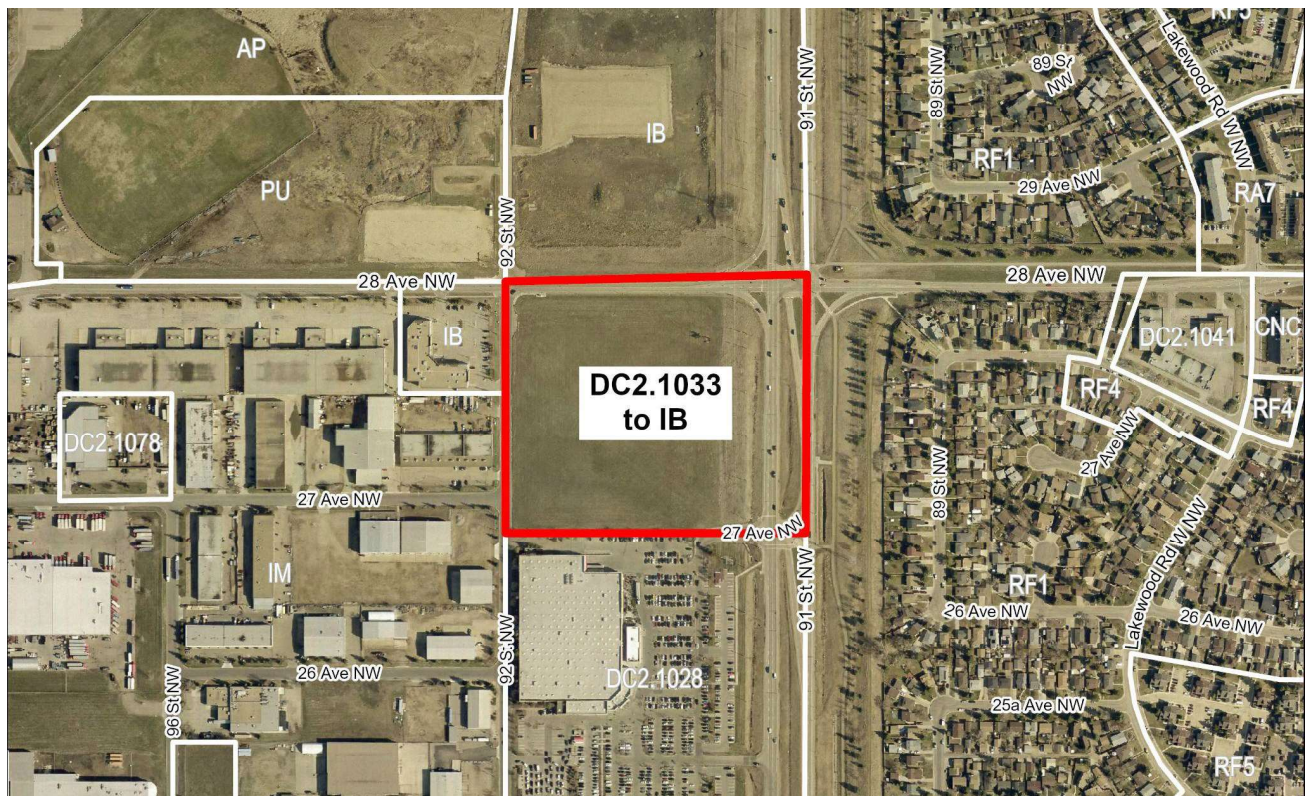


## 2703 - 92 Street NW

### Position of Administration: Support



## Summary

**Charter Bylaw 20611** proposes a rezoning from the (DC2.1033) Site Specific Development Control Provision to the (IB) Industrial Business Zone to allow business industrial uses.

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

Administration supports this application because it:

- It aligns with The City Plan by facilitating the redevelopment and intensification of industrial and commercial land

- It conforms with the South Industrial Area Outline Plan (OP)
- It will be compatible with surrounding land uses

## Application Details

This application was submitted by Arcadis on behalf of Baramy Investments Ltd.

