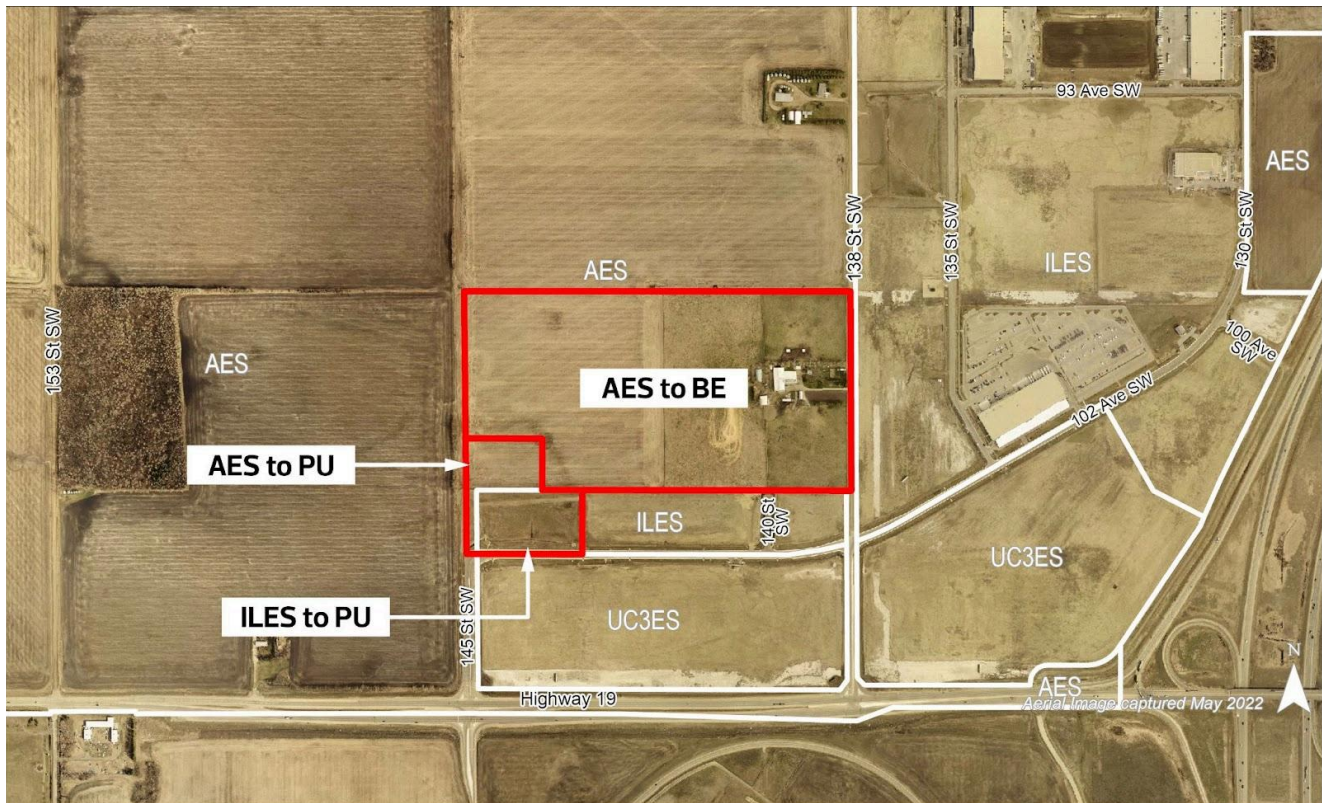


9820 - 138 Street SW and 14310 - 102 Avenue SW

Position of Administration: Support



Summary

Charter Bylaw 20816 proposes a rezoning from the Agricultural Edmonton South Zone (AES) and Industrial-Light Edmonton South Zone (ILES) to the Business Employment Zone (BE) and Public Utility Zone (PU) to allow for light industrial and small commercial businesses and development that includes a stormwater management facility.

Public engagement for this application included a mailed notice and information on the City's webpage. One response was received with questions unrelated to the application.

Administration supports this application because it:

- Enables growth of new and emerging sectors in Edmonton's non-residential areas.
- Conforms with the Crossroads Area Structure Plan.

- Aligns with the direction from The City Plan by promoting the continuous improvement, evolution, and intensification of Edmonton’s non-residential lands.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Panattoni Development Company.

The proposed Business Employment Zone (BE) and Public Utility Zone (PU) would allow development with the following key characteristics:

- BE Zone
 - A maximum height of 16 metres.
 - A maximum Floor Area Ratio of 1.6.
 - Light industrial and a variety of commercial businesses.
- PU Zone
 - Allows for the development and protection of infrastructure, systems and facilities that provide a public benefit, including stormwater management facilities.

This application also includes an amendment to Appendix 1 of Section 3.60 of the Zoning Bylaw (Edmonton South Special Area) to remove the subject site from the Special Area.

Site and Surrounding Area

The subject site is approximately 34 hectares and is located near the City's southern boundary, west of Highway 2 and north of Highway 19. The Edmonton International Airport is south of the site across Highway 19, and the Amazon Distribution facility is approximately 250 metres east of the site.

