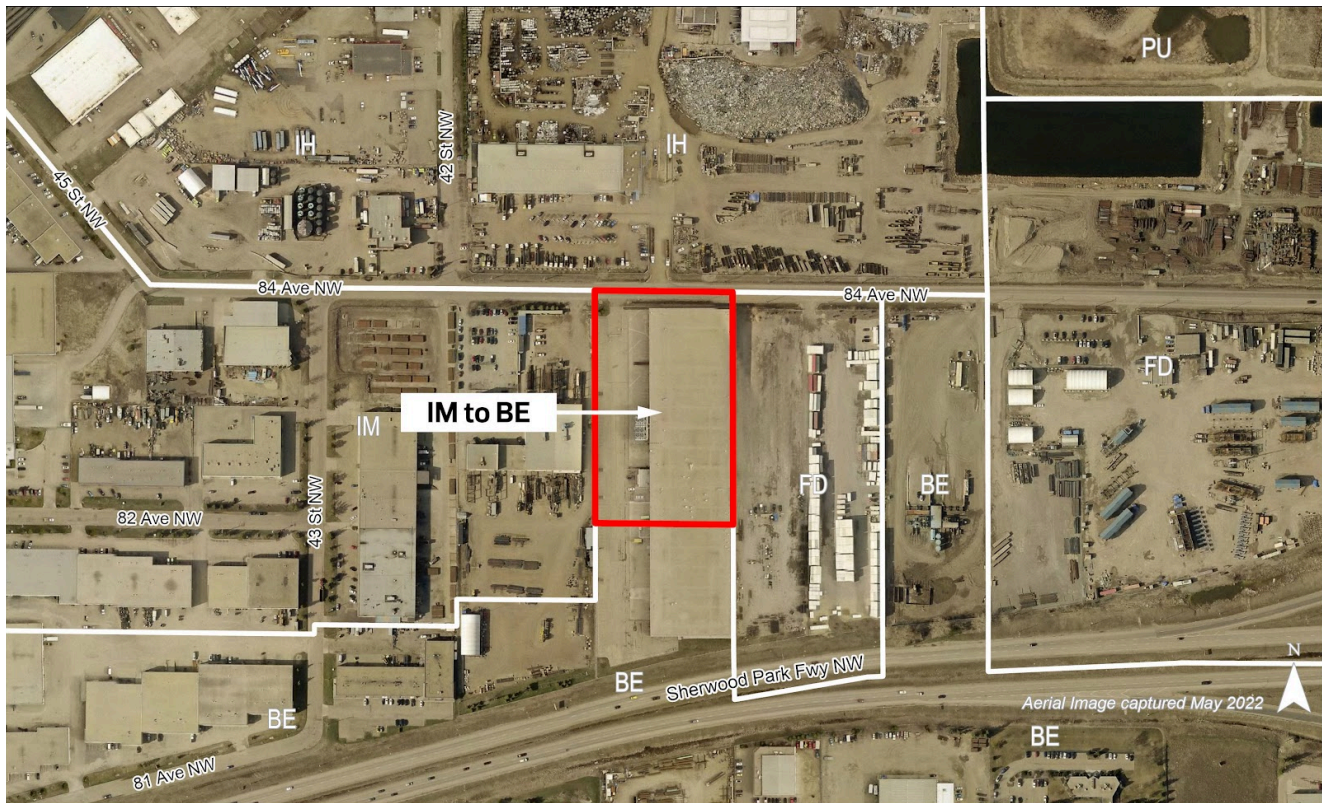


4103 - 84 Avenue NW

Position of Administration: Support



Summary

Bylaw 20859 proposes a rezoning from the Medium Industrial Zone (IM) to the Business Employment Zone (BE) to allow for light industrial and a variety of commercial businesses.

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

Administration supports this application because it:

- Supports and maintains business employment opportunities in the Morris Industrial neighbourhood.
- Supports redevelopment and intensification of industrial lands in an established non-residential area.
- Is compatible with the surrounding land use.

Application Details

This application was submitted by Watkins Land Development on behalf of the landowner to allow for additional uses to be permitted within the existing industrial building.

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

- A maximum height of 16.0 metres.
- A maximum Floor Area Ratio of 1.6.
- Light Industrial and a variety of commercial businesses.
- Uses that do not create nuisance factors outside an enclosed building.

Site and Surrounding Area

The subject site is an established industrial property with two zones splitting the property located south of 84 Avenue NW and west of 34 Street NW in the Morris Industrial neighbourhood. The southern half of the property backs onto the Sherwood Park Freeway and is zoned Business Employment Zone (BE), while the northern half of the property is the Medium Industrial Zone (IM).

