

12940C, 12940 & 12944 - 52 Street NW Administration Recommendation: Support



Summary

Charter Bylaw 20587 proposes to rezone the site from (IM) Medium Industrial Zone to (IB) Industrial Business Zone to allow for the development of business industrial uses and limited commercial uses. The applicant's intent is to develop a religious assembly, which is permitted within the IB Zone.

Bylaw 20586 proposes to amend the Kennedale Industrial Area Structure Plan (ASP) to align the plan with the proposed rezoning. Bylaw 20586 also includes Administrative amendments to the

land use concept map and statistics to more accurately reflect the current development of the neighbourhood.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Two people responded, both of which were in opposition. Most concerns were related to lack of available on-street parking, traffic congestion, increased litter and noise.

Administration supports this application because it:

- Supports redevelopment and intensification of industrial lands in an established non-residential area.
- Is compatible with the surrounding development.
- Supports the goals and policies of the City Plan.

Application Details

This application was submitted by Invistec Consulting Ltd. on behalf of Medina Mosque Society of Edmonton.

Rezoning

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

- A variety of business industrial uses and limited commercial uses that operate such that no nuisance factors are created or apparent outside of the building.
- Performance standards, including landscaping regulations and appropriate screening along all public roadways to ensure a higher standard of industrial development.
- A maximum height of 14.0 metres (approximately 4 storeys)
- A maximum Floor Area Ratio of 1.2

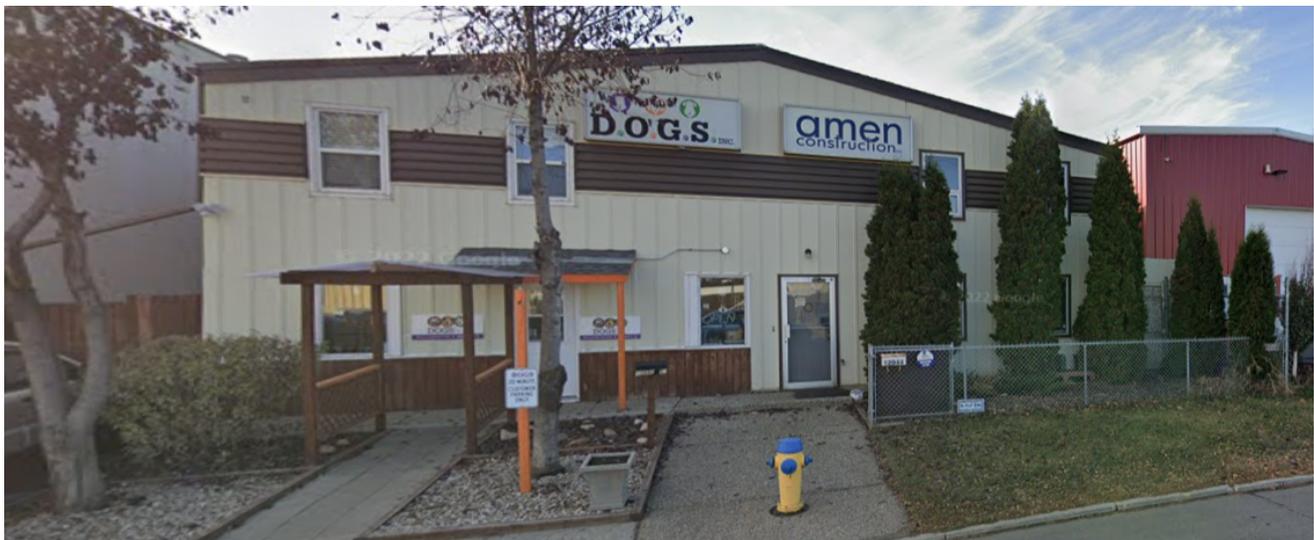
Plan Amendment

To facilitate the proposed rezoning, an amendment to the Kennedale Industrial Area Structure Plan (ASP) is proposed. The amendment will redesignate the 0.07 ha site from Medium Industrial to Industrial Business to allow for business industrial uses. Map 12 and the land use statistics in the Kennedale Industrial ASP will be amended to reflect this proposal. An administrative amendment is also included to redesignate multiple lots from Medium Industrial, Industrial Business, and Public Utility District, to Medium Industrial, Industrial Business, General

Business and Public Utility District to align the plan with the current development of the neighbourhood.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(IM) Medium Industrial Zone	General Industrial building
Context		
North	(IM) Medium Industrial Zone	General Industrial building
East	(IB) Industrial Business Zone	Undeveloped
South	(IM) Medium Industrial Zone	General Industrial building
West	(IM) Medium Industrial Zone	General Industrial building



View of the site looking west from 52 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application involves minor amendments to the statutory plan. The basic approach included:

Mailed Notice, June 2, 2023

- Notification radius: 120 metres

- Recipients: 43
- Responses: 2

Site Signage, June 10, 2023

- One rezoning information sign was placed on the property facing 52 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- No Community Leagues in the area

Common comments heard:

- Concerned about increased traffic, noise and on-street parking.

