

17404 and 17456 - 102 Avenue NW Position of Administration: Support



Summary

Charter Bylaw 20817 proposes a rezoning from Business Employment Zone (BE) to Urban Facilities Zone (UF) to allow for larger facilities that provide community services.

Resolution proposes an amendment to the Northwest Industrial Area Outline Plan to facilitate the proposed rezoning.

Administration supports this application because it:

- Provides opportunities for education services while maintaining the industrial land supply required to support industrial growth.

- Facilitates the efficient use of existing infrastructure.
- Enables the growth of new and emerging sectors and encourages entrepreneurial opportunities through support for emerging and non-traditional workplace locations.

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

Application Details

This application was submitted by A&E Architectural & Engineering Group Inc. on behalf of Children's Autism Services of Edmonton.

Rezoning

The proposed Urban Facilities Zone (UF) would allow the development of institutional and community services uses with the following key characteristics:

- Provides for community and basic services uses.
- Allows for the development of schools, parks, and outdoor recreation uses.
- Allows for a maximum height of 16.0 metres.

Plan Amendment

The proposed amendment to the Northwest Industrial Area Outline Plan (OP) will re-designate a portion of the Plan from Heavy Industrial Development (M-3) to Medium Industrial Development (M-2), Public Education Services, and Private Education Services to allow for the development of a private school for Autistic Children.

Site and Surrounding Area

The subject site is 1.3 hectares located on the southern edge of the Stone Industrial neighbourhood. It contains an existing building, while a portion is undeveloped. A broad mix of business, medium, and light industrial land uses characterizes the surrounding area. Lands immediately surrounding the site contain office buildings (Law Office, Children's Autism Services, Insurance Sales, Accounting and Engineering Services, as well as the Edmonton Construction Association), an automobile retail

store, and vehicle rentals. Edmonton Transit Service provides alternative modes of transportation along 102 Avenue NW.



Aerial view of application area

	Existing Zoning	Current Development
Subject Site	Business Employment Zone (BE)	Commercial Building
North	Business Employment Zone (BE)	Commercial Office and Retail
East	Business Employment Zone (BE)	Commercial Office
South	Business Employment Zone (BE)	Commercial Office
West	Business Employment Zone (BE)	Commercial Office



View of site looking north from 102 Avenue

Community Insights

This application was brought forward to the public using a basic approach. The basic approach was selected because it is considered a simple application as it utilizes a standard zone and supports The City Plan. The basic approach included:

Mailed Notice, February 15, 2024

- Notification radius: 120 metres
- Recipients: 155
- Responses: 0

Site Signage, February 23, 2024

- One rezoning information sign was placed on the property so as to be visible from 102 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Application Analysis

The City Plan

As per The City Plan, the site is located within the established non-residential area. Established non-residential areas will continue to be reinvested in and redeveloped over time, with intensification along the edges of these areas being supported by transit and a more efficient use of infrastructure. The proposed rezoning and resolution adhere to policies within The City Plan by:

- Contributing to the adaptability of the district.
- Enabling the growth of new and emerging sectors in non-residential areas.
- Supporting emerging and non-traditional workplace locations.
- Promoting Edmonton's non-residential lands' improvement, evolution, and intensification.

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.

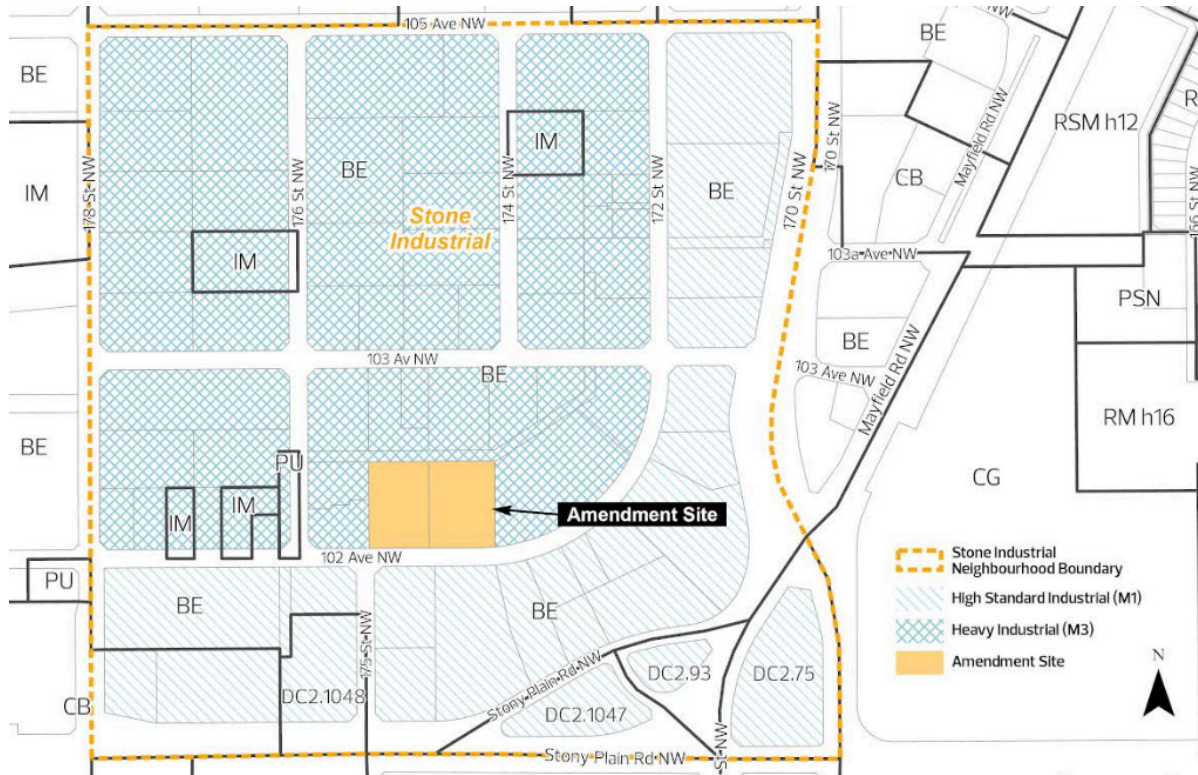
The proposed rezoning is within the Jasper Place District Plan, which designates the site as commercial/industrial employment land use and a non-residential intensification area. This application supports the District Plan policies by providing employment opportunities and encouraging ongoing investment.

