

Planning Report

Winterburn Industrial Area East

Nakota Isga

Edmonton

11231 - 199 Street NW

Position of Administration: Support



Summary

Bylaw 20693 proposes to amend the Winterburn Area Structure Plan (ASP) to allow for up to 3 units of apartment hotel.

Charter Bylaw 20694 proposes a rezoning from the (IM) Medium Industrial Zone to the (DC2) Site Specific Development Control Provision to allow for the development of an animal hospital, veterinary services, small animal breeding boarding facility, apartment hotels (up to 3 units) and commercial uses within one building.

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 City Plan big city move *Catalyze and Converge* by providing an opportunity to redevelop and intensify a site to strengthen employment, economic activity and industrial and commercial diversity in the City.

Application Details

This application was submitted by Clarity Development Advisory on behalf of Halliday Holdings Ltd.

Rezoning

The proposed (DC2) Site Specific Development Control Provision would allow development with the following key characteristics:

- To develop a 24/7 emergency animal hospital, veterinary services, animal breeding and boarding establishment, and limited general retail.
- To allow for Apartment hotels to provide temporary accommodations
- Maximum 18.0 m height
- Maximum Floor Area Ratio of 2.0 m

Plan Amendment

A text amendment to the Winterburn Area Structure Plan will be required to facilitate the proposed rezoning. The text amendment will allow for Apartment Hotels to be used as an accessory use to support veterinary services, small animal breeding and boarding establishments, and animal hospitals and shelters within the same principal structure.

Temporary accommodations will support clients whose pet is in the care of a veterinarian or employee(s) of the facility.

Site and Surrounding Area

The undeveloped site is approximately 0.75 hectares in size and is located on the eastern edge of the neighbourhood along 199 Street NW near Anthony Henday Drive NW. The Winterburn industrial neighbourhood comprises a large area with a mix of medium industrial and industrial business uses, including storage facilities, landscaping supplies, auction markets, equipment rentals, warehousing, commercial, restaurants and a pocket of residential land known as Westview Village. The site is surrounded by land with long-standing industrial business uses, including the Spindle Factory and Regal Steel Construction.

	Existing Zoning	Current Development
Subject Site	(IM) Medium Industrial Zone	Undeveloped
North	(IM) Medium Industrial Zone	Manufacturing Building
East	(AG) Agricultural Zone	Undeveloped
South	(IM) Medium Industrial Zone	Undeveloped
West	(IM) Medium Industrial Zone	Industrial Building



View of Site looking north

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because no response was received from the notice of proposed land use change.

Pre-Application Notice (from the applicant), December 19, 2022

- Notification radius: 120 metres
- Number of recipients: 11
- Number of responses (as reported by the applicant): 0

