Analysis

The City Plan

The proposed rezoning aligns with The City Plan by supporting the continued provision of important recreational opportunities for Edmontonians. The proposal also supports access to employment and a broad range of economic opportunities should the site redevelop with industrial business uses.

Area Structure Plan

The subject site is designated for Business Industrial development in the Rampart Industrial Area Structure Plan. The proposed IB Zone aligns with this land use designation.

Land Use Compatibility

The proposed IB Zone is compatible with the IL Zone. The proposed IB zoning area will be transferred to and consolidated with the property to the south and is compatible with surrounding land uses.



Site Analysis Context

Mobility

The site is well connected with transportation infrastructure that supports all modes of transportation. A shared pathway is located on 142 Street NW, directly adjacent to the site, which connects to the broader active modes network along 137 Avenue NW and 153 Avenue NW. This rezoning is anticipated to have minimal impact on the transportation network.

ETS operates bus routes along 137 Avenue NW. The site is approximately 600 metres walking distance to the nearest bus stop, located at the 137 Avenue NW and 142 Street NW intersection.

In the future as demand for Transit Service increases and available funding permits, ETS plans to expand conventional bus service within Rampart Industrial, including 142 Street NW. In which case, the rezoning site will be within 200m walking distance of future service bus stops on 142 Street NW.

Moreover, two (2) mass transit bus routes are anticipated to operate on 153 Avenue NW and 137 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Utilities

Given there is an approved subdivision of the proposed rezoning area that requires consolidation with the IB lot to the south, no new services to the rezoning area are required.

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 utilized.

Appendices

1. Context Plan Map

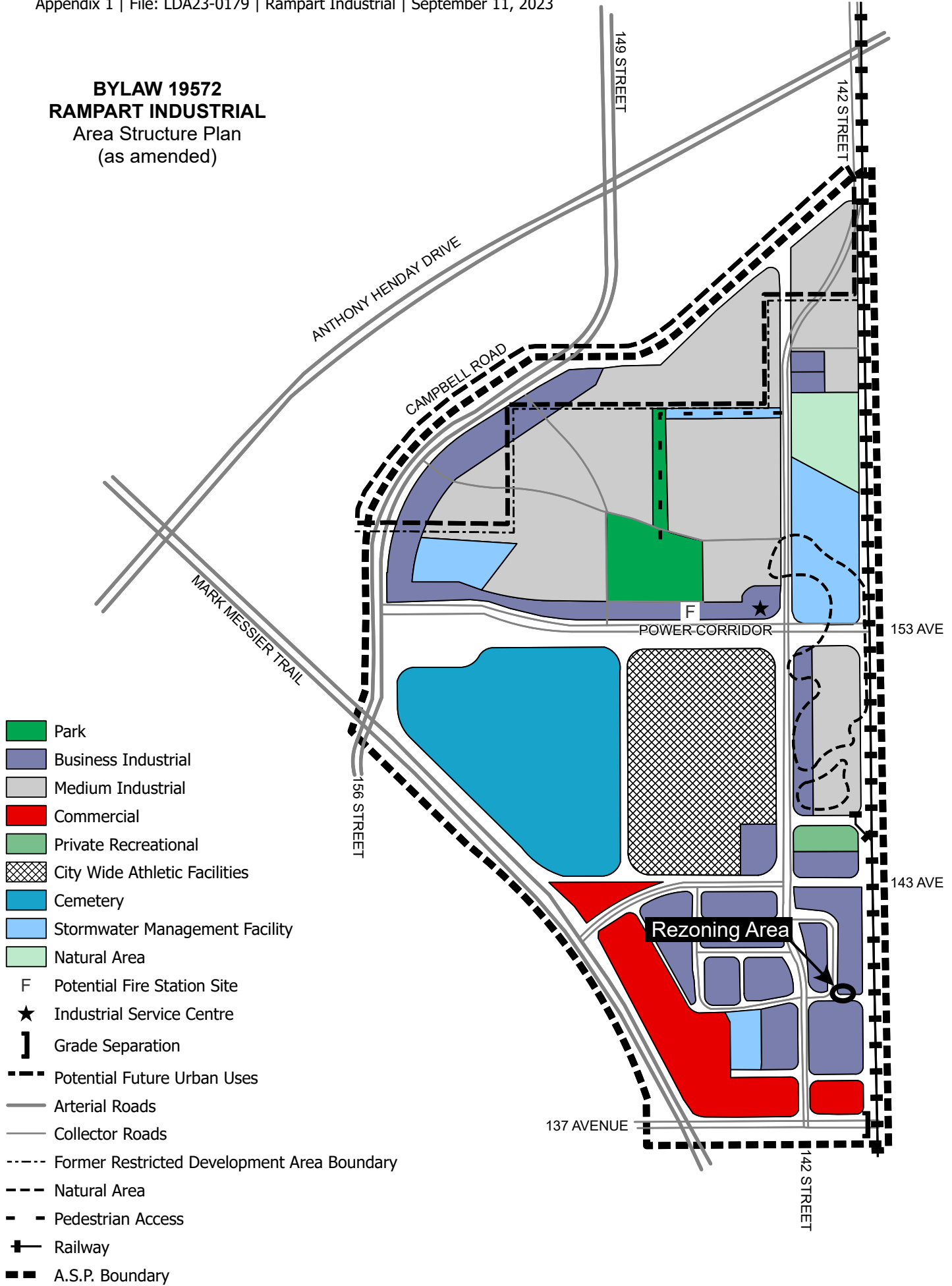
Written By: Cyndie Prpich

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

BYLAW 19572
RAMPART INDUSTRIAL
 Area Structure 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.