Area Structure Plan

The Northwest Industrial Area Outline Plan (NIAOP) guides the site. The NIAOP identifies four industrial classifications:

- M-1, High Standard Industrial Development
- M-2, Medium Industrial Development
- M-2 Medium Industrial Development (M-2), Public Education Services, or Private Education Services; and
- M-3, Heavy Industrial Development.

The NIAOP designates this area as Heavy Industrial Development (M-3). While the Plan identifies this site as suitable for heavy industrial development under the M-3 designation, the Plan also acknowledges a degree of flexibility and discretion to accommodate changing demands in industrial development. As a result of the flexibility, portions of the M-3 land uses surrounding the site have been zoned to higher order land uses. This evolution can be seen in the map below, with many of the properties located within the area designated for M-3 in the Plan developed to be more characteristic of business employment and medium industrial land use.



The proposed amendment will re-designate a portion of the plan on the southern edge of the neighbourhood from Heavy Industrial Development (M-3) to Medium Industrial Development (M-2), Public Education Services, or Private Education Services.

In addition, the proposed amendment will allow the reuse of the existing property as a fully serviced property capable of accommodating private education use opportunities and will be compatible with the surrounding development.

Land Use Compatibility

The UF Zone will allow for a range of community services and education facilities, such as schools, health services, and emergency service uses. The intent is to develop a private school with a maximum height of 16.0 metres, which will be compatible with existing and surrounding areas and conforms to the amendment to the Northwest Industrial Area Outline Plan.

Mobility

The proposed private school intends to have all students dropped off and picked up within the site’s existing parking lot. Sidewalks and bus stop infrastructure near the rezoning site are generally substandard. With significant redevelopment of the site, improvements to the area will be required, including reconstruction of area bus stops

and pedestrian crossings, and access improvements/relocations, as required to serve the development. Although this location is not currently identified as a priority for sidewalks or crosswalks improvements, it will remain on the City's lists for evaluation and to identify the need for improvements should opportunities arise through capital projects.

Edmonton Transit Service (ETS) operates numerous bus routes near the rezoning site on 102 Avenue NW, 175 Street NW, 178 Street NW and Stony Plain Road NW. The rezoning site is within 150 metres to bus stops along 102 Avenue NW. Additional bus stops are approximately 450 metres walking distance along 178 Street NW. St. Albert Transit also operates along 178 Street NW. In the future, a mass transit bus route is anticipated to operate nearby on 178 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 to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

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. Outline Plan Land Use Concept Map Comparison

