



ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** GARNEAU

11125 - 85 Avenue NW

To allow for the expansion of the Garneau EPCOR Substation



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- it will allow for the expansion of a power substation to improve reliability and meet increased demand for power in the area; and
- zoning regulations ensure the larger substation will continue to be compatible with the surrounding residential neighbourhood.

THE APPLICATION

1. BYLAW 19379 to amend the Garneau Area Redevelopment Plan (ARP) to update Schedules (maps) N and Q to reflect the associated proposed rezoning.
2. CHARTER BYLAW 19380 to rezone the site from the (RA9) High Rise Apartment Zone with the High Rise Residential Overlay to the (PU) Public Utility Zone. The (PU) Public Utility Zone is being sought to allow for the expansion of the EPCOR Garneau Substation to improve reliability and meet increased demand for power in the area.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RA9) High Rise Apartment Zone with the High Rise Residential Overlay	Single Detached House
CONTEXT		
North	(RA9) High Rise Apartment Zone with the High Rise Residential Overlay	Parking Garage for High Rise Apartment
East	(PU) Public Utility Zone	Existing Garneau Substation
South	(RA9) High Rise Apartment Zone with the High Rise Residential Overlay	Mid Rise Apartment

West	(RA9) High Rise Apartment Zone with the High Rise Residential Overlay	Single Detached House (Development Permit Application for 3 Storey Multi-unit Housing building being processed)
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VIEW OF SITE LOOKING SOUTH
(EXISTING SUBSTATION ON LEFT)



VIEW OF SITE LOOKING NORTH
(EXISTING SUBSTATION ON RIGHT)

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The existing substation has been in place for decades in this mostly residential area with no known conflicts. The proposed expansion by one lot will not tangibly change its impact on the area. In addition to standard requirements like landscaping and screening, the proposed (PU) Public Utility Zone will require adherence to the Industrial Performance