

Planning Report

Edmonton Energy & Technology Park Dene

Edmonton

2626 – 195 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20554 proposes a rezoning from the (EETR) Edmonton Energy And Technology Park Industrial Reserve Zone to the (EETIM) Edmonton Energy And Technology Park Medium Industrial Zone to allow for industrial development (manufacturing and logistics), including an indoor self-storage facility.

Bylaw 20553 proposes an amendment to the Edmonton Energy And Technology Park Area Structure Plan (EETP ASP) to facilitate the proposed rezoning.

Public engagement for this application included a City mailed notice, site signage, and information on the City's webpage. The City heard from one person in opposition to the application. Concerns included use of prime agricultural land for industrial purposes, the

intrusion of large transport vehicles (i.e. gravel trucks) into the area, and activity on the subject and abutting site to the west.

Administration supports this application because:

- Given the limited size and frontage of the subject site, the land can be used without full services without interfering with infrastructure connections to surrounding industrial lands.
- It generally conforms with the Medium Industrial Precinct land use designation identified in the Edmonton Energy And Technology Park ASP.
- It supports The City Plan by providing economic opportunity within the City's non-residential lands.

Application Details

This application was submitted by Situate Inc. on behalf of Bhavanveer Lail. The applicant's stated intention for the site is for an indoor self-storage facility currently considered a permitted general industrial use under the current zoning bylaw.

In 2009 the subject site was approved for a development permit under the (AG) Agricultural Zone for an accessory dwelling to accommodate an existing greenhouses, plant nurseries and market gardens. On May 2, 2011, the site was rezoned to the current EETR Zone which does not allow for general industrial uses.

Rezoning

The proposed (EETIM) Edmonton Energy And Technology Park Medium Industrial Zone would allow industrial development with the following key characteristics:

- Industrial development (manufacturing and logistics), general industrial uses, including an indoor self-storage facility, and some commercial uses such as convenience retail, automotive and equipment repair shops, automotive and minor recreation vehicle sales/rentals.
- A maximum building height of 18.0 m and a floor area ratio of 2.0.
- A 3.0 m front setback from a public road and a 6.0 m setback from an arterial, service or collector road.

Plan Amendment

The proposed plan amendment to the Edmonton Energy And Technology Park ASP consisting of a text amendment to Section 7.3 Medium Industrial Precinct was submitted to align with the proposed rezoning. The plan currently contains policy that prohibits indoor self-storage facilities within the Medium Industrial precinct, and the proposed amendment will allow exceptions for

self-storage facilities to operate on this and similar sites or already serviced sites. Under the current Zoning Bylaw, a self-storage facility is considered a general industrial use, permitted under the EETIM Zone.

Site and Surrounding Area



Aerial view of application area

The site fronts onto 195 Avenue NW, the property's south boundary. It abuts a railway line to the east with existing residential acreages to the west, also zoned EETR. The northern portion of the site abuts undeveloped agricultural land zoned EETIM. The site is approximately 0.93 ha in size, 30.5 m wide (100 feet), and 305 m deep (1,000 feet). The property has an existing two storey structure with attached garages, and an accessory building constructed on the site.

The residential landowner to the west is the same landowners as the subject rezoning site. The abutting site was approved for a major home based business to dismantle vehicles and sale of the parts (expires Jan. 6/28). Currently, there is no outdoor business activity, outdoor storage of materials or equipment associated with the home based business allowed on site.

There are no water, sanitary or storm services available to this site.

	Existing Zoning	Current Development
Subject Site	(EETR) Edmonton Energy And Technology Park Industrial Reserve Zone	Two storey structure with attached garages and an accessory building.
North	(EETIM) Edmonton Energy And Technology Park Medium Industrial Zone	Undeveloped agricultural land abutting the subject site
East	(AG) Agricultural Zone	Undeveloped
South	(AG) Agricultural Zone	Undeveloped
West	(EETR) Edmonton Energy And Technology Park Industrial Reserve Zone EETIM Edmonton Energy And Technology Park Medium Industrial Zone	Residential acreage Undeveloped agricultural land abutting the subject site with two residential dwellings on the westerly portion of the site adjacent to 34 Street NW.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the designated Special Area Zone outlined in the plan is what was applied for. The basic approach included:

City Mailed Notice, May 29, 2023

- Notification radius: 61 metres
- Recipients: 21
- Responses: 1
 - In opposition: 1

Site Signage, June 12, 2023

- One rezoning information sign was placed on the property facing 195 Avenue NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Clareview Community League
- Horse Hill Community League
- Area Council No. 17

In addition to the City's engagement, the applicant mailed a notice to six (6) surrounding landowners and created a webpage on June 15, 2023. They reported no responses or comments were received. Information on their website included a list of frequently asked questions (FAQ): <https://sites.google.com/situatinc.ca/eetp-195-ave>. One of the FAQs listed on the applicant's webpage was, "What will the development look like?" The response provided by the applicant was that they are in the early stages of the design process; however, the development is expected to consist of multiple buildings arranged in a north-south configuration with drive aisles between the buildings. Each building will have storage units of various sizes with their own entrances.

