

# Planning Report Prince Rupert O-day'min

Edmonton

## 11210 - 120 Street NW

### Position of Administration: Support



## Summary

Charter Bylaw 20642 proposes a rezoning from the (IM) Medium Industrial Zone to the (IB) Business Industrial Zone to allow for industrial businesses and to accommodate limited, compatible non-industrial businesses.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately 4 people were heard from, all with questions about the rezoning.

Administration supports this application because it:

- Maintains industrial land while allowing for the adaptability of the area in alignment with The City Plan.
- Promotes the continuous improvement, evolution, and intensification of Edmonton's non-residential lands, located within a Primary Corridor.
- Is compatible with the surrounding land use.

## Application Details

This application was submitted by TSCYEG Permit Experts.

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

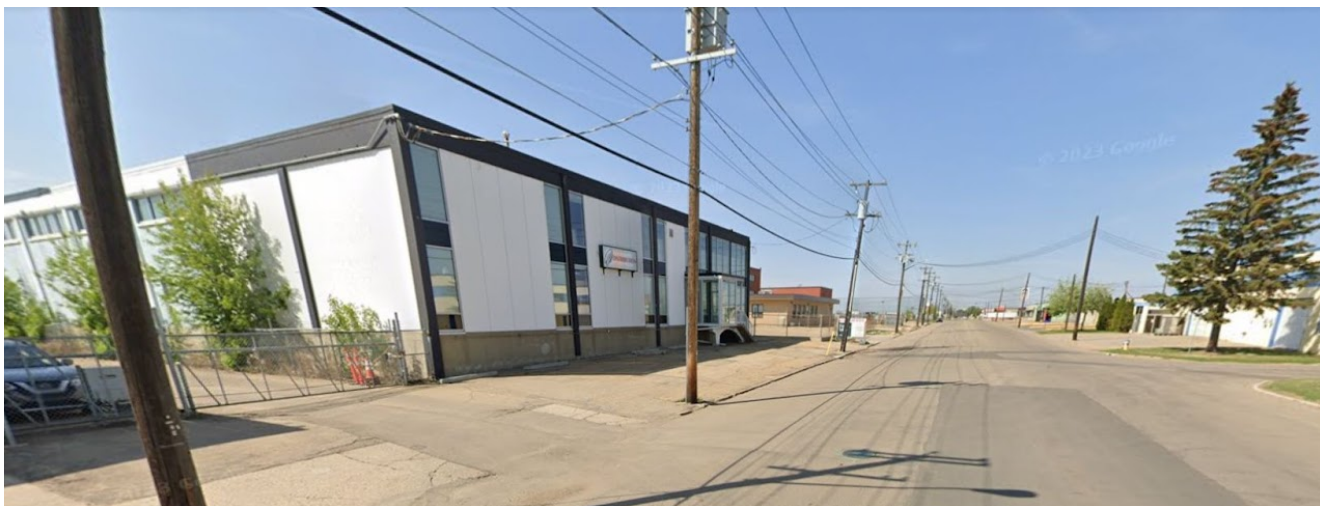
- To provide for industrial businesses that are compatible with adjacent non-industrial zones, and to accommodate limited compatible non-industrial uses such as: business support services, religious assembly, and professional, financial and office support services.
- A maximum building height of 12.0 - 14.0 metres.
- A maximum floor area ratio of 1.2.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	(IM) Medium Industrial Zone	One storey commercial building
<b>North</b>	(IM) Medium Industrial Zone	Three storey commercial building
<b>East</b>	(IM) Medium Industrial Zone  (DC2.1213) Site Specific Development Control Provision	One storey commercial building  Mira Health centre
<b>South</b>	(IM) Medium Industrial Zone	One storey commercial building
<b>West</b>	(AP) Public Parks Zone	Linear park



*View of the site looking west from 120 Street NW (google maps, 2023).*



*View of the site looking northwest from 120 Street NW (google maps, 2023).*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a rezoning to a standard zone of the same category in the zoning bylaw and little response to advance notice was received. The basic approach included:

### **Mailed Notice, August 4, 2023**

- Notification radius: 60 metres
- Recipients: 13
- Responses: 4
  - In support: 0

- In opposition: 0
- Mixed/Questions only: 4

### **Site Signage, August 3, 2023**

- One rezoning information sign was placed on the property facing 120 Street NW.