Application Analysis



Site analysis context

The City Plan

This site is identified as a non-residential area within the Northeast District of The City Plan. This application supports The City Plan’s policies related to promoting the continuous improvement of Edmonton’s non-residential lands by facilitating intensification and reinvestment in these

areas in order to attract business growth and diversify the economy in an area supported by mass transit.

In terms of the types of uses allowed and scale of development within the IB Zone, the proposal is well aligned with The City Plan’s intent for facilitating intensification and reinvestment in the neighbourhood.

Kennedale Area Structure Plan

This application proposes an amendment to the Kennedale Industrial ASP by redesignating the subject site from Medium Industrial uses to Industrial Business uses.

The Kennedale ASP allows for light industrial uses that are generally proposed in areas of high visibility and on the boundaries of the plan area, where high quality industrial development will provide an appropriate buffer and transition. Being located off 52 Street NW, a collector roadway with high visibility, the site meets the locational criteria prescribed in the ASP.

An administrative amendment is included as part of this application to redesignate multiple lots from Medium Industrial and Industrial Business to Medium Industrial, Industrial Business, General Business and Public Utility District to align the plan with the current development of the neighbourhood.

Changes to the land use statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Industrial Business	20.40 ha	20.91 ha	+ 0.50 ha
Medium Industrial	13.50 ha	15.41 ha	+ 1.91 ha
Commercial Office	1.85 ha	1.82 ha	- 0.03 ha
General Business	14.81 ha	12.46 ha	- 2.35 ha
Public Utility	53.70 ha	52.93 ha	- 0.77 ha

Land Use Compatibility

Currently there is one business, a convenience retail store, operating out of the subject site and it is the applicant's intent is to accommodate a Religious Assembly, both of which would be discretionary uses under the proposed IB zone.

The IB Zone allows for a variety of industrial uses and limited commercial uses that operate such that no nuisance factors are created or apparent outside of the building. The IB Zone includes performance standards, including landscaping regulations and appropriate screening along all public roadways to ensure a higher standard of industrial development.

The Kennedale Industrial neighbourhood has generally been transitioning to a business industrial neighbourhood with the surrounding properties to the east zoned IB and DC2 to the north. West and south of the subject site, including properties in the interior of the neighbourhood are zoned IM. To the southwest of the site, a number of IB zoned properties are located along the arterial road (129 Avenue NW).

As a result of this transition, the proposed rezoning is reflective of the land use character of the neighbourhood. The area is occupied by a variety of general industrial, logistics and manufacturing uses that are compatible with the IB zone.

Regarding height, scale, and uses, the proposed IB Zone regulations will reduce the Floor Area Ratio and maximum height in comparison to the IM Zone, but increases the front setback requirement. The table below summarizes the difference in development regulations between the current IM Zone and the proposed IB Zone.

	IM Current	IB Proposed
Maximum Height	18 m	12 m
Floor Area Ratio	2.0	1.2
Front Setback	3.0 m	6.0 m
Side Setback	0.0 m	0.0 m
Minimum Rear Setback (Lane)	0.0 m	0.0 m

The existing building has a front setback of 3 m, while 6 m is required under the proposed IB Zone. Though the existing building does not conform in terms of the front setback, the

remaining setback requirements of the IB zone are met. The IB property located to and east of the site can be developed up to a maximum height of 12 m and provide appropriate transition.

Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. The site is located close to the following active mode routes as identified by the Edmonton Bike Plan:

- 129 Avenue is a future Neighbourhood Connector Route
- 50 Street is an existing District Connector Route

Upon redevelopment, the owner will be required to construct missing pedestrian connections in front of and within the site for accessibility.

Edmonton Transit Service currently provides bus service along 129 Avenue NW and 50 Street NW. Four (4) bus stops are available within 250m walking distance from the subject site. Bus service along these two corridors provides connections to Clareview Transit Centres/LRT Station, Belvedere Transit Centre/LRT Station and Coliseum Transit Centre/LRT Station. Additionally, the subject site is approximately 1 km walking distance to Belvedere Transit Centre and LRT Station. A mass transit bus route is anticipated to operate on 50 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

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 utilized.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. Current Kennedale Industrial Area Structure Plan Land Use Statistics
2. Proposed Kennedale Industrial Area Structure Plan Land Use Statistics
3. Kennedale Industrial Area Structure Plan Land Use Concept Map Comparison

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Section: Planning Coordination

Current Kennedale Industrial Area Structure Plan Land Use Statistics – Bylaw 20308

Table 1

KENNEDALE INDUSTRIAL AREA STRUCTURE PLAN
LAND USE STATISTICS

<u>LAND USE</u>	<u>AREA (ha)</u>	<u>%</u>
Commercial Office	1.85	1.53
Industrial Business	20.40	16.83
Medium Industrial	13.50	11.14
Public Utility	53.70	44.31
General Business	14.81	12.22
Circulation	16.94	13.98
Gross Developable Area	121.20	100