Common comments heard:

- Prime agricultural land should not be used for industrial purposes.
- Allowing large transport vehicles into the area will negatively impact rural roads.
- Site activity (use) of the adjacent property is not in keeping with the residential use.

In response to the concerns, the citizen was advised the following:

- In June 2010, with the adoption of the Edmonton Energy And Technology Park Area Structure Plan, land in this area was designated for industrial purposes .
- Transportation will not require any upgrades to 195 Avenue with this application. The stated intended use for the site, indoor self-storage facility, should not result in the intrusion of large transport vehicles (i.e. gravel trucks) to the subject property. However, other Uses allowed under the EETIM Zone, such as general contractor services, could result in large transport vehicles to the property. Large transport vehicles are restricted to 75% of legal axle loads in the spring on 195 Avenue NW from 18 Street NW to the west City limits.

- Concerns regarding development of properties can be referred to the City of Edmonton's Development Compliance Team if discussions with abutting owners are not possible/productive.

Application Analysis

The City Plan

The City Plan encourages the development of economic opportunities within the City's non-residential lands.

Area Structure Plan

The subject site is located within the Medium Industrial Precinct in the Edmonton Energy And Technology Park Area Structure Plan (EETP ASP). Uses within this precinct are intended to support the uses in the Petrochemical Cluster or provide a standalone service.

The text amendment to the EETP ASP proposes to amend Section 7.3 Medium Industrial Precinct. This Section currently prohibits self-storage facilities within this precinct. The proposed text amendment to plan policy will allow exceptions for self-storage facilities to develop on this site, on other similar unserviced sites with narrow road frontages, that are less than 1 ha in area, and would not create servicing gaps, and on sites that are already fully serviced.

Under the current Zoning Bylaw, self-storage facilities are considered a general industrial use, which is a permitted use in the EETIM Zone; however, Section 7.3 Medium Industrial Precinct policy states self-storage facilities should not be considered in the Medium Industrial Precinct. The intention for the exclusion in the ASP, as approved with Bylaw 18096, January 23, 2018 was to prohibit uses, such as indoor self-storage facilities, that would deter the provision of infrastructure needed for the development of industrial land. Given the limited size and frontage of the subject site, and such similar sites, and sites where services already exist, Industrial Investment does not view the proposal as a deterrent.

In the EETP ASP 195 Avenue NW, an existing rural road, is a planned arterial roadway that will swing south from the current 195 Avenue road alignment, west of the subject rezoning site.

While the proposed rezoning and intended development does not advance the ongoing development of this industrial area through the provision of servicing, it does allow this land to be used in a way that does not deter future industrial development in the area.

Land Use Compatibility

The purpose of the EETIM Zone is to provide the opportunity for industrial development and it includes regulations to achieve a compatible interface with adjacent zones, such as the following:

- a 3.0 m setback from a public road that is not an arterial, service or collector road, in which case 6.0 m is required.
- a maximum floor area ratio of 2.0.
- a maximum building height of 18.0 m.
- a landscaped berm where the site abuts residential, to the satisfaction of the Development Officer.
- any outdoor storage must be located at the rear of the building and be screened to the satisfaction of the Development Officer.

These regulations will ensure the compatibility of uses within the EETIM Zone, and specifically a self-storage facility, the stated intended use, with the abutting residential property.

The EETIM Zone is appropriate at this location considering the small site size, the narrow road frontage, that it is fragmented by the railway, and will not deter from the intent of ASP.

Mobility

As redevelopment progresses within the Edmonton Energy and Technology Park (EETP) area, 195 Avenue is planned to be realigned and the future site access may be provided via a collector road, as identified in the EETP Area Structure Plan. Currently, there is no concept plan in place for the realignment of 195 Avenue arterial roadway.

There is currently no conventional bus service operating in the Edmonton Energy and Technology Park. Edmonton Transit Service plans to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

Utilities

Drainage advises that there are no public sanitary or stormwater services that currently exist to the subject rezoning area. The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application. The proposed development will be utilising temporary servicing measures. This involves the use of private onsite sanitary sewerage systems, and discharge of stormwater at an appropriately controlled rate to the public ditch system in 195 Avenue.

Permanent sanitary and stormwater infrastructure will be required at the time of future redevelopment of the EETP area. At the time these systems are made available, the owner shall be responsible for the costs associated with connection.

