

10903 - 199 Street NW

Position of Administration: Support



Summary

Bylaw 20970 proposes a rezoning from the Agriculture Zone (AG) to the Future Urban Development Zone (FD) to allow for minor industrial uses, including vehicle and temporary storage and future development.

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

Administration supports this application because it:

- Is compatible with surrounding land uses.
- Allows for the continued and future development of the site.

- Aligns with The City Plan big city move, *Catalyze and Converge* by promoting opportunities to redevelop and intensify non-residential areas that strengthen employment, economic activity and diversity.

The Future Urban Development Zone (FD) is intended to be used for agricultural and rural uses that do not prejudice future use until the lands are required in accordance with a statutory plan. It is anticipated that upon any further development of the site, an amendment to the Winterburn Industrial Area Structure Plan would be required to include this site.

Application Details

This application was submitted by Select Engineering Consultants Ltd., on behalf of the Province of Alberta.

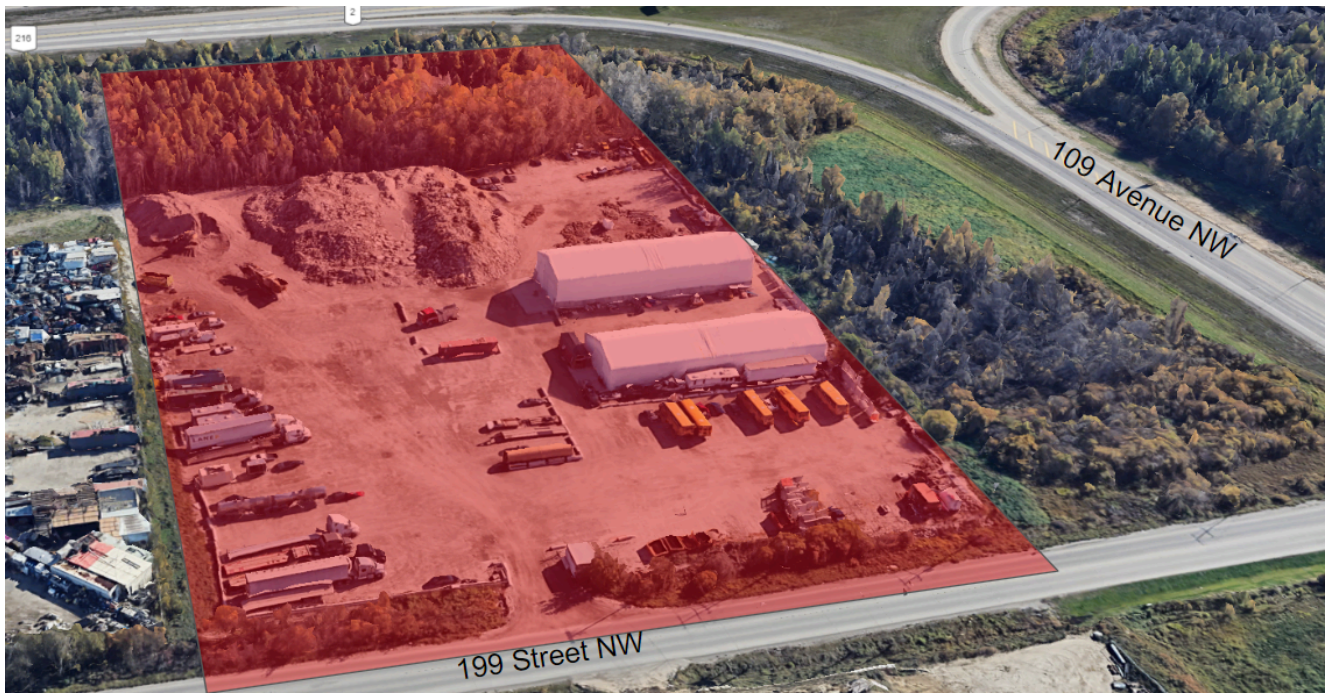
Rezoning

The proposed Future Urban Development Zone (FD) would allow for development with the following key characteristics:

- Agricultural, Urban Agricultural and Special Event uses.
- A maximum height of 12.0 metres (approximately 3 storeys).
- A minimum setback of 7.5 metres.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Vehicle and temporary storage
North	Future Urban Development Zone (FD)	Vehicle and temporary storage
East	Agriculture Zone (AG)	TUC
South	Agriculture Zone (AG)	Undeveloped
West	Medium Industrial (IM)	Industrial warehousing buildings/ outside storage



View of site looking east

Community Insights

This application was brought forward to the public using a basic approach. The basic approach was selected because the advance notice of the proposed land use change garnered no response. The approach included.

Mailed Notice, July 22, 2024

- Notification radius: 60 metres
- Recipients: 11
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- No Community Leagues notified (industrial area)

Application Analysis

The site is approximately 4 hectares and is located north of 109 Avenue NW, west of Anthony Hendy Drive NW, and adjacent to the Winterburn Industrial neighbourhood. A portion of the site contains indoor and outdoor storage for vehicles and materials, while the remainder consists of a tree stand. The surrounding area is characterized by a broad mix of business employment, medium and light industrial land uses. The land immediately north of the site is Zoned FD, which

contains outdoor and indoor storage uses. A shared use/bike path is located south of the site, providing active modes of transportation.



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 and intensification of industrial and commercial lands in established non-residential areas by encouraging reinvestment to strengthen employment, economic activity and diversity

District Plans

The site is within the boundaries of the West Henday District Plan (DP), which designates it as a Transportation/Utility Corridor (TUC) and Urban Service. The TUC lands provide for transportation and utility uses, while urban service includes areas that support publicly and privately owned facilities for schools, utility, emergency, institutional, community services, and cemeteries. The FD Zone will not prejudice future use until the lands are required for development, as such development conforms to the West Henday DP.

Land Use Compatibility

The proposed rezoning to FD will allow for minor industrial uses, limited to temporary outdoor storage of vehicles, goods and materials.

The proposed FD Zone will allow for minor industrial and utility uses and will be compatible with the existing and surrounding areas. The table below summarizes the differences in development regulations between the current AG Zone and the FD Zone.

	AG Current	FD Proposed
Typical Uses	Agriculture Urban Agriculture Special Events Home Based Business	Agriculture Urban Agriculture Special Minor Industrial Minor Utility School
Maximum Height	12.0 m	12.0 m
Minimum Front Setback	7.5 m	7.5 m
Minimum Interior Side Setback	7.5 m	7.5 m
Minimum Flanking Side Setback	7.5 m	7.5 m
Minimum Rear Setback	7.5 m	7.5 m

Mobility

Winterburn Industrial neighbourhood renewal was completed in 2021, and included rehabilitation of the existing roads and driveways. There is currently no transit service near the site.

Open Space

Natural Areas exist on the subject property, including treestands and a potential wetland. These were reviewed through circulation. The owner is aware of these features and has indicated their intention that the existing developed area will not expand beyond the currently developed footprint into these natural features. It is noted that land ownership is not a land use consideration and ownership could change.

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 stormwater management and sewer servicing requirement will be reviewed at the Development Permit stage.

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Branch: Development Services

Section: Planning Coordination