Mailed Notice, June 26, 2023

- Notification radius: 120 metres
- Recipients: 20

- Responses: 0

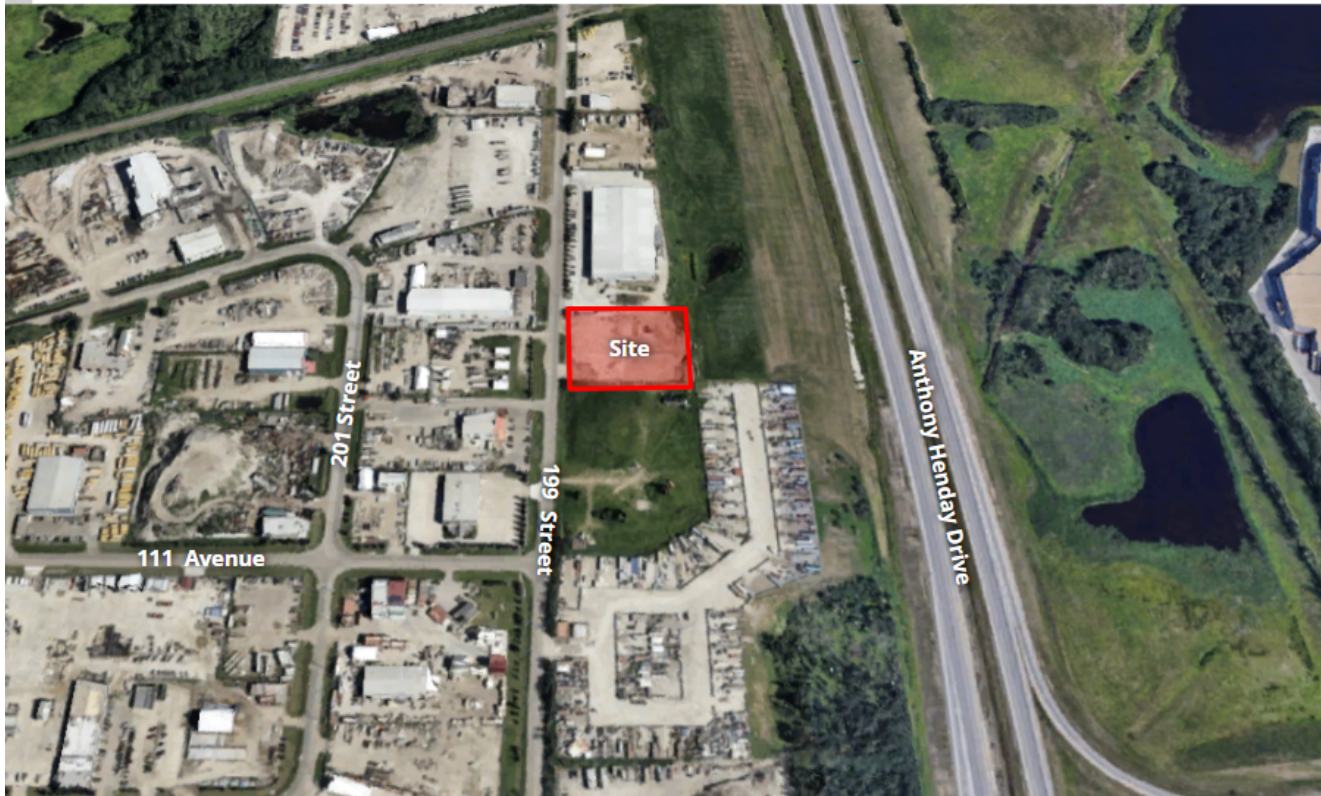
Site Signage, July 13, 2023

- One information sign was placed on the property facing 199 Street NW.

Webpage

- edmonton.ca/rezoningapplications

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 of a vacant site to allow for an animal hospital in established non-residential areas to strengthen employment, economic activity and diversity.

Area Structure Plan

The subject site is located in the Winterburn Area Structure Plan (ASP) and is designated for medium industrial with special design considerations. The Winterburn ASP aims to create a framework for developing and servicing a functional and sustainable area with medium industrial business and commercial opportunities. The Winterburn ASP risk management policies restrict the use of (IH) Heavy Industrial Zones and, except for Westview Village, do not permit residential and residential-related uses to prevent the degradation of industrial opportunities.

The proposed DC2 Provision will result in an animal hospital with apartment hotels up to 3 units for temporary accommodations, the first in the Edmonton region. The application proposes to amend the text in the ASP to allow for residential-related use on a specific site and only when accompanied by specific principal uses. These regulations maintain the intent of the Plan in limiting residential-related uses in the area

Given the site is located on the edge of the neighbourhood and surrounded by manufacturing and warehousing uses, it is well suited for the proposed uses as it will not conflict with existing development, nor deter future medium industrial or industrial business development.

