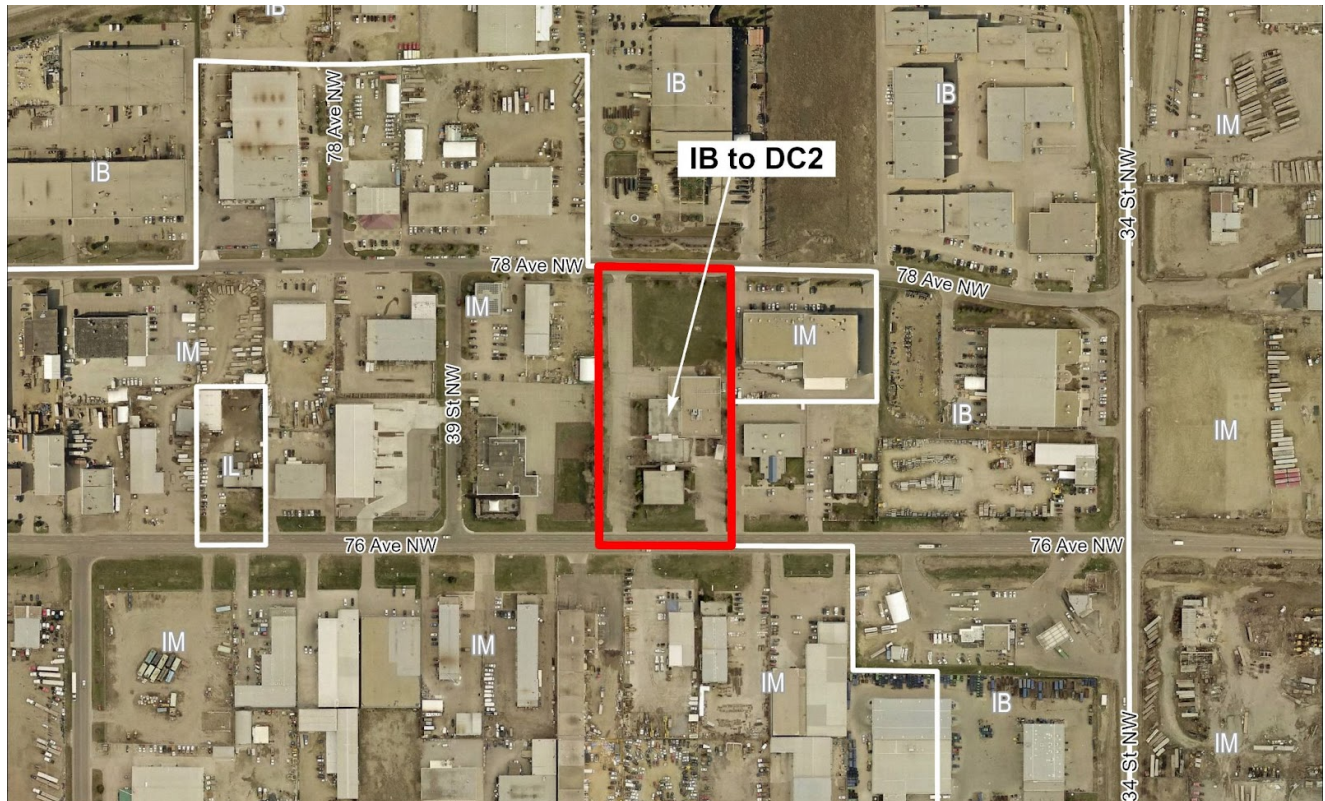


## 3720 - 76 Avenue NW

### Position of Administration: Support



### Summary

Charter Bylaw 20609 proposes a rezoning from the (IB) Industrial Business Zone to a (DC2) Site Specific Development Control Provision to allow opportunities for education services on a developed site. An associated Resolution to amend the South-East Industrial Area Outline Plan is proposed in support of the rezoning.

Public engagement for this application included a pre-application notice (from the applicant), a public hearing mailed notice, site signage, and information on the City's webpage. Three people were heard in support of the rezoning.

