

Planning Report

Hagmann Estate Industrial

Anirniq

Edmonton

12510 - 123 Street NW

Position of Administration: Support



Summary

Bylaw 20654 proposes to amend the Yellowhead Corridor Area Structure Plan (ASP) to allow for industrial development.

Charter Bylaw 20655 proposes a rezoning from the (IH) Heavy Industrial Zone to the (IM) Medium Industrial Zone to allow a variety of medium industrial uses.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No responses were received from the notice of proposed land use change.

Administration supports this application because it:

- Is compatible with the surrounding and existing uses.
- Will allow for the expansion and ongoing development of the neighbourhood.
- Aligns with the intent of the Yellowhead Corridor ASP.
- Aligns with The City Plan to promote opportunities to redevelop and intensify non-residential areas.

Application Details

This application was submitted by KAZ Solution Ltd. on behalf of Procan Holdings (1981) Ltd.

Rezoning

The proposed (IM) Medium Industrial would allow development with the following key characteristics:

- Medium industrial uses that carry out a portion of their operation outdoors or require outdoor storage areas.
- Maximum height of 18.0 metres
- Maximum Floor Area Ratio of 2.0

Plan Amendment

To facilitate the proposed rezoning, an amendment to the Yellowhead Corridor ASP is proposed. The amendment will remove references requiring land for the future Northwest Light Rail Transit (LRT) in Special Area #2 and allow for industrial development.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(IH) Heavy Industrial Zone	General Industrial building
North	(IH) Heavy Industrial Zone	General Industrial building
East	(IH) Heavy Industrial Zone	General Industrial building
South	(IH) Heavy Industrial Zone	General Industrial building
West	(IH) Heavy Industrial Zone	General Industrial building



View of the site entrance looking east from 123 Street NW.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the Basic Approach. This approach was selected because no responses were received from the notice of proposed land use change.

The basic approach included the following techniques:

Mailed notice of proposed land use changes, August 21, 2023

- Number of recipients: 17
- Number of responses: 0

Webpage

- edmonton.ca/rezoningapplications

No feedback was received at the time this report was written.

Application Analysis



Site analysis context

The City Plan

The subject site is located within an “Established Non-residential Area” in The City Plan. The proposal supports The City Plan’s policies to promote the continuous improvement, evolution and intensification of Edmonton’s non-residential lands by:

- Providing reinvestment opportunities in an existing industrial area.
- Facilitating the redevelopment and intensification of industrial and commercial lands in established non-residential areas, by encouraging reinvestment to strengthen employment, economic activity and diversity.

Area Structure Plan

The subject site is within the Yellowhead Corridor ASP and falls within Special Area #2. The Special Area #2 was applied to portions of the Plan to secure land for the future Northwest LRT and station. The Plan also states that no land use rezoning will be supported without a comprehensive review of the impacts of the LRT. Since adopting the Plan, detailed plans for the Metro Line NW LRT extension have been approved, which relocates the Northwest LRT line east of the Special Area from NAIT to Campbell Road via 113A Street NW. As a result, the LRT land requirement in Special Area #2 is no longer required, and rezoning can commence.

The Yellowhead Corridor ASP is scheduled to be proposed for repeal in December 2023. The proposed amendment to allow for medium industrial uses conforms to the intent of the ASP.

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 IM zone will become the new IM Zone, effective January 1, 2024, and both zones are under consideration at this time. If Zoning Bylaw 20001 is refused, only the proposed IM zone is under consideration at this time.

Land Use Compatibility

The subject site is approximately 0.1 hectares and contains a general industrial building. The proposed IM allows for a variety of medium industrial uses.

The lands adjacent to the subject site are zoned IH and occupied by various general industrial, manufacturing, repair, and logistics uses. The IH Zone characteristics require large tracts of land, create nuisances that extend beyond the boundaries and use materials and processing operations that need separations from other developments due to the risk of toxic emission or fire explosions. However, properties zoned as IH in the area exhibit characteristics of the IM Zone, which allows for manufacturing, processing, and fabrication that carry out a portion of the operations outdoors where the nuisance does not extend beyond the site's boundaries.

Regarding the height, scale and uses, the proposed IM Zone regulations will reduce the maximum height from 30.0 m to 18.0 m compared to the IH Zone. The existing building is approximately 8 m in height (2 storeys), and will conform to the maximum 18.0 m height in the IM Zone.

The proposed IM Zone will be compatible with the existing and surrounding area. The table below summarizes the differences in development regulations between the current IH Zone and the IM Zone.

	IH Current	IM Proposed	IM Proposed ZBR Equivalent
Typical Uses	Industrial Uses	Industrial Uses	Industrial Uses

Maximum Height	30.0 m	18.0 m	18.0 m
Floor Area Ratio	2.0	2.0	2.0
Front Setback Range (123 Street)	3.0 m	3.0 m	3.0 m
Minimum Interior Side Setback	0.0 m	0.0 m	0.0 m
Minimum Rear Setback	0.0 m	0.0 m	0.0 m

Mobility

The Yellowhead Trail Freeway Conversion Program is underway and is anticipated to change the existing surrounding transportation network and bus stop locations. The proposed rezoning site is anticipated to have minimal impact on the existing and future transportation and transit networks. Bus service is currently available within 600m walking distance of the site along 127 Street NW and service will be maintained as part of the Yellowhead Trail Freeway Conversion Program.

Utilities

The proposed rezoning is not anticipated to significantly impact the area's existing sanitary and storm sewer systems, and these existing service connections can continue to be utilized.

Appendices

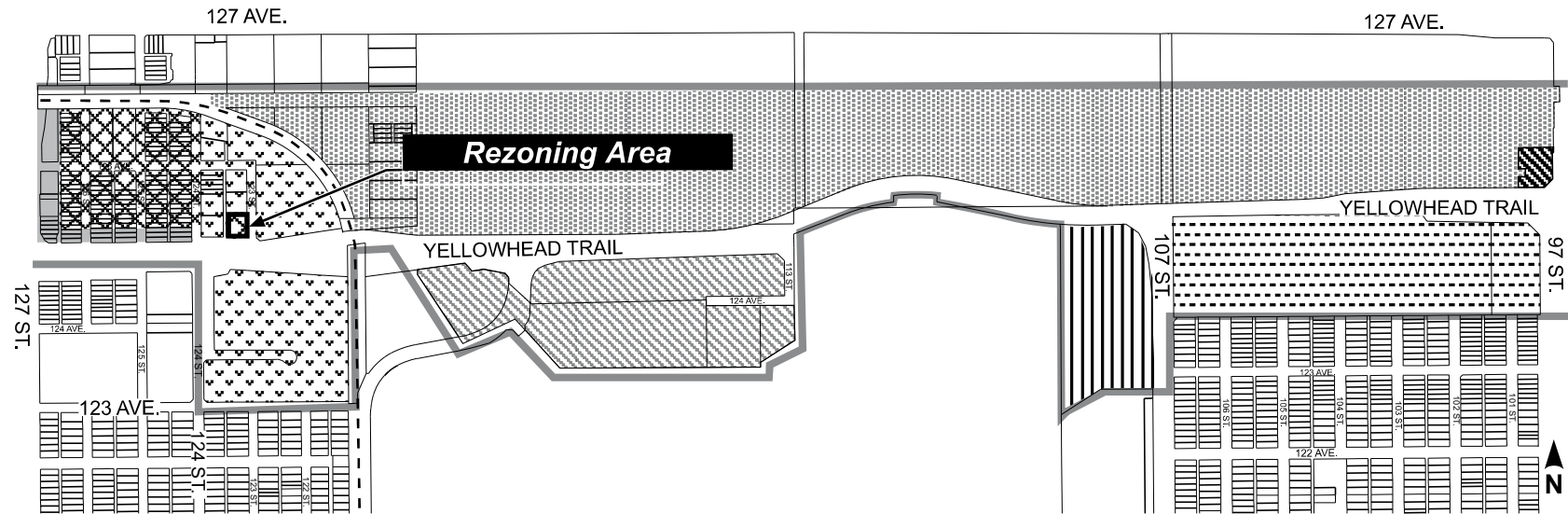
1. Context Plan Map

Written By: Vivian Gamache











Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**BYLAW 20654
AMENDMENT TO
YELLOWHEAD CORRIDOR
AREA STRUCTURE PLAN
SCHEDULE C-4, SUB-AREA 4
(as amended)**

- | | | | |
|---|--------------------------------|---|---|
|  | Medium Industrial |  | CNR, Calder Yards and Intermodal Facilities |
|  | "Prestige" Business/Industrial |  | Commercial |
|  | Public Utility |  | Area Structure Plan Boundary |
|  | Proposed N.W. LRT Line |  | Amendment Area |
|  | Special Study Area #2 | | |
|  | Beechmount Cemetery | | |