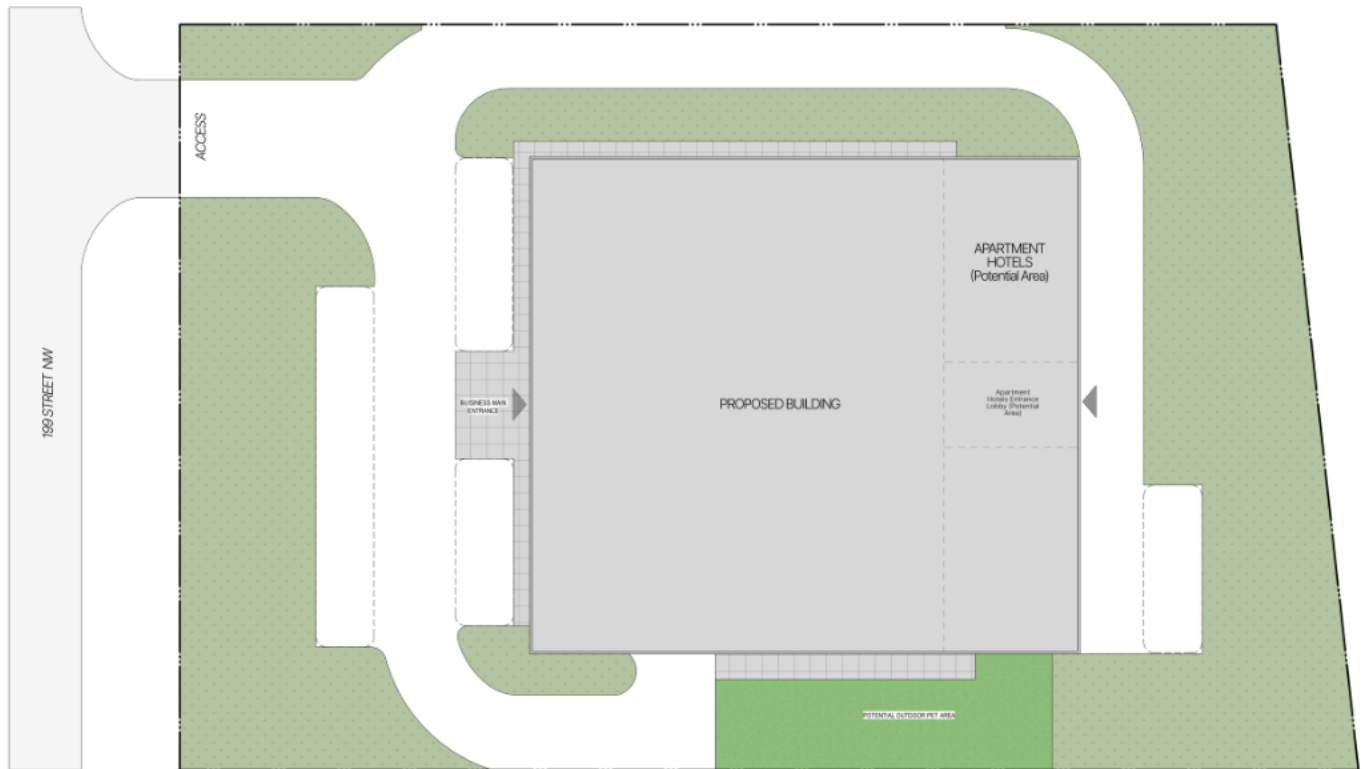
The (DC2) Site Specific Direct Development Control Provision will provide regulations to satisfy the design consideration policies of the Plan.

Land Use Compatibility

The proposed DC2 Provision provides for the development of industrial, commercial and apartment hotel uses. The proposed uses will be accommodated within one facility and directed through a (DC2) Site Specific Development Control Provision.

The regulations in the DC2 Provision restrict apartment hotel development up to 3 units and are permitted only as accessory to veterinary services, small animal breeding, boarding establishments, animal hospitals and shelter uses. If the site develops with other uses, such as general industrial uses, equipment rentals, and automotive and equipment sales, the accessory use will not be allowed.

Regulations provide enhanced architectural interest in the principal structure facing Anthony Henday Drive NW, and all outdoor service, assembly, trash collection and storage areas shall be screened from view from any public roadway. While landscaping will be in accordance with the Zoning Bylaw.



Proposed Site Plan

Regarding the height scale and uses of the proposed rezoning, it maintains the same development regulations but will add uses as noted in the table. The table below summarizes the development regulations between the current IM Zone and the DC2 Provision.

	IM Current	DC2 Proposed
Typical Uses	Animal Hospitals and Shelters General industrial Uses	Animal Hospitals and Shelters General Industrial Uses Apartment Hotels (up to 3 units) Small Animal Breeding and Boarding Establishments Veterinary Services
Maximum Height	18.0 m	18.0 m

Front Setback (199 Street NW)	3.0 m	3.0 m
Minimum Side Setback	Not required	Not required
Minimum Rear Setback (Lane)	Not required	Not required
Floor Area Ratio	2.0	2.0

Mobility

There is no significant increase in traffic volumes anticipated on the adjacent roads. Transportation reviewed the proposed site access and layout to verify the appropriate site configuration for its intended use. Upon development, the owner will be required to construct a culvert crossing access to replace the existing access from 199 Street.

There is currently no bus service operating in Winterburn Industrial Area East. ETS may extend bus service to the area in the future, depending on demand, neighbourhood build-out and available funding for transit.

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.