Administration supports this application because it:

- Provides opportunities for education services while maintaining the industrial land supply required to support industrial growth.
- Aligns with policies of The City Plan by facilitating a mix of uses and efficient use of existing infrastructure, at an appropriate location at the edge of a non-residential area and in close proximity to transit services and a future district bike route.

## Application Details

This application was submitted by Invistec Consulting Ltd. on behalf of the Alberta Classical Academy.

## Rezoning

The proposed (DC2) Site Specific Development Control Provision would allow development with the following key characteristics:

- Opportunities for Public and Private Education Services with site-specific regulations to ensure safety and compatibility with other adjacent land uses.
- Maintaining industrial land supply with options to operate Industrial and business oriented uses.
- Maximum Height of 14 metres
- Maximum Floor Area Ratio of 1.2

## Plan Amendment

To facilitate the rezoning, an amendment to the South-East Industrial Area Outline Plan is proposed by redesignating a site from High Standard Industrial Development (M-1) to High Standard Industrial Development (M-1) Public Education Services, or Private Education Services. Two maps and text amendments are required in support of the rezoning through a proposed Resolution to amend this Outline Plan.

## Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(IB) Industrial Business Zone	Office Building
North	(IB) Industrial Business Zone	General Industrial
East	(IM) Medium Industrial Zone	General Industrial

	(IB) Industrial Business Zone	Religious Assembly
<b>South</b>	(IB) Industrial Business Zone	General Industrial General Contractor Service
<b>West</b>	(IB) Industrial Business Zone	Banquet Facility



View of the Site looking north from 76 Avenue NW



View of the Site looking south from 78 Avenue NW

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed application raised little responses to pre-application notifications, it generally conforms with the distribution of land uses as referenced in the South-East Industrial Area Outline Plan, and it aligns with policies of The City Plan by facilitating a mix of uses and efficient use of existing infrastructure. The basic approach included: a



pre-application mailed notice, public hearing mailed notice, site signage, and information on the City's webpage.

### **Pre-Application Notice (from applicant), June 19, 2023**

- Notification radius: 60 metres
- Number of recipients: 15
- Number of responses (as reported by the applicant): 3
- Main comments received (as reported by the applicant):
  - The proposed new uses provide employment possibilities thus creating additional jobs for Albertans
  - The proposed application may allow for potential additional business to neighbouring companies
  - The application helps support the growth and development needs for Albertan families
  - The proposed application may help reduce area crime and theft

### **Site Signage, August, 18, 2023**

- Two rezoning information signs were placed on the property facing 76 Avenue NW and 78 Avenue NW.

### **Webpage**

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

## **Application Analysis**

### **Land Use Compatibility**

The proposed DC2 mirrors the regulations of the current (IB) Industrial Business Zone for the site and neighbouring properties. The maximum height, minimum setbacks, maximum floor area ratio, and list of uses are identical ensuring that the scale is compatible with the existing surrounding built form.

Key differences between the current IB Zone and the proposed DC2 Provision are:

- The addition of Public Education Services and Private Education Services to the use list
- Private and Public Education Services shall not be allowed where an Industrial Use exists on site that may have environmental nuisance or health impacts, or where any use involves the use, manufacturing or storage of hazardous substances.

- Requirements for transportation operations specific to the site shall be ensured at the Development Permit stage for a Private Education or Public Education Service Use.

The surrounding land uses include a mixture of both industrial business in nature zoned (IB) or (IM) and compatible non-industrial uses such as a religious assembly, and banquet facilities. It is considered that the surrounding IB Zone and proposed DC2 acts as a transitory zoning with more intensive industrial uses at the central portions of the neighbourhood.

It is important to note that the list of uses in the proposed DC2 is written to provide flexibility as Public Education Services and Private Education Services may not operate on the site indefinitely. For example, the DC2 includes all of the uses from the current IB Zone, allowing them to operate on site without requiring a subsequent rezoning. This ensures that industrial land supply is maintained, while providing opportunities for the education services.

