

## 9880 - 47 Avenue NW

### Position of Administration: Support



## Summary

Bylaw 20886 proposes a rezoning from the Medium Industrial Zone (IM) to the Business Employment Zone (BE) to allow for light industrial and small commercial businesses.

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

Administration supports this application because it:

- Supports The City Plan's Big City Move (Catalyze and Converge) and policies to promote the continuous evolution and intensification of Edmonton's non-residential lands.
- Conforms to the Southeast Industrial Area Outline Plan.
- Is compatible with the surrounding existing and planned land uses.

## Application Details

This application was submitted by Eins Development Consulting Ltd. on behalf of Broderick Real Estate Corporation.

### Rezoning

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

- A maximum building height of 16 m.
- Light industrial and a variety of commercial businesses.
- A maximum Floor Area Ratio of 1.6.

### Site and Surrounding Area

The site is 1.88 ha in size and located in the northwestern portion of the Papaschase Industrial neighbourhood, north of 47 Avenue NW and east of 99 Street NW.

	Existing Zoning	Current Development
<b>Subject Site</b>	Medium Industrial Zone (IM)	Indoor Sales and Service (Trail Appliance distribution center)
<b>North</b>	Business Employment Zone (BE)	Equipment rentals, and engineering and tool servicing
<b>East</b>	Medium Industrial Zone (IM)	Auto repair shops, freight and cargo services
<b>South</b>	Medium Industrial Zone (IM)	Outdoor and Indoor Sales and Service (storage)
<b>West</b>	Medium Industrial Zone (IM) Business Employment Zone (BE)	Auto services and repair. Restaurants and Indoor Sales and Service (hot tubs, equine equipment, renovation services).



*View of the site looking northwest from 47 Avenue NW*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because no response was received from the mailed notice and the proposed zone is a standard zone that is compatible with the surrounding land uses. The basic approach included:

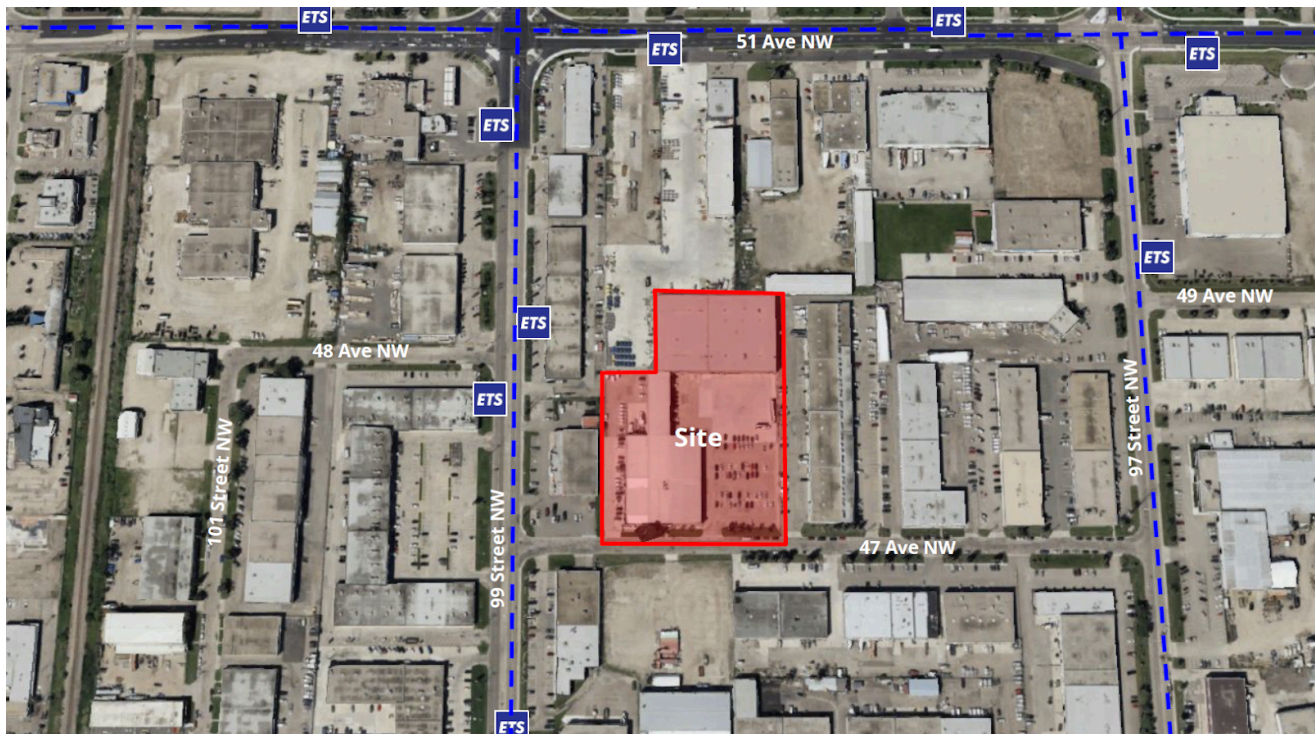
### **Mailed Notice, May 6, 2024**

- Notification radius: 60 metres
- Recipients: 102
- Responses: 0

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## Application Analysis



Site analysis context

### The City Plan

The subject site is designated non-residential in the Southeast District Plan as defined by The City Plan. The proposal supports The City Plan's Big City Move (Catalyze and Converge) and policies to promote the continuous evolution and intensification of non-residential lands by

- Providing reinvestment opportunities and facilitating the redevelopment and intensification of industrial and commercial lands in established non-residential areas.
- Maintaining land supply necessary to support continued industrial growth.
- Supporting the industrial nature of the area and making efficient use of the existing infrastructure.

### District Plans

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading . Given this, the following analysis is provided for Council's consideration.

The proposed BE zone aligns with the District Policy and the Southeast District Plan (SEDP), which designates the site for commercial and industrial development. Since the site is within a redeveloping area of the SEDP, the proposal to facilitate its redevelopment is consistent with the SEDP's vision.

## Southeast Industrial Area Outline Plan

The Southeast Industrial Area Outline Plan (SEIAOP) has received two readings for repeal from City Council. The rezoning proposal from the Medium Industrial Zone (IM) to the Business Employment Zone (BE) to allow for light industrial and small commercial businesses conforms with the policies and vision of the SEIAOP.

### Land Use Compatibility

The subject site is bounded by light industrial uses in the north and northwest, and commercial and medium industrial uses in the south, east and west. Given that the proposed BE zone allows for light industrial and a variety of commercial uses, it is compatible with and complementary to the surrounding uses. In addition, the site has good access and visibility and will benefit from the existing infrastructure in the area.

	<b>IM Current</b>	<b>BE Proposed</b>
<b>Typical Uses</b>	Crematorium Indoor Self Storage Minor Industrial Custom Manufacturing Office	Minor Industrial Office Vehicle Support Service Health Service Food and Drink Service
<b>Maximum Height</b>	18.0 m	16.0 m
<b>Maximum Floor Area Ratio</b>	2.0	1.6
<b>Minimum Front Setback</b>	3.0 m	4.5 m
<b>Minimum Side Setback</b>	0 m	0 m
<b>Minimum Rear Setback</b>	0 m	0 m

## **Mobility**

With the redevelopment of this site, a sidewalk must be constructed on the north side of 47 Avenue between 99 Street and the building. This improvement will better connect the development to ETS bus service, which currently operates on 51 Avenue and 99 Street. The site is less than 250 m walking distance from nearby bus stops.

## **Utilities**

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.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. Edmonton Fire Rescue Services is performing a risk-based Infill Fire Protection Assessment to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. This could potentially be re-evaluated at the development permit stage.

The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

## **Appendices**

1. Context Plan Map

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# Context Plan Map - Southeast Industrial Area Outline Plan