Appendices

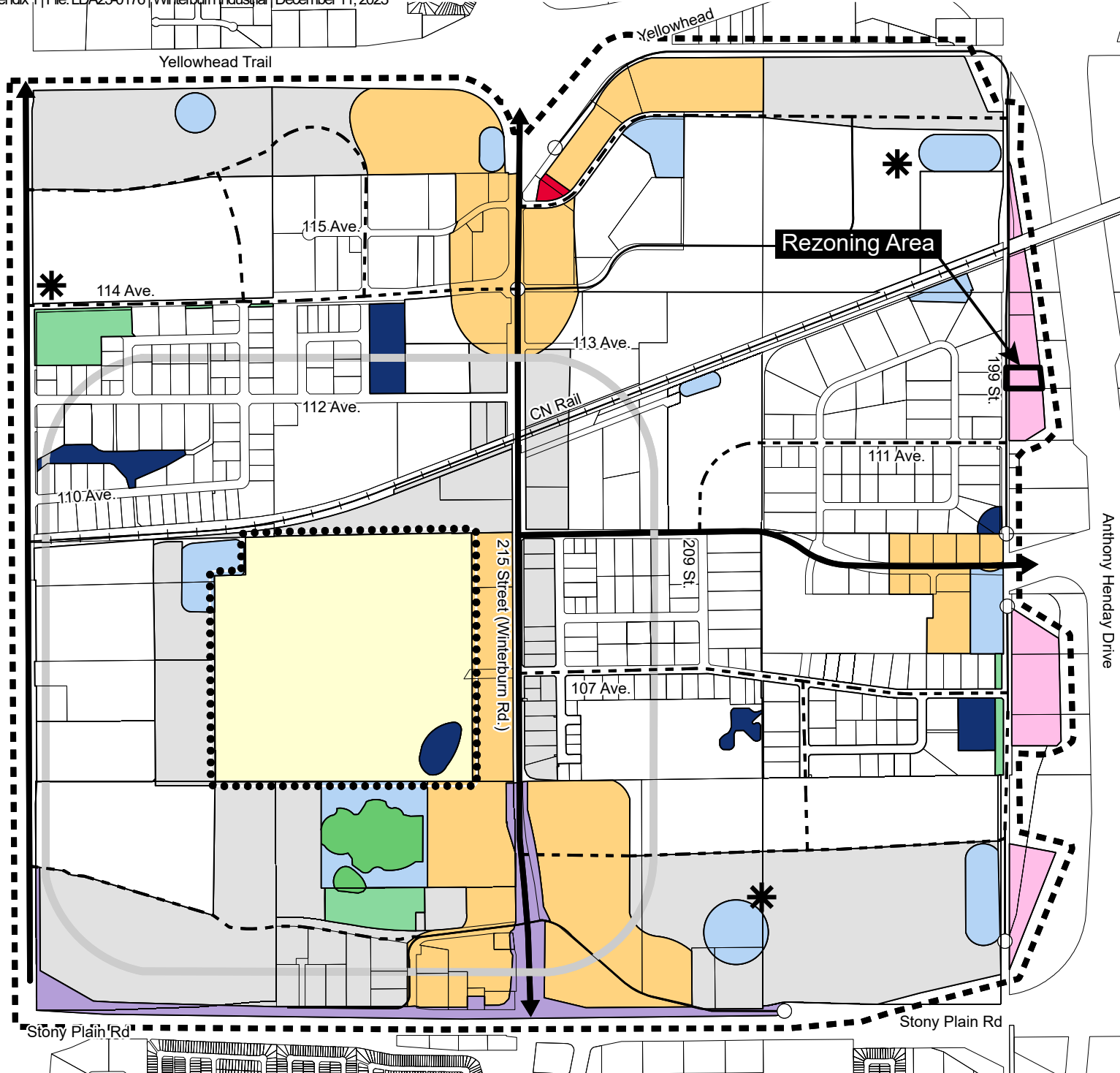
1. Context Plan Map
2. DC2 Provision

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



BYLAW 19957
WINTERBURN INDUSTRIAL
 Area Structure Plan
 (as amended)



- | | | |
|--|---|---|
| Light Industrial | Existing Stormwater Management Facility | Service Roads |
| Business Industrial | Proposed Stormwater Management Facility | Railroad ROW |
| Medium Industrial | Park | Residential Buffer |
| Medium Industrial with Special Design Considerations | Retained Natural Area | Development Review Limit From Existing Residential (600m) |
| Manufactured Homes Park | Arterial Roads | ASP Boundary |
| Future Major Road Right-of-Way | Collector Roads | Potential Park Locations |
| General Business | | |

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.

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To provide for a veterinary hospital and boarding facility with ancillary apartment hotels and complementary commercial activities within the same structure and to otherwise enable medium industrial development.

2. Area of Application

This Provision shall apply to Lot 4, Plan 9322709 as shown on Schedule “A” of the Charter Bylaw adopting this Provision, Winterburn Industrial Area East.