	Existing Zoning	Current Development
Subject Site	Business Employment Zone (BE) & Medium Industrial Zone (IM)	Existing industrial building/warehouse
North	Heavy Industrial Zone (IH)	General industrial uses (recycling depot)
East	Future Development Zone (FU)	General industrial uses
South	Business Employment Zone (BE) & Medium Industrial Zone (IM)	Industrial-Commercial Buildings, Office-Industrial Buildings and Warehouses
West	Business Employment Zone (BE) & Medium Industrial Zone (IM)	Industrial-Commercial Buildings, Office-Industrial Buildings and Warehouses



View of the site from 84 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed land uses are compatible with the surrounding area and no responses were received to the advance notice letter. The basic approach included:

Mailed Notice, March 27, 2024

- Notification radius: 120 metres
- Recipients: 11
- Responses: 0

Site Signage, April 19, 2024

- One rezoning information sign was placed on the property so as to be visible from 84 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Kenilworth Community League
- South East Community Leagues Association

Application Analysis



Site analysis context

The City Plan

This application supports the City Plan's policies to promote continuous improvement, evolution and intensification of Edmonton's non-residential lands by facilitating reinvestment in established non-residential areas to strengthen employment, economic activity and diversity.

Draft District Plans

At the time of writing this report, the District Policy and District Plans are in a final form and are scheduled to be considered by Council on May 28-30, 2024, June 3, 2024 and June 25, 2024. If the District Plans are given two readings during this time the following analysis is provided for Council's consideration.

This application falls within the Southeast District Plan where it is designated as Commercial/Industrial Employment. This application supports the District General Policy 2.5.3.3 through the support of light industrial and commercial businesses with a higher standard of design along the Sherwood Park Freeway.

Southeast Industrial Outline Plan

The Southeast Industrial Outline Plan (SEIAOP) designates the site as High Standard Industrial Development. As the Plan was originally drafted in 1975 it identified that High Standard Industrial Development was to be designated the "M-1 Industrial District" which was a

designation from the Zoning Bylaw in effect at the time. The M-1 Zone was intended to limit nuisance and create an appropriate transition towards higher intensity industrial uses.

While the Zoning Bylaw has changed substantially since the Plan was drafted, the current Business Employment (BE) and Medium Industrial (IM) Zones act as modern equivalents to the M-1 District, ensuring that potential nuisances are limited and maintaining the intended transition of use. The proposal conforms with the intent of the SEIAOP.

Land Use Compatibility

The site and the majority of properties in this area which back onto the Sherwood Park Freeway, are established industrial lots with both the Business Employment (BE) and the Medium Industrial (IM) Zones splitting the properties.

This historic zoning pattern was the result of efforts to create a transition from high quality industrial business that back onto major transportation corridors to heavy industrial zoning of the interior of industrial neighbourhoods due to concerns at the time of business industrial uses being located directly adjacent to heavy industrial uses.

Specifically for this site, this split zoning was done to create opportunities for high quality industrial development to back onto the Sherwood Park Freeway on the south of the site, while the north of the site was given industrial zoning to create an appropriate buffer to the heavy industrial development across 84 Street NW to the north.

Since the implementation of that strategy, changes to zoning, including the introduction of Zoning Bylaw 20001, have occurred which manage this transition issue. Specifically the BE Zone is intended to be used as a transition zone to buffer industrial zones from other uses as outlined in the zone's Purpose statement. While this is primarily accommodated through the BE Zone's permitted uses being restricted to those which are expected to be located on the periphery of industrial areas, there are also opportunities in the current Zoning Bylaw to address issues such as safety and risk at the Development Permit stage to ensure uses are compatible with surrounding zoning and uses. As a result, the need for IM zoning to be located on this property due to its proximity to a Heavy Industrial Zone (IH) site is now moot.

Overall, the proposed BE zone is compatible with the surrounding area and will support the industrial nature of the Morris Industrial neighbourhood while supporting the long term industrial development of the area as a whole. Should the site be redeveloped, the height, scale and uses of the proposed BE Zone are appropriate for this site and are compatible with surrounding zoning.

	IM Current	BE Proposed
Typical Uses	Minor Industrial Office Outdoor Sales and Service Custom Manufacturing Natural Resource Development	Minor Industrial Office Outdoor Sales and Service Custom Manufacturing Food and Drink Major indoor entertainment
Maximum Height	18.0 m	16.0 m
Maximum Floor Area Ratio	2.0	1.6
Minimum Front Setback (84 Avenue NW)	3.0 m	4.5 m
Minimum Side Setback	0.0 m	0.0 m
Minimum Rear Setback	3.0 m	4.5 m

Mobility

The proposed development is not anticipated to affect the surrounding transportation network. Vehicular access to the site will remain at 84 Avenue.

Utilities

The proposed rezoning is not anticipated to have a significant impact on 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 the required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

1. Context map

Written By: Andrew Sherstone

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Morris Industrial Context Map