	Existing Zoning	Current Development
Subject Site	Agricultural Edmonton South Zone (AES) Industrial-Light Edmonton South Zone (ILES)	Agricultural and vacant land Stormwater management facility (dry pond)
North	Agricultural Edmonton South Zone (AES)	Agricultural land
East	Industrial-Light Edmonton South Zone (ILES)	Warehouses and vacant land
South	Industrial-Light Edmonton South Zone (ILES) Urban Commercial 3 Edmonton South Zone (UC3ES)	Vacant land
West	Agricultural Edmonton South Zone (AES)	Agricultural land



View of the site looking north from 102 Avenue SW and 145 Street SW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application conforms to the plan in effect, and one response was received from the mailed notice. The basic approach included:

Mailed Notice, February 12, 2024

- Notification radius: 120 metres
- Recipients: 269
- Responses: 1
 - In support: 0
 - In opposition: 0
 - Questions only: 1

Webpage

- edmonton.ca/rezoningapplications

Application Analysis



Site analysis context

The City Plan

This application supports The City Plan's goals and policies by promoting the continuous improvement, evolution and intensification of Edmonton's non-residential lands. It also increases the ecological function within non-residential areas, and provides pedestrian connections, amenities and facilities to support employees in non-residential areas through the development of the proposed stormwater management facility and planned pathways adjacent to it.

Draft District Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

This proposal conforms with the draft Rabbit Hill District Plan, which designates the site for Commercial/Industrial Employment and Open Space.

Area Structure Plan

The Crossroads Area Structure Plan (ASP) was first approved by Leduc County in 2012, and then adopted by the City of Edmonton through annexation. The intent of the Crossroads ASP is to develop a hub of logistics, distribution, and related businesses supported by commercial uses.

This application conforms with the Crossroads ASP, which designates the site for Logistics and Distribution and a Dry Pond.

Land Use Compatibility

The proposed Business Employment Zone (BE) allows for light industrial and a variety of small commercial businesses, and is intended to be compatible with any abutting non-industrial zone and to serve as a transition zone between medium and heavy industrial zones. The BE zone is generally located on the periphery of industrial areas, and this site meets that locational criteria as it is near the southern boundary of this developing non-residential area. The proposed zone is compatible with the adjacent Industrial-Light Edmonton South Zone (ILES) as both zones allow for light industrial, office, and manufacturing uses.

The proposed Public Utility Zone (PU) allows for development that provides a public benefit, and the intent of this application is to facilitate the development of a stormwater management facility as a dry pond. The dry pond will help protect nearby properties and decrease the chances of uncontrolled flooding by capturing and temporarily holding stormwater. This allows for a controlled release into the drainage system, ensuring it returns to a dry state. In addition, shared pathways will be provided, allowing employees in the area to connect to open space around the dry pond and to a future park that is planned to the north of the subject site.

The Airport Protection Overlay, which allows for the safe and efficient operation of the Edmonton International Airport, is in effect for this site. Through the Edmonton International Airport Vicinity Protection Area Regulation, noise contours restrict the development of certain sensitive uses. Due to the site's proximity to the airport, Child Care Services, Religious Assemblies, Major/Minor Indoor Entertainment, and Outdoor Entertainment uses would not be permitted.

As part of this application, the subject site will be removed from the Edmonton South Special Area. This will allow the general regulations of the Zoning Bylaw to apply to this site, rather than the regulations of the Special Area that were adopted through annexation.

	AES Current	BE Proposed
Typical Uses	Agricultural and limited residential	Light industrial and small commercial
Maximum Height	N/A	16.0 m
Maximum Floor Area Ratio	N/A	1.6

Minimum Setback from Streets	20.0 m - 40.0 m	4.5 m - 6.0 m
Minimum Setback from Sites	7.5 m	0 m

Mobility

The applicant/owner will be required to construct the first two lanes of 145 Street SW as well as the local roadway network within the proposed rezoning site. The applicant/owner will also be required to pay for the installation of traffic signals at the intersection of 145 Street SW and 102 Avenue SW. Shared pathways will be required on at least one side of all local, collector and arterial roadways, as per the Crossroads ASP.

Edmonton Transit Service (ETS) does not currently provide service to the Crossroads ASP area but intends to in the future. 102 Avenue SW and 145 Street SW are future transit corridors near the site. Bus stops will be constructed with future stages of development in the area.

The site is adjacent to Range Road 252 (138 Street SW) which is envisioned to be a Mass Transit corridor in the future. Mass Transit planning and design in this area of Edmonton is expected to occur beyond the 1.25 million population horizon. The preferred routing and technology would be determined with future planning and design for Mass Transit in this area.

Utilities

The proposed rezoning area conforms to the Crossroads pre-design report and servicing design brief, which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, with off-site sanitary and storm sewer construction, connecting to the existing system located within 135 Street SW and 73 Avenue SW respectively. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. Context Plan Map

Written By: Andrea Wadsworth

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Context Plan Map



**BYLAW 20118
CROSSROADS
Area Structure Plan
(as amended)**

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> — ASP Boundary --- Future QE2 Alignment - - - Transit Corridor — Possible Access Locations — Existing Service Road | <ul style="list-style-type: none"> Logistics and Distribution Business Park Park/Municipal Reserve Commercial Transitional Policy Areas | <ul style="list-style-type: none"> WP Wet Pond Facility 48 Dry Pond (48 Hour Discharge) 96 Dry Pond (96 Hour Discharge) * Possible Reservoir Location |
|--|--|---|