## Rezoning

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

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

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(DC2.1033) Site Specific Development Control Provision	Undeveloped
<b>North</b>	(IB) Industrial Business Zone	Lot grading under way, Major Development Permit issued to Construct and operate an Automotive and Minor Recreation Vehicles Sales/Rentals Building
<b>East</b>	(RF1) Single Detached Residential Zone	Predominantly single detached residential housing
<b>South</b>	(DC2.1028) Site Specific Development Control Provision	Large format warehouse sales (Costco)
<b>West</b>	(IM) Medium Industrial Zone  (IB) Industrial Business Zone	Automotive and Equipment Repair, General Industrial Use Building (Heavy Truck Repair) Existing building: Professional, financial and offices services



Photo taken from 28 Avenue NW looking South towards the adjacent existing warehouse sales (Costco)

## 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 that complies with the statutory plan. The basic approach included:

### Mailed Notice, June 27, 2023

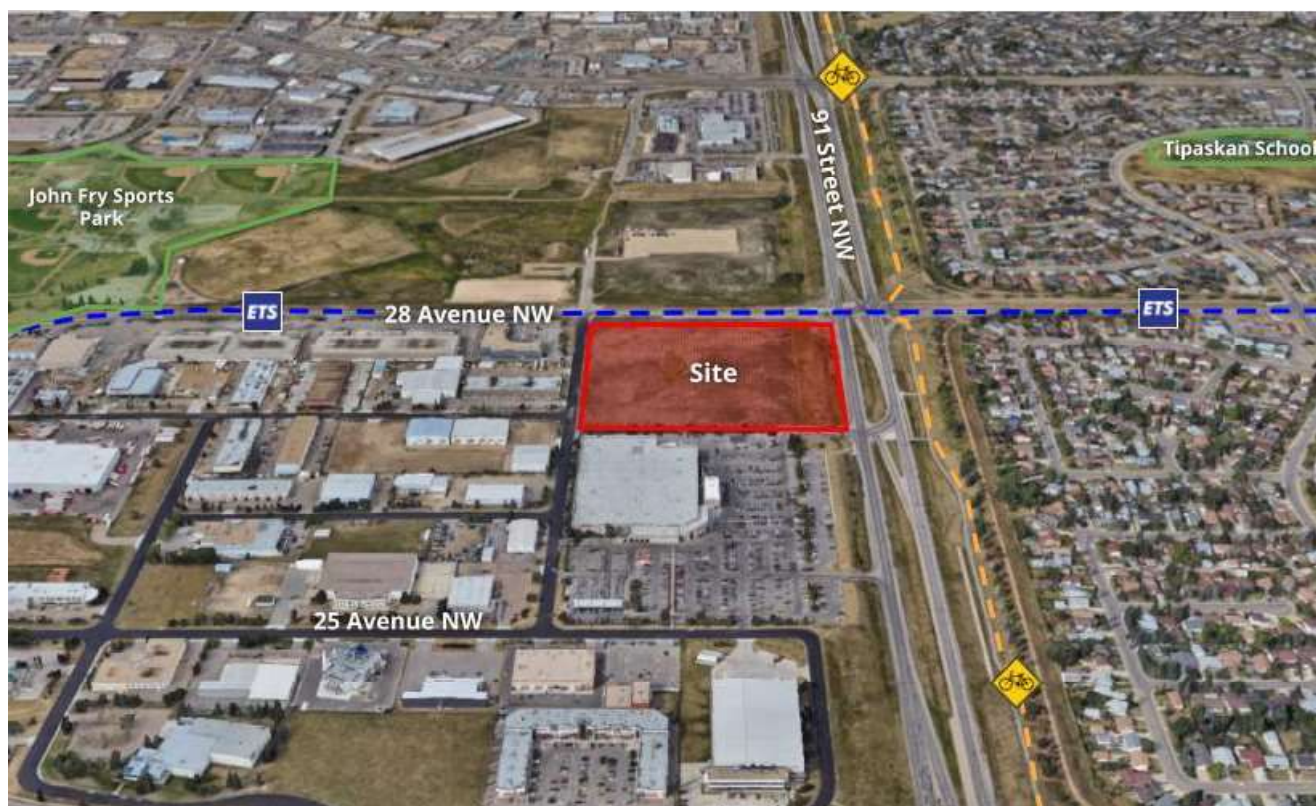
- Notification radius: 60 metres
- Recipients: 9
- Responses: 0