Written By: Vivian Gamache

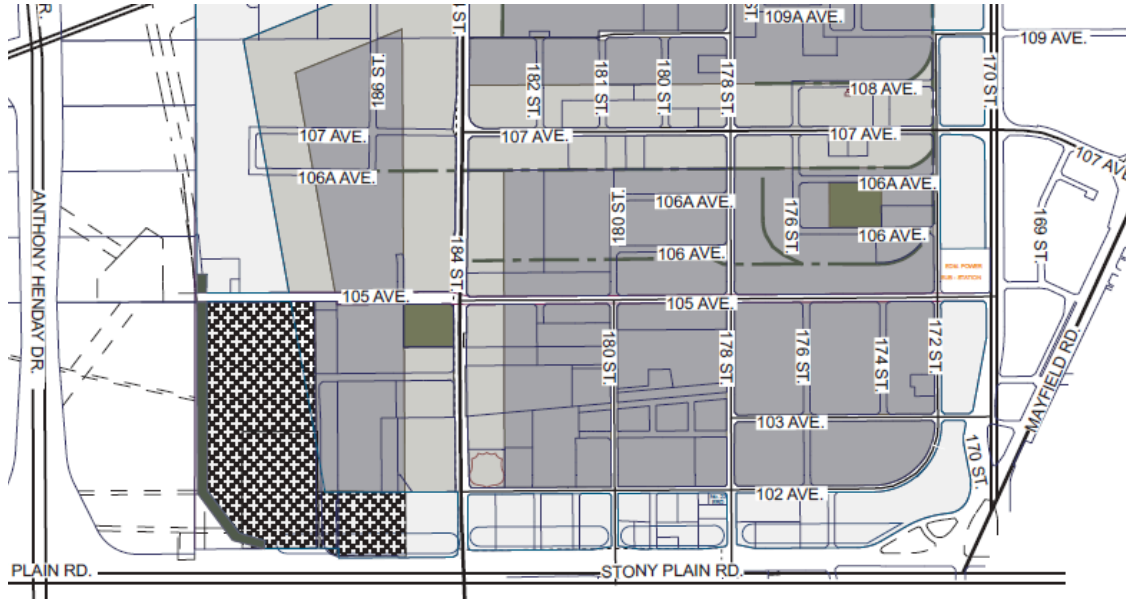
Approved By: Tim Ford

Branch: Development Services

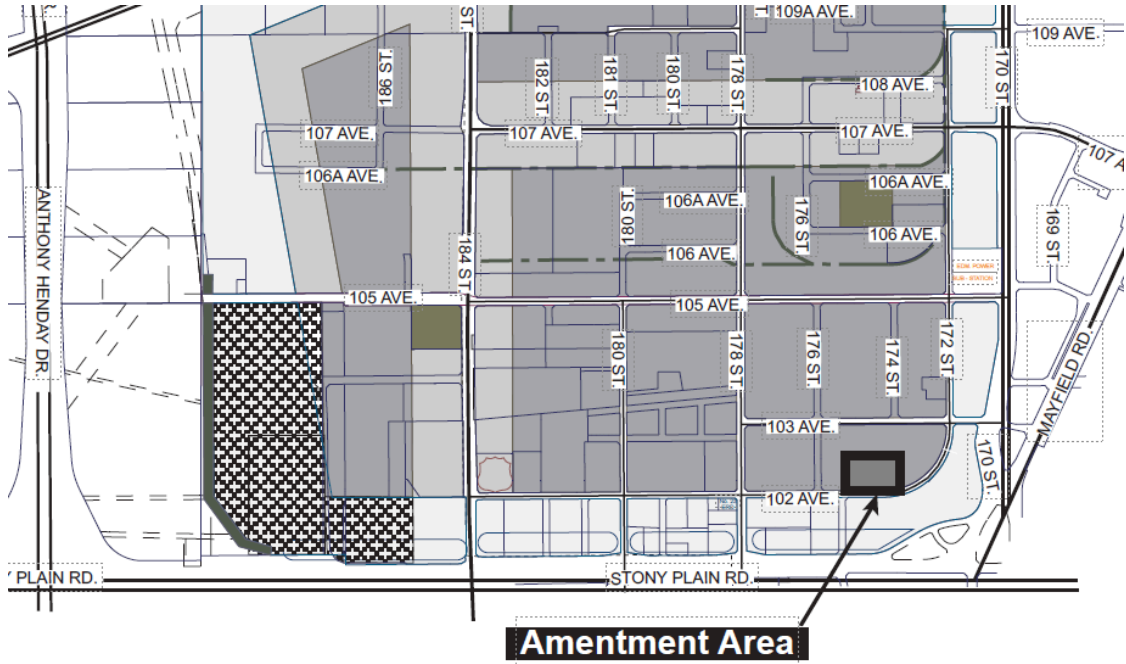
Section: Planning Coordination



Comparison Maps

Current Northwest Industrial Area Outline Plan



Proposed Northwest Industrial Area Outline Plan



-  GENERAL BUSINESS
-  HIGH STANDARD INDUSTRIAL DEVELOPMENT (M-1)
-  MEDIUM INDUSTRIAL DEVELOPMENT (M-2)
-  MEDIUM INDUSTRIAL DEVELOPMENT (M-2) or PUBLIC EDUCATION SERVICES, OR PRIVATE EDUCATION SERVICES
-  HEAVY INDUSTRIAL DEVELOPMENT (M-3)
-  METROPOLITAN RECREATION ZONE
-  POSSIBLE RECREATION AREAS OR FACILITIES
-  PROPOSED LANDSCAPED BUFFER