3. Uses

1. Animal Hospitals and Shelters
2. Apartment Hotels
3. Automotive and Equipment Repair Shops
4. Breweries, Wineries and Distilleries
5. Equipment Rentals
6. Fleet Services
7. General Contractor Services
8. General Industrial Uses
9. General Retail Stores
10. Recycled Materials Drop-off Centre
11. Recycling Depots
12. Small Animal Breeding and Boarding Establishments
13. Special Event
14. Specialty Food Services
15. Temporary Storage
16. Urban Indoor Farms
17. Vehicle and Equipment Sales/Rentals
18. Veterinary Services
19. Fascia Off-premises Signs
20. Fascia On-premises Signs
21. Freestanding Off-premises Signs
22. Freestanding On-premises Signs
23. Projecting On-premises Signs

- 24. Roof On-premises Signs
- 25. Temporary On-premises Signs

4. Development Regulations For Uses

- 1. Signs shall comply with Section 59 and Schedule 59G of the Zoning Bylaw.
- 2. Apartment Hotels are permitted only as an Accessory Use to support Veterinary Services, Animal Hospitals and Shelters, and/or Small Animal Breeding and Boarding Establishments Uses, and must be situated in conformance with Appendix 1.
- 3. The maximum number of Apartment Hotel Dwellings shall be three.
- 4. Prior to the issuance of a Development Permit involving new Apartment Hotels, Environmental Site Assessment work shall be submitted and reviewed to the satisfaction of the Development Officer in Consultation with City Planning (Environmental Planner). The Development Officer shall impose any Development Permit conditions necessary, prior to the release of drawings for Building Permit review, to ensure that the Site is suitable for the Apartment Hotels Use.
- 5. Apartment Hotels shall not be permitted on the same site with any of the following Uses:
 - a. Automotive and Equipment Repair Shops
 - b. Breweries, Wineries and Distilleries
 - c. Creation and Production Establishments
 - d. Equipment Rentals
 - e. Fleet Services
 - f. General Contractor Services
 - g. General Industrial Uses
 - h. Recycled Materials Drop-off Centre
 - i. Recycling Depots
 - j. Special Event
 - k. Temporary Storage
 - l. Urban Indoor Farms
 - m. Vehicle and Equipment Sales/Rentals
- 6. The Uses listed in 4(5)(a) through (m) shall not be permitted on the same Site as Apartment Hotels.

5. Development Regulations For Site Layout and Built Form

1. The development shall be in general conformance with Appendix I.
2. The maximum Height shall be 18.0 m.
3. The maximum Floor Area Ratio shall be 2.0.
4. No setbacks shall be required, except the minimum Front Setback shall be 3.0 m.
5. No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
6. Notwithstanding 5.2 and 5.4, materials and equipment in an outdoor storage area, including shipping containers or outdoor displays, shall have:
 - a. A maximum Height of 8.0 m, measured from Grade to the highest point of the materials or display, and be located a maximum of 15.0 m of the east Lot Line.
 - b. A maximum Height of 2.0 m, measured from Grade to the highest point of the materials or display, and be located a maximum of 6.0 m of the east Lot Line.
7. All outdoor service, assembly, trash collection and storage areas, including the trucking yards associated with such activities, shall be located to the rear or sides of the principal building.
8. All outdoor service, assembly, trash collection and storage areas, including the trucking yards associated with such activities, shall be screened from view by building walls, freestanding walls, landscaping materials, berms, wood Fences, or any combination of these, to the satisfaction of the Development Officer from any
 - a. Public roadway other than a Lane or a local road serving only Sites zoned AGI, IM or IH; and
 - b. Adjacent Sites, unless the adjacent Site is zoned AGI, IM or IH.
9. Notwithstanding Section 5.2, except for landscape materials, screening shall have a maximum height of 3.7 m;
10. Outside display areas are allowed to be located to the side or front of the principal building, provided that such displays are limited to examples of equipment or material related to the industry or business located on the Site.
11. Any Temporary Storage Use shall be screened from view from any public roadway other than a Lane and from adjacent Sites by building walls, freestanding walls, landscape materials, berms, wood Fences or a combination of these.
12. The Development Officer may require that exposed projections outside the building

such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment, be screened from view from any public roadway other than a Lane and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone.

13. All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer shall require that the appearance of metal or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.
14. The design and use of exterior finishing materials shall be to the satisfaction of the Development Officer, who shall ensure, as far as reasonably practicable, proposed buildings and structures shall use materials similar to, or better than, the standard of surrounding development.
15. To provide enhanced architectural interest of the principal structure facing Anthony Henday Drive, design techniques shall be applied to the east Façade, which may include, but is not limited to, the use of different exterior finishing materials, articulations, balcony projections, and fenestrations at regular increments.