### Webpage

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



## Application Analysis



Site analysis context

### The City Plan

The proposal aligns with the applicable policies of The City Plan by facilitating the redevelopment and intensification of industrial and commercial lands in established non-residential areas. The site is within 300 metres of the South Common District Node and the 23 Avenue Secondary Corridor. The proposed IB Zone will support the industrial and commercial nature of the area and take advantage of the existing infrastructure, accessibility and uses.

### Outline Plan

The site is located in the Parsons Industrial neighbourhood in the South Industrial Area Outline Plan (OP). The proposal conforms with the OP, which predominantly designates the site for High Standard Industrial Development (IL & IB). The lot also falls within a portion of the Alternate Service Centre Locations overlay designation in the plan; this designation allows opportunities for retail and other commercial uses to complement the industrial area. The IB Zone would allow such opportunities for limited and compatible commercial uses that would compliment the industrial nature of the area. The lot to the north of the site has the same plan designations and was also rezoned to the IB Zone.

## 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. All parcels surrounding the subject site are zoned IM and IB, and are developed with warehouses and office buildings. The allowed Uses in the IB Zone will complement and will be compatible with the surrounding land uses.

The proposed IB Zone will allow for a broader list of business industrial uses as compared to the existing DC2 Zone, and expand opportunities for industrial compatible uses on the site. The majority of land uses within the DC2 will still be available under the IB Zone (28 of the 39 uses in the DC2 will still be available in the IB Zone as either permitted or discretionary uses). Furthermore, the IB Zone will further add over 20 more uses to the site as compared to the existing DC2.

	<b>(DC2.1033) Site Specific Development Control Provision Current</b>	<b>(IB) Business Industrial Zone Proposed</b>
<b>General purpose</b>	To accommodate industrial business uses, offices and a limited range of commercial uses	To accommodate limited, compatible non-industrial businesses  To provide for industrial businesses that carry out their operations such that no nuisance is created
<b>Maximum Height</b>	12.0 m	12.0 - 14.0 m
<b>Front Setback Range</b> (28 Avenue)	3.0 m	6.0 m

<b>Minimum Interior Side Setback</b> (92 Street)	3.0 m	6.0 m
<b>Minimum Flanking Side Setback</b> (91 Street)	6.0 m	6.0 m
<b>Minimum Rear Setback</b> (south)	3.0 m	0 m
<b>Maximum FAR</b>	1.2	1.2

## Mobility

The site is adjacent to the 91 Street district connector bike route, which features a shared pathway on the east side of 91 Street. A sidewalk was recently constructed adjacent to the site on 28 Avenue, though gaps in the network still exist. The construction of sidewalks on the west side of 91 Street and the east side of 92 Street along the site will be required with its development. The existing site access off 92 Street will also be relocated, given its proximity to 28 Avenue. New site access will be reviewed at the development permit stage.

ETS operates bus service north of the site on 28 Avenue NW. The site is within 400 metres walking distance from bus stops on 28 Avenue NW.

## Utilities

Sanitary and storm servicing can be provided from the separate sewer system in the surrounding area. Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site has a low-risk score and is considered functionally compliant with the municipal standards for hydrant spacing and fire flows. This could potentially be re-evaluated at the development permit stage. The applicant/owner will be responsible for all costs associated

with providing the required water supply, including any changes to the existing water infrastructure required by the proposed zoning.

