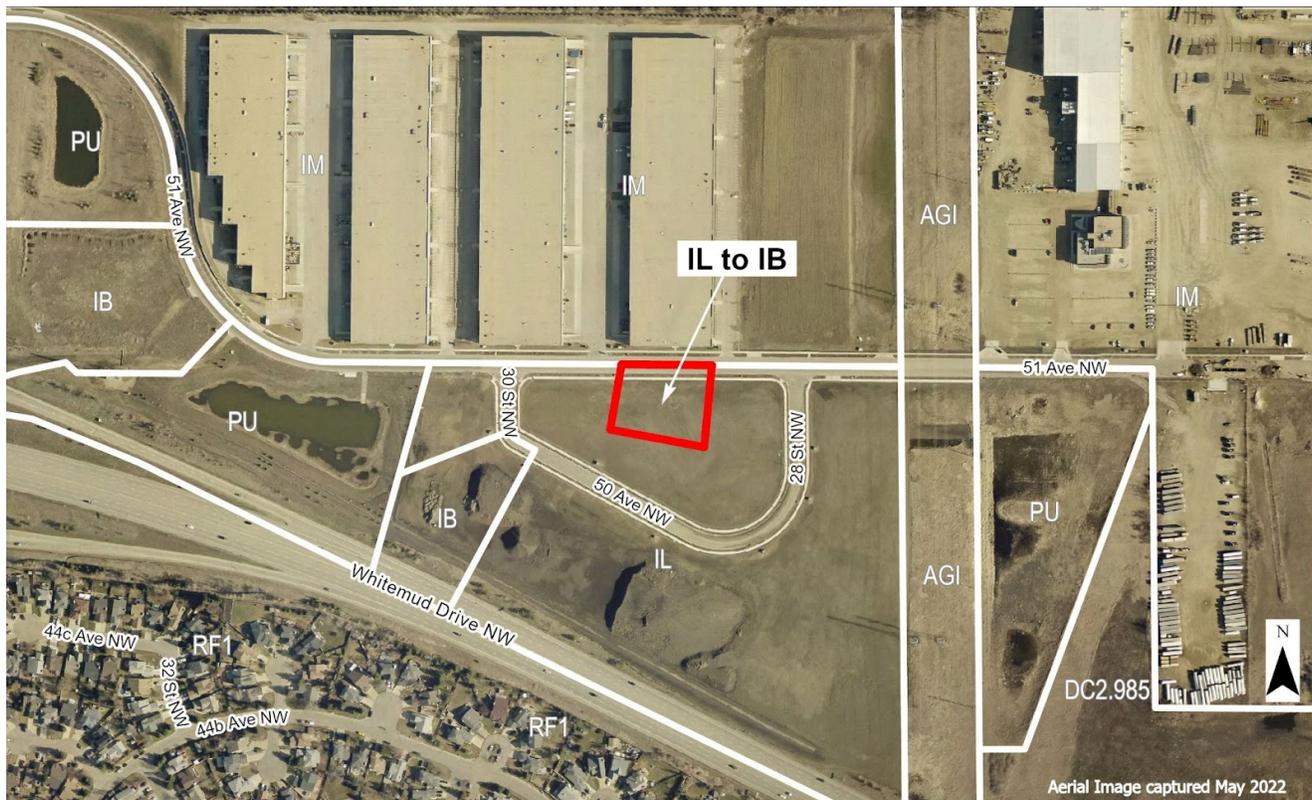


2915 - 51 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20664 proposes a rezoning from the (IL) Light Industrial Zone to the (IB) Industrial Business Zone to allow for industrial business uses.

Public engagement for this application included a mailed notice and information on the City's webpage. There has been no feedback received at the time of writing this report.

Administration supports this application because it:

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

- Is compatible with existing and surrounding planned land uses.
- The proposal allows for a wider range of industrial business opportunities on the site.

Application Details

This application was submitted by GSA Consulting Inc. (Green Space Alliance) on behalf of the landowners.

