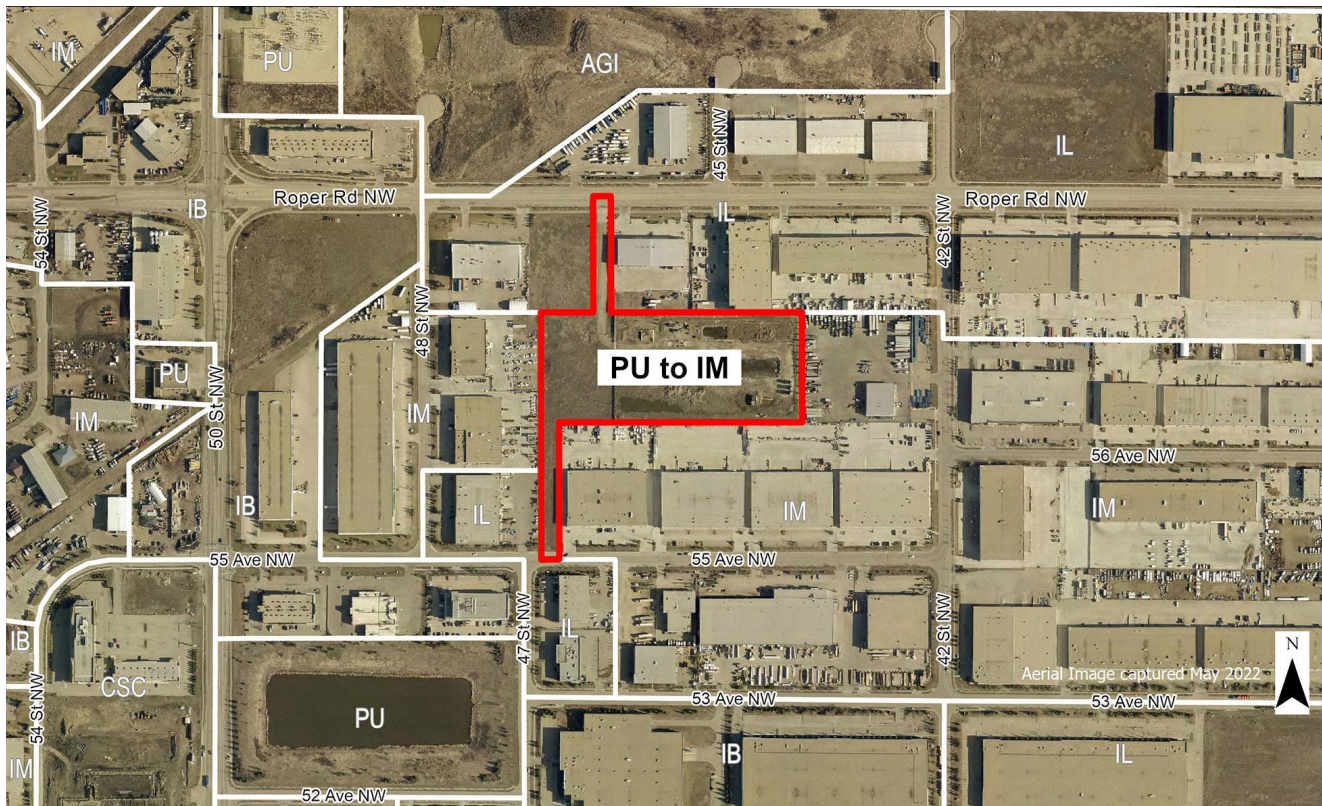


4661 - Roper Road NW

Position of Administration: Support



Summary

Charter Bylaw 20681 proposes a rezoning from the (PU) Public Utility Zone to the (IM) Medium Industrial Zone to allow for medium industrial uses.

Bylaw 20680 proposes to amend the Pylypow Industrial Area Structure Plan (ASP) to align the plan with the proposed rezoning.

Public engagement for this application included a mailed notice, site signage 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 by facilitating intensification and reinvestment in the neighbourhood.

Application Details

This application was submitted by WSP Canada Inc. on behalf of EPCOR Water Services Inc.