## **Appendices**

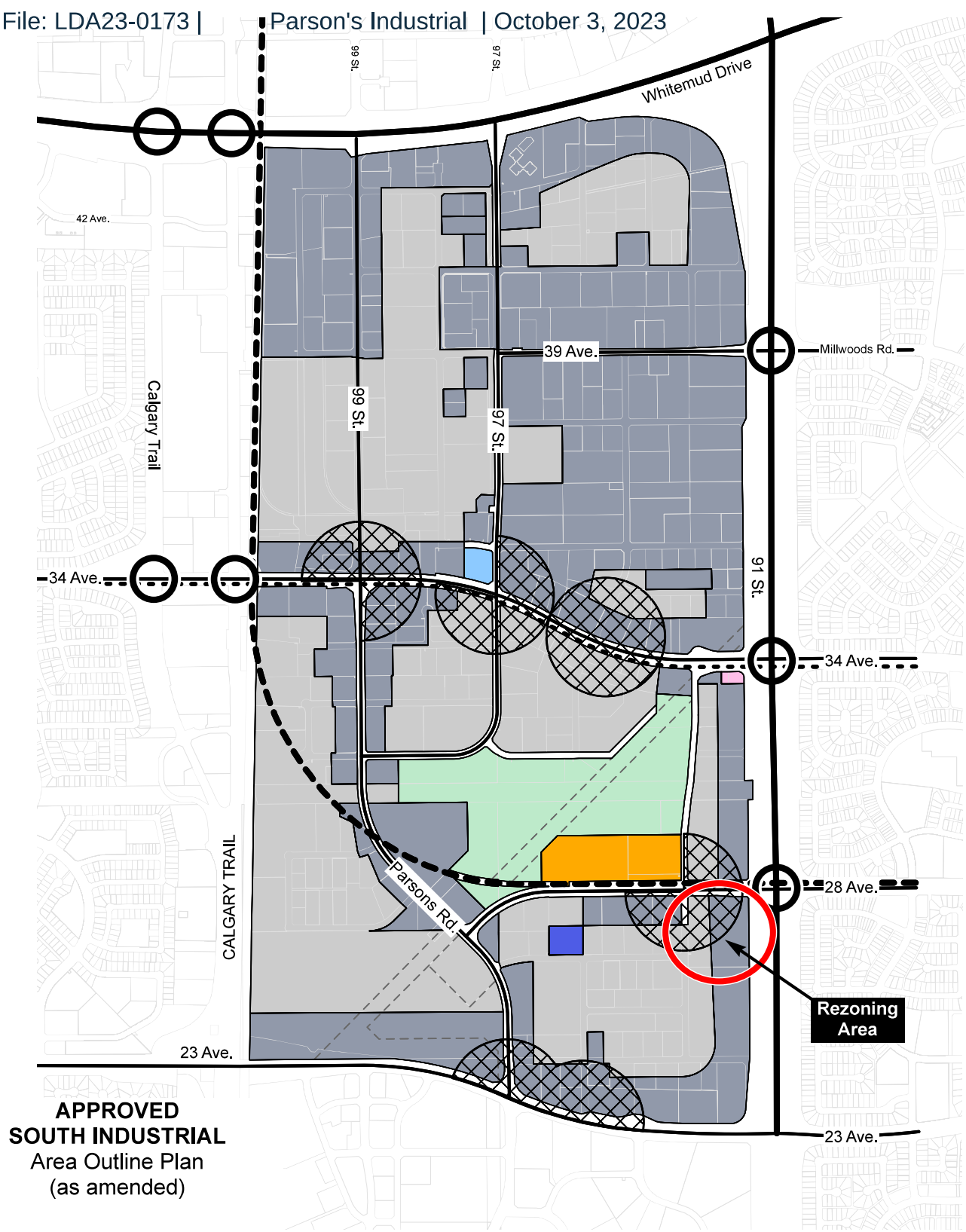
### 1. Context Plan Map













Written By: Kerry Girvan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



- |   |   |
|---|---|
|  Alternate Service Centre Locations             |  NUL Gate Station            |
|  High Standard Industrial Development (DC2)     |  LRT Station                 |
|  High Standard Industrial Development (IL & IB) |  Proposed Rapid Transit Line |
|  Medium Industrial Development (IM)             |  Collector                   |
|  Recreation Area                                |  Bikeway / Walkway           |
|  Water Reservoir Site                           |  Proposed Interchange        |

**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.