Rezoning

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

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

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(IL) Light Industrial Zone	Undeveloped land
North	(IM) Medium Industrial Zone	Industrial warehouse
East	(IL) Light Industrial Zone	Undeveloped land
South	(IL) Light Industrial Zone	Undeveloped land
West	(IL) Light Industrial Zone	Undeveloped land



Subject Site looking South from 51 Avenue 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 facilitates anticipated development for the area in conformance with the statutory plan. The basic approach included:

Mailed Notice, August 16, 2023

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

Webpage

- edmonton.ca/rezoningapplications

Application Analysis



Site analysis context

The City Plan

The Site is located within The City Plan's Non-Residential Opportunities Network, and the proposed rezoning aligns with City Plan policies that encourage economic development opportunities within the City's non-residential lands to help ensure a diverse and thriving economy in Edmonton. The City Plan identifies the site as within the Southeast District, and the site is not identified as a "Node" nor a "Corridor" within The City Plan.

Area Structure Plan

This application conforms with the goals and objectives of the Maple Ridge Industrial Area Structure Plan (ASP). The subject site is designated for "Light Industrial" which allows for both light industrial uses that do not create nuisances and compatible business uses such as business offices, contractor services and health services. Historically the "Light Industrial" and "Business Service Centre" ASP designations have tended to have either the (IB) Industrial Business Zone and (IL) Light Industrial zones applied, respectively. However, a recent plan amendment (Bylaw 20561) to the Maple Ridge Industrial ASP allows for more opportunities for facilitating both light industrial and business uses with areas designated for "Light Industrial".

Impact of Zoning Bylaw Renewal

At the time of writing of this report, Zoning Bylaw 20001 has been approved but is not yet in effect. As a result, if proposed Charter Bylaw 20664 is approved, the (IB) Industrial Business Zone would be effective until December 31, 2023, while the (BE) Business Employment Zone would become effective January 1, 2024.

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. Most parcels surrounding the subject site are zoned IL and are undeveloped, with the exception of a nearby site located in the same cul-de-sac, which was recently rezoned to the IB zone (on August 23, 2023). To the north of the site is an industrial warehouse building. The site meets the general location of the IB Zone by being both at the periphery of an industrial neighbourhood, as well as being adjacent to the collector road 51 Avenue NW. The allowed Uses in the IB Zone will complement and will be compatible with the surrounding land uses.

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. Given that Zoning Bylaw 20001 has been 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 IL Zone, IB Zone, and BE Zone is provided below:

	(IL) Light Industrial Zone Current	(IB) Industrial Business Zone Proposed	(BE) Business Employment Zone Proposed ZBR Equivalent
Typical Uses	Light Industrial Uses	Industrial Business Uses	Light Industrial and small business uses
Maximum Height	14 - 18 m	12 - 14 m	16 m

Mobility

The proposed rezoning is anticipated to have minimal impacts to the transportation network. 34 Street widening to 4 lanes between 51 Avenue and north of Roper Road is currently under construction. Additionally, installation of traffic signals at 34 Street NW and 51 Avenue NW intersection is included as part of this project.

Edmonton Transit Service currently provides bus service near the subject site, along 36 Street NW. There is existing bus stop infrastructure nearby along 51 Avenue NW, with bus service anticipated along this road in the future as the area develops and 51 Avenue NW is improved to the east.

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 City standards for water supply including any changes to the existing water infrastructure required by this application.

Appendices

1. Context Plan Map

Written By: Kerry Girvan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



Rezoning Area

**BYLAW 19808
APPROVED
MAPLE RIDGE INDUSTRIAL
Area Structure Plan
(as amended)**



- | | | | |
|-------------------------------------|--------------------------------|--|------------------------|
| Mobile Home Park | Urban Service | Ravine / Wetland / Natural Area | Urban Village Park |
| Hurstwood Special Development Area | Public Utility | Abandoned Well | ASP Boundary |
| Light Industrial | Neighbourhood Commercial | Possible Creek Crossing | Arterial Road |
| Medium Industrial | Stormwater Management Facility | Existing Crossing To Be Eliminated | Collector Road |
| Medium Industrial with Restrictions | Park / Open Space | Planned Stormwater Management Facility | Pipeline Rights-of-Way |
| Business Service | Urban Village Park | | Power Line R/W |
| | | | Railway |

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.