Transportation options to the site and the immediate area make use of 76 Avenue NW, where existing transit services are located, and 34 Street/Sherwood Park Freeway as the primary access to this northeast edge area of the neighbourhood. 76 Avenue NW is also planned to include a future District Bike Route.



Site analysis context

## The City Plan

As per The City Plan, the site is located within the established non-residential area. Established non-residential areas will continue to be reinvested in and redeveloped over time, with

intensification along the edges of these areas being supported by transit, a future district bicycle route and a more efficient use of infrastructure.

The proposed rezoning and resolution adhere to policies within The City Plan by:

- Contributing to the livability and adaptability of the district (2.3.1.2)
- Enabling the growth of new and emerging sectors in non-residential areas (3.2.1.2)
- Supporting emerging and non-traditional workplace locations (3.3.1.3)
- Promoting the improvement, evolution, and intensification of Edmonton's non-residential lands (3.3.2)

By proposing a DC2 that mirrors the current IB Zone and introduces opportunities for the Public Education Services and Private Education Services Uses, the DC2 also maintains land supply necessary to support continued industrial growth (3.3.2.1).

## **Outline Plan**

The subject site is within the South-East Industrial Area Outline Plan which designates the site as High Standard Industrial Development (M-1) to which the current IB zone conforms with these standards.

As the application proposes a DC2 Provision with uses that are comparable to the IB Zone including the introduction of private and public education services uses, it still ensures that industrial lands are intact with limited nuisances and maintains the intended transition of uses to the more intensive industrial activities.

To facilitate the opportunities for education services and IB standards under the proposed DC2 Provision, a Resolution to the South-East Industrial Area Outline Plan is required. An amendment to Plan's land use concept maps is proposed in support of this application by designating the site under a new designation called "High Standard Industrial Development (M-1), Public Education Services, or Private Education Services" was created and applied to the subject site.

Corresponding text is added to Section C of the Outline Plan to reflect these updates.

## **Environment**

The environmental site assessment (ESA) review had been completed and was deemed satisfactory in 2021 under the site's previous land development application approved by City Council on November 23, 2023 granting the rezoning of the site from (IM) Medium Industrial Zone to the current (IB) Industrial Business Zone.

An updated 2023 ESA report was provided for the subject application showing no environmental concerns for the proposed rezoning of the property; and Environmental Planning supports the application.

## **Mobility**

The applicant has submitted a Traffic Impact Assessment (TIA) that has been reviewed and accepted by Development Services for the purpose of supporting the change in use to Private Education Services. Based on the analysis presented in the TIA, the traffic associated with the proposed land use is expected to be accommodated on the surrounding roadway network. The applicant will be responsible for improvements to the current site to meet operational and safety standards required for a school, such as pedestrian connection(s) to public walkways, on-site drop-off/pick-up of students, staff parking and construction of on-site pedestrian accommodation.

ETS currently operates a local bus route nearby on 76 Avenue NW. The site is less than 150m walking distance to bus stops at the 39 Street NW and 76 Avenue NW intersection.

## **Risk**

The site surroundings do not present a hazard to the proposed education services uses. Buildings in the immediate vicinity include banquet facilities, a religious assembly, and parts supply stores.

Pipeline corridors are located south and east of the site but their separation distances meet the City of Edmonton's Risk Assessment Guidelines.

## **Utilities**

### Drainage

On-site stormwater management will be required to mitigate the impacts of development that would be allowed under the proposed zone. As a result, redevelopment of this site would not have a significant impact on the existing drainage infrastructure in the area.

### Water

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

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. This could potentially be re-evaluated at the development permit stage.