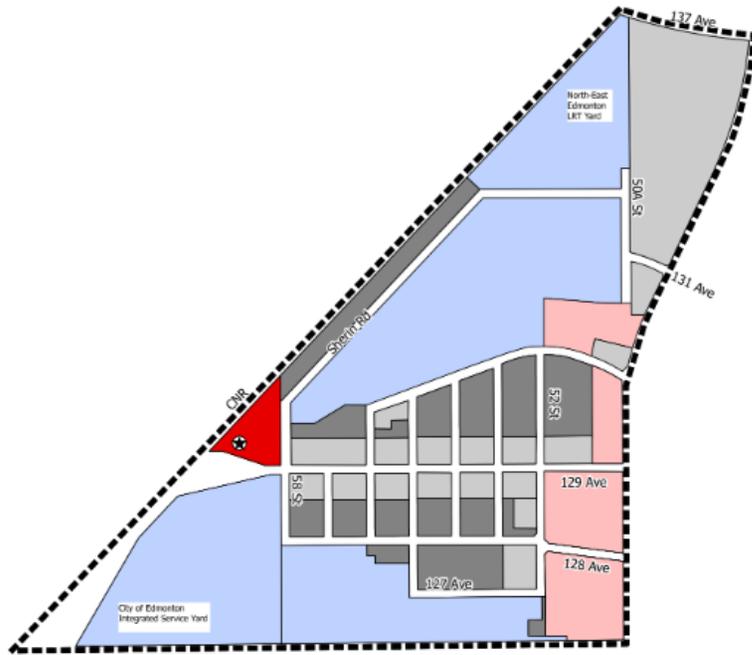
Proposed Kennedale Industrial Area Structure Plan Land Use Statistics – Bylaw 20586

Table 1

KENNEDALE INDUSTRIAL AREA STRUCTURE PLAN
LAND USE STATISTICS

<u>LAND USE</u>	<u>AREA (ha)</u>	<u>%</u>
Commercial Office	1.82	1.53
Industrial Business	20.91	16.89
Medium Industrial	15.41	11.08
Public Utility	52.93	44.31
General Business	12.46	12.22
Circulation	16.94	13.98
Gross Developable Area	121.20	100

Plan Land Use Concept Map Comparison



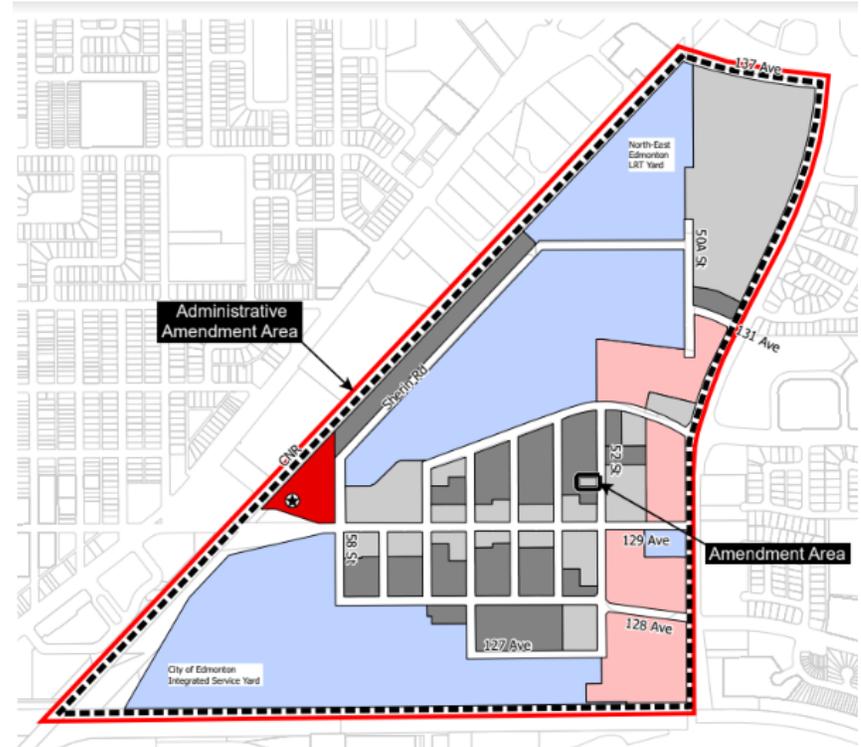
**BYLAW 20308
KENNEDALE INDUSTRIAL
Area Structure Plan
(as amended)**



- | | |
|-------------------------|------------------------------|
| Public Utility District | Area Structure Plan Boundary |
| Industrial Business | Belvedere LRT Station |
| Medium Industrial | |
| Commercial Office | |
| General Business | |

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.

Current Land Use Concept Map



**BYLAW 20586
AMENDMENT TO
KENNEDALE INDUSTRIAL
Area Structure Plan
(as amended)**



- | | |
|-------------------------|-------------------------------|
| Public Utility District | Area Structure Plan Boundary |
| Industrial Business | Belvedere LRT Station |
| Medium Industrial | Administrative Amendment Area |
| Commercial Office | Amendment Area |
| General Business | |

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.

Proposed Land Use Concept Map