EPCOR Water advised that there is no municipal water service available to the site. As such, alternative means of providing potable water for domestic use and meeting fire protection requirements must be addressed at the Building Permit stage. The Developer will be required to provide a comprehensive evaluation of the fire protection measures to be applied at this facility, together with written expressions of support for the report from Edmonton's Fire Rescue Services and the Developer's insurers. The submission of a Hydraulic Network Analysis (HNA) report to EPCOR Water Services for review and approval is required prior to any construction on the site. 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

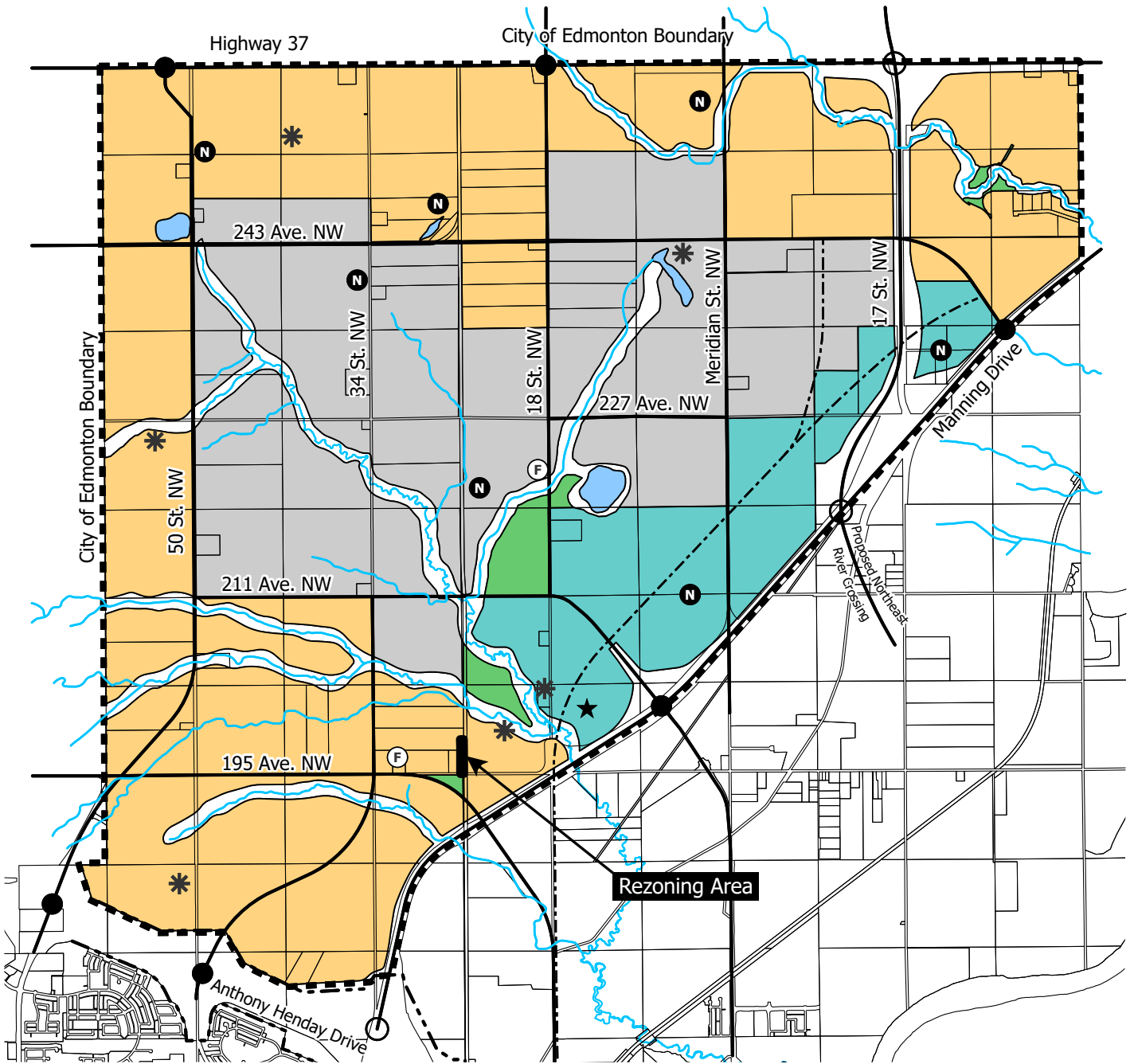
1. Context Plan Map

Written By: Cyndie Prpich

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



BYLAW 18096
APPROVED
EDMONTON ENERGY & TECHNOLOGY PARK
 Area Structure Plan
 (as amended)



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|-----------------------------------|----------------------------------|-------------------------|
| Research and Development Precinct | Creeks & Streams | System Interchange |
| Petro-Chemical Precinct | Transportation Utility Corridor | Service Interchange |
| Medium Industrial Precinct | Potential LRT | Potential Fire Station |
| Park | Road Network | Potential Natural Areas |
| Waterbodies | ASP Boundary | Potential Parks |
| Existing Property Lines | Nanaksar Gurdwara Gursikh Temple | |

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.