Rezoning

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)

Plan Amendment

To facilitate the proposed rezoning, an amendment to the Pylypow Industrial Area Structure Plan (ASP) is proposed. The amendment will redesignate the 4.04 ha site from Water Reservoir to Medium Industrial to allow for medium industrial uses. Figure 3 - Pylypow Industrial - Development Concept and Figure 6 - Pylypow Industrial - Water Network, the Land Use Statistics and text changes to Section 3.2 Water Infrastructure in the Pylypow Industrial ASP will be amended to reflect this proposal.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(PU) Public Utility Zone	Public utility lot
North	(IL) Light Industrial Uses	General industrial uses
East	(IM) Medium Industrial uses	General industrial uses
South	(IM) Medium Industrial uses (IL) Light Industrial uses	General industrial uses General industrial uses
West	(IM) Medium Industrial uses (IL) Light Industrial uses	General industrial uses General industrial uses

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, September 7, 2023

- Notification radius: 120 metres
- Recipients: 52
- Responses: 0

Site Signage, September 27, 2023

- Two (2) rezoning information signs were placed on the property facing Roper Road NW and 55 Avenue NW

Webpage

- edmonton.ca/rezoningapplications

Application Analysis



Site analysis context

The City Plan

The subject site is identified as a non-residential area within the Southeast District of 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.

In terms of 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 for facilitating intensification and reinvestment in the neighbourhood.

Southeast Industrial Outline Plan

The subject site falls within the Southeast Industrial Area Outline Plan (OP) which designates it as (M3) Heavy Industrial Development. The Southeast Industrial OP gives flexibility for the distribution of M3 and (M2) Medium Industrial Development as long as they maintain the minimum permissible standard, which will be achieved through the proposed IM Zone.

Pylypow Industrial Area Structure Plan

This application proposes an amendment to the Pylypow Industrial ASP by redesignating the subject site from Water Reservoir to Medium Industrial.

Over the past two decades, EPCOR has identified a decreasing trend in water consumption per customer, particularly with industrial customers. As these demands have decreased over the years, the previously planned water infrastructure is no longer required to adequately provide service to customers and as a result the amendment removes the requirement of a pumpstation and reservoir in Pylypow to provide water service for the Southeast Industrial, Maple Ridge and Maple Ridge Industrial neighbourhoods.

The Pylypow Industrial ASP supports medium industrial uses in the interior of the neighbourhood and prohibits heavy industrial uses entirely through the plan area.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Medium Industrial	135.5	139.5	+4.0
Water Reservoir	4.0	0.0	- 4.0

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 the proposed Charter Bylaw 20681 is approved, the Zoning Bylaw 12800 IM Zone would be effective until December 31, 2023, while the Zoning Bylaw 20001 IM Zone would become effective January 1, 2024.

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 light/business, and medium industrial development. The surrounding area is made up of a mixture of light and medium industrial development and 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 when abutting a non-industrial zone. 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

The proposed rezoning is anticipated to have minimal impacts on the transportation network. Roper Road, between 34 Street NW and 36 Street NW, is currently under construction to complete the roadway connection to 34 Street NW, including a fully signalized intersection at 34 Street NW and Roper Road.

Edmonton Transit Service operates bus service on Roper Road NW, 55 Avenue NW and 50 Street NW. Bus stops along 55 Avenue NW and Roper Road NW are within 300 - 500m walking distance of the rezoning site. As Pylypow Industrial and the surrounding industrial area develop, future transit services may change. A mass transit bus route is anticipated to operate on 50 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 on the existing sanitary and storm sewer systems in the area.

Pylypow is provided water supply from a water transmission main along 50 Street NW, which provides adequate service pressure and fire flow capacity.

West of 34 Street NW and north of Whitemud Drive NW, customers are supplied by the South Secondary Pressure Zone. The South Secondary Pressure Zone has capacity to continue to adequately support growth within Pylypow without the need for additional pumping capacity or storage.

As industrial customer demands have decreased over the years, the previously planned water infrastructure is no longer required to adequately provide service to customers.

Originally, a water reservoir and pumphouse proposed within Pylypow was intended to supply higher elevations east of 34 Street NW. In 2010, to support development in the land on the south side of the Southeast Industrial ASP, a water transmission main was constructed crossing Whitemud Drive NW between 34 Street NW and 17 Street NW. With the adjusted demands for industrial growth within Southeast Industrial, Maple Ridge and Maple Ridge Industrial, it is expected the transmission main across Whitemud Drive NW is sufficient to provide adequate service pressure and fire flow capacity without the need for the Pylypow reservoir and pump house.