## **Appendices**

1. Context Map
























Written By: Marty Vasquez








Approved By: Tim Ford

Branch: Development Services

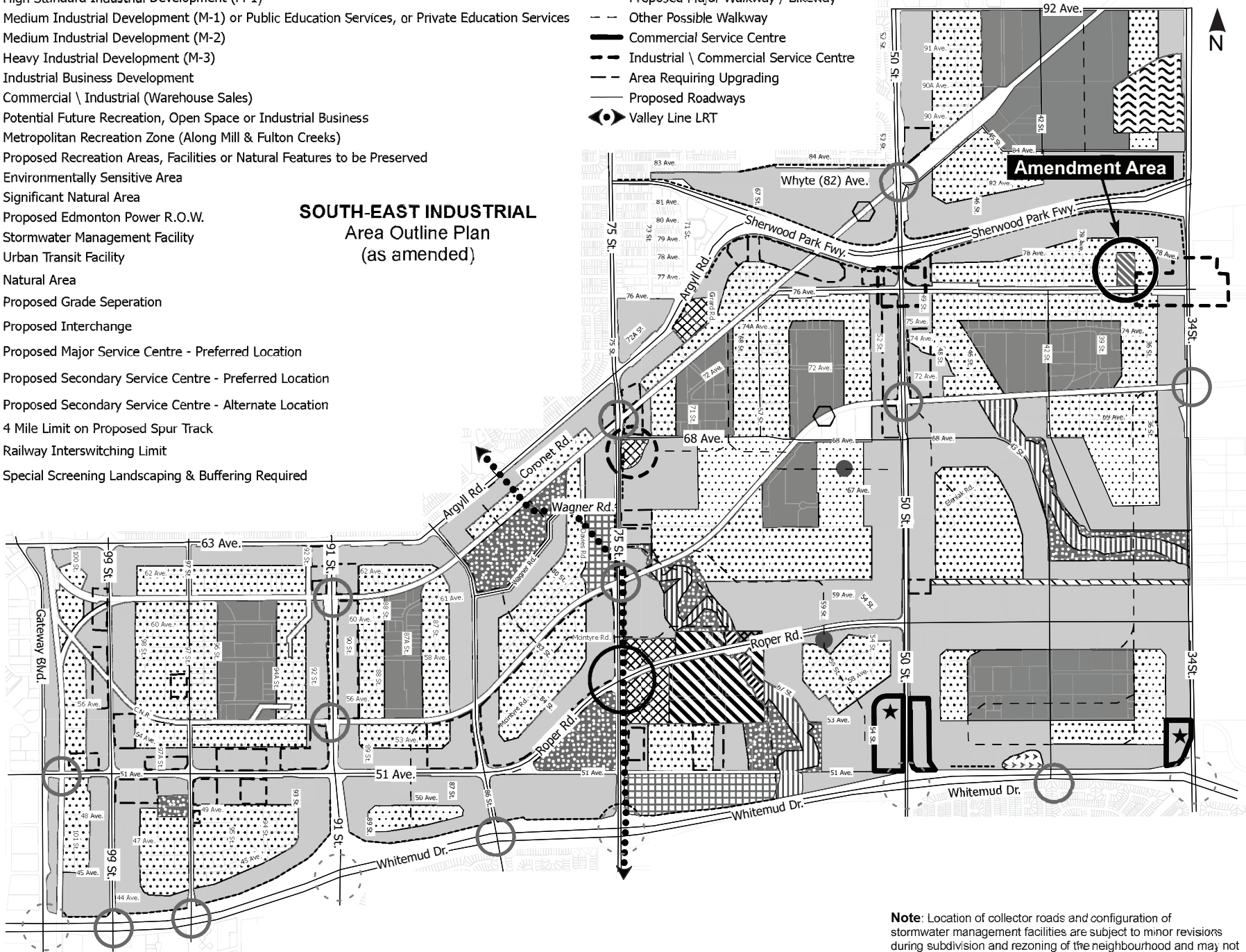
Section: Planning Coordination



-  High Standard Industrial Development (M-1)
-  Medium Industrial Development (M-1) or Public Education Services, or Private Education Services
-  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 (Along Mill & Fulton Creeks)
-  Proposed Recreation Areas, Facilities or Natural Features to be Preserved
-  Environmentally Sensitive Area
-  Significant Natural Area
-  Proposed Edmonton Power R.O.W.
-  Stormwater Management Facility
-  Urban Transit Facility
-  Natural Area
-  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
-  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

**SOUTH-EAST 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.