### **Webpage**

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

### **Notified Community Organizations**

- Prince Rupert Community League
- Inglewood Community League
- Kingsway Business Improvement Area

### **Common comments heard:**

- A summary of questions received:
  - Who decides whether or not to approve a rezoning application and when will that decision be made?
  - Is Urban Indoor Farming a permitted use in the current IM Zone and the proposed IB Zone?
  - What is the proposed use/business?

The Prince Rupert Community League did not provide a position of support or opposition, but did have questions (included in the summary above).



## Application Analysis



*Site analysis context*

### The City Plan

The site is within the 111 Avenue NW Primary Corridor. Primary Corridors are envisioned to be prominent urban streets designed for living, working and moving. Primary Corridors serve as both destinations, and a critical connection between nodes, throughout the city, and beyond. The built form envisioned for Primary Corridors is mid-rise and some high-rise. 111 Avenue NW is also identified as a future District Route (mass transit service that enables frequent and rapid mobility within and between districts) in the City's mass transit network.

Goals in The City Plan include maintaining the land supply necessary for continued industrial growth, and encouraging redevelopment that contributes to the livability and adaptability of an area, which this rezoning achieves.

### Impact of Zoning Bylaw Renewal

At the time of writing of this report, the draft Zoning Bylaw 20001 is set for consideration at a City Council Public Hearing on October 16, 2023 as part of the Zoning Bylaw Renewal Initiative. As a result, this report includes two outcomes contingent on whether Zoning Bylaw 20001 is approved. If Zoning Bylaw 20001 is approved in October, the proposed IB Zone will become the BE Zone effective January 1, 2024, and both zones are under consideration at this time. If Zoning Bylaw 20001 is refused, only the proposed IB zone is under consideration at this time.

## Land Use Compatibility

It is common for transitioning industrial areas to undergo incremental zoning changes from the (IM) Medium Industrial Zone to the (IB) Industrial Business Zone. This is because these transitioning industrial areas often have a growing residential component either within them or nearby and the IB Zone is considered a more sensitive and compatible zone to nearby non-industrial uses than the IM Zone. For example, 11312C - 119 Street NW (approx. 250 metres northeast of the site) was rezoned from IM to IB in 2015. A business-industrial strip mall was subsequently built that now contains a variety of small-scale businesses that serve the surrounding area and beyond.

Although there are a number of uses in the proposed zone that must be considered by Council, the applicant's intent is to operate a religious assembly out of the existing building on site. It is common for religious assemblies to be located in industrial areas (sites with IB zoning), and there are numerous examples in industrial areas across the city. The religious assembly use is a discretionary use in the IB Zone, meaning that it would be at the discretion of the Development Officer at the Development Permit stage whether or not to approve a religious assembly at this location. The applicant is aware of this risk.

Surrounding sites include the Mira Health Centre, and industrial buildings ranging from 1-3 storeys in height. If the site were to be more comprehensively redeveloped under the IB Zone in the future, the built form would be compatible with the existing surrounding development. If Zoning Bylaw 20001 is approved, the proposed IB Zone will become the BE Zone effective January 1, 2024. The BE Zone is similar to the IB Zone, allowing for a slight increase to the maximum height, maximum floor area ratio, and a slightly smaller front setback. A comparison between the IM Zone, IB Zone, and BE Zone is provided below:

	<b>IM Zone Current</b>	<b>IB Zone Proposed</b>	<b>BE Zone (Proposed ZBR Equivalent)</b>
<b>Typical Uses</b>	General industrial General contractor services	Convenience retail stores Religious assembly	Indoor sales and services Community services
<b>Maximum Height</b>	18.0 m	12.0 - 14.0 m	16.0 m

<b>Maximum FAR</b>	2.0	1.2	1.6
<b>Front Setback Range</b> (120 St NW)	3.0 m	6.0 m	4.5 m
<b>Minimum Interior Side Setbacks</b> (North and south)	0.0 m	0.0 m	0.0 m
<b>Minimum Rear Setback</b> (West)	0.0 m	0.0 m	0.0 m

## Environment

An Environmental Site Assessment (ESA) Phase I was submitted and reviewed as a part of this application. The ESA concluded that environmental risk on the property is low, and no further environmental work is required.

## Mobility

In the future, with major redevelopment of the site, the owner will be required to construct the missing sidewalk adjacent to this site and reconstruct site access as per the current City's standards.

ETS operates bus routes on 111 Avenue NW and 124 Street NW. Bus stops are approximately 300m walking distance from the site on 111 Avenue NW (at 119 Street NW). Mass transit bus routes are anticipated to operate on both 111 Avenue NW and 124 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The 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 providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

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