In summary, EPCOR Water has removed the requirement of a pump station and reservoir in the Pylypow Industrial neighbourhood.

Appendices

1. Current Pylypow ASP Land Use Statistics
2. Proposed Pylypow ASP Land Use Statistics
3. Pylypow ASP Land Use Concept Map Comparison

Written By: Luke Cormier

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current ASP Land Use and Population Statistics – Bylaw 20198

**Pylypow Area Structure Plan
Land Use and Population Statistics
Bylaw 20198**

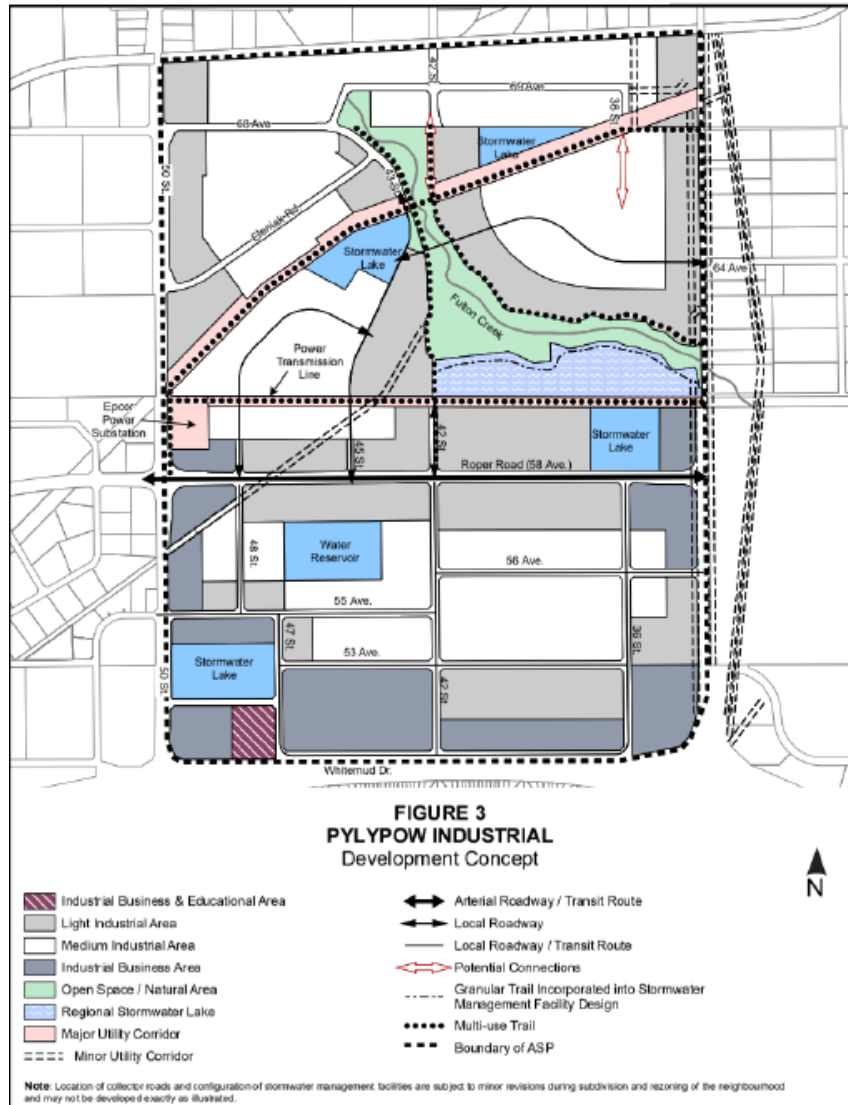
	Area (ha)	% of GDA
Gross Area	332.4	
Pipelines and Utility Corridors	13.0	
Power Transmission Line	6.7	
Gross Developable Area	312.7	100%
Open Space / Natural Area (including Lot 1R, Block 6, Plan 7520797)	14.7	5%
Net Developable Area	298.0	95%
Land Use		
Industrial	235.7	75%
Light Industrial	58.3	
Medium Industrial	135.5	
Industrial Business	39.9	
Industrial Business & Educational Uses	2.1	
Public Utilities	26.6	9%
Water Reservoir	4.0	
Storm Ponds	14.9	
Regional Stormwater Lake	7.7	
Circulation	35.7	11%

