

Planning Report

Poundmaker Industrial

Nakota Isga

Edmonton

18809 - 106A Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20641 proposes to rezone the subject site from (PU) Public Utility Zone to (IM) Medium Industrial Zone to allow for medium industrial uses. It is the applicant's intent to market the site to a wider range of uses.

Public engagement for this application included a mailed notice and information on the City's webpage and no responses were received.

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 Select Engineering Consultants Ltd. on behalf of York Realty Inc.

The proposed (IM) Medium Industrial Zone 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
- Performance standards, including landscaping regulations and appropriate screening to ensure a higher standard of industrial development
- A maximum height of 18.0 metres (approximately 6 storeys)

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(PU) Public Utility Zone	Storage yard
North	(PU) Public Utility Zone (IM) Medium Industrial Zone	Minor Impact Utility Service General Industrial
East	(PU) Public Utility Zone	Minor Impact Utility Service
South	(PU) Public Utility Zone	Minor Impact Utility Service
West	(AG) Agricultural Zone	Transportation Utility Corridor



Street view of the subject site looking south from 107 Avenue NW



Landscaped tree buffer looking east from the Anthony Henday Transportation Utility Corridor

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application is in general alignment with the statutory plan. The basic approach included:

Mailed Notice, July 20, 2023

- Notification radius: 60 metres
- Recipients: 29
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Application Analysis



Site analysis context

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.

The types of uses allowed and the scale of development within the IM Zone, the proposal is well aligned with The City Plan's intent to facilitate intensification and reinvestment in the neighbourhood.

Outline Plan

The subject site falls within the Northwest Industrial Area Outline Plan (OP) which designates it as a mix of (M1) High Standard Industrial Development and (M2) Medium Industrial Development. The Northwest Industrial OP gives flexibility for the distribution of M1 and M2 development as long as they maintain the minimum permissible standard. The west end of the subject site has two large treed landscape buffers providing the appropriate screening to the Anthony Henday Transportation Utility Corridor (TUC) and as a result the minimum permissible standard is maintained.

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 12800 IM zone will become the 20001 IM zone effective January 1, 2024, and both zones are under consideration at this time. If Zoning Bylaw 20001 is refused, only the proposed 12800 Zone IM zone is under consideration at this time.

Land Use Compatibility

The IM Zone allows for a variety of industrial uses including manufacturing, processing, assembly, distribution, service and repair uses that carry out a portion of their operation outdoors or require outdoor storage areas. The IM Zone includes performance standards, including landscaping regulations and appropriate screening along all public roadways to ensure a higher standard of industrial development.

The Poundmaker Industrial neighbourhood is designated for a mixture of business, medium and heavy industrial development. While the surrounding area is mainly made up of PU development, the area is transitioning to more traditional industrial development and this is especially evident along 184 Street NW where it is made up of a mixture of IM and IB zoned lots.

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, storage, logistics and manufacturing uses that are compatible with the IM zone.

Regarding the height, scale and setbacks, the proposed IM zone will maintain the maximum height of 18 m, but will reduce the front setback from 6 m to 3 m, the side setback from 4.5 m to 0 m, and the rear setback from 7.5 m to 0 m when compared to the current PU zone.

In comparison to the draft Zoning Bylaw 20001 IM zone, the proposed height, floor area ratio, front and rear setback remain the same, with the only difference being an increase to the side setback from 0 m to 6 m. The table below summarizes the comparisons.

	PU Current	IM Proposed	IM Proposed ZBR Equivalent
Maximum Height	18.0 m	18.0 m	18.0 m
Floor Area Ratio	N/A	2.0	2.0
Front Setback	6.0 m	3.0 m	3.0 m
Side Setback	4.5 m	0.0 m	0.0 m (abutting an industrial Zone) 6.0 m (abutting a non-industrial Zone)
Minimum Rear Setback (Lane)	7.5 m	0.0 m	0.0 m

Mobility

ETS operates bus service east of the site on 184 Street NW. The site is approximately 500 metres walking distance to the nearest bus stops, located on 184 Street NW. Future transit collectors

near the site are 186 Street NW and 104 Avenue NW. Bus stops along both corridors have been previously constructed, however there is no service at this time.

With development of the site, the owner will be required to upgrade adjacent undeveloped road to an urban roadway standard including a missing sidewalk adjacent to this site as per current City's standard.

Risk

The site is approximately 45 m from an easement for a high pressure natural gas pipeline (ATCO Gas, licence number 1670-27) located to the west of the site. A risk assessment is available on file for comparable pipeline corridors in the Transportation Utility Corridor, which indicate that the risk probability of the pipeline is minimal and at an acceptable level.

Utilities

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application. 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 stormwater management will be reviewed at the Development Permit stage.

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

Appendices

1. Context Plan Map

Written By: Luke Cormier

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