Proposed NSP Land Use and Population Statistics – Bylaw 20680

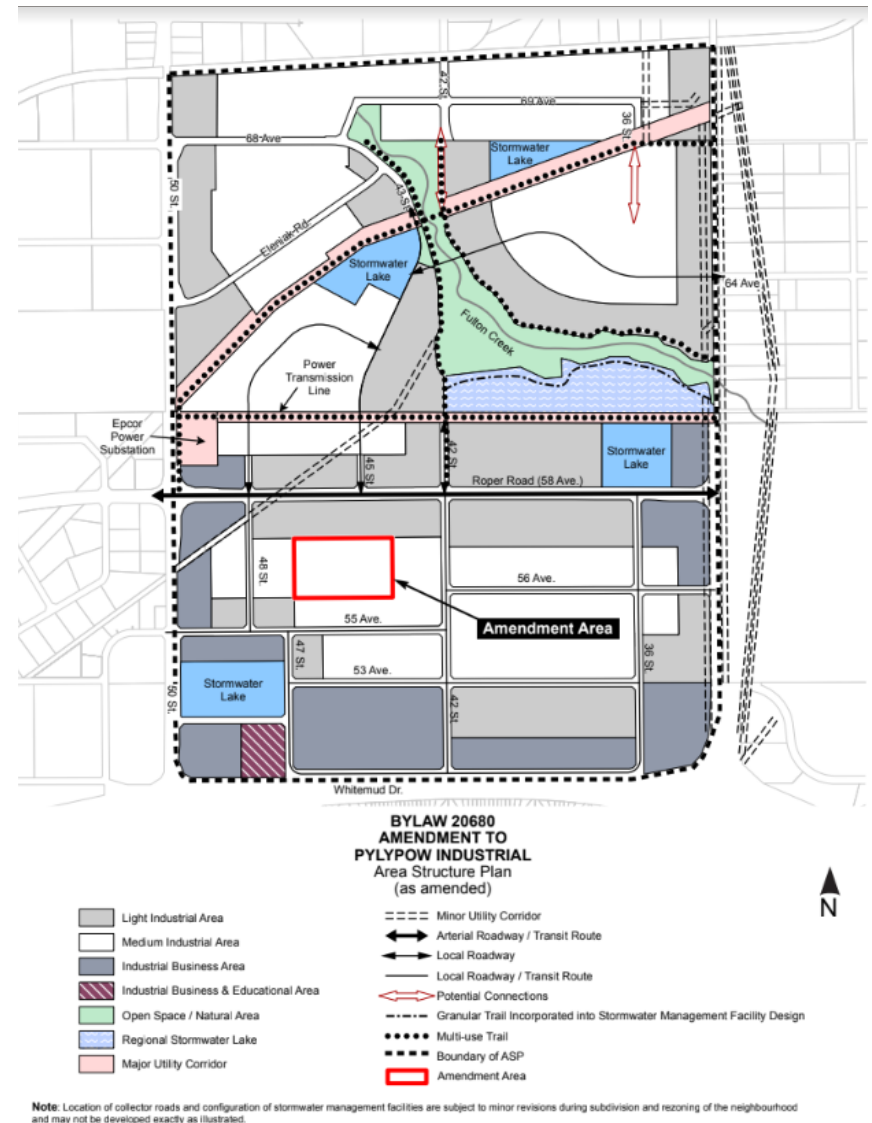
Pylypow Area Structure Plan Land Use and Population Statistics Bylaw 20680

	Area (ha)	% of GDA
Gross Area	332.4	
Pipelines and Utility Corridors	13.0	
Power Transmission Line	6.7	
Gross Developable Area	312.7	100%
Open Space / Natural Area (including Lot 1R, Block 6, Plan 7520797)	14.7	5%
Net Developable Area	298.0	95%
Land Use		
Industrial	239.7	75%
Light Industrial	58.3	
Medium Industrial	139.5	
Industrial Business	39.9	
Industrial Business & Educational Uses	2.1	
Public Utilities	22.6	6.7%
Storm Ponds	14.9	
Regional Stormwater Lake	7.7	
Circulation	35.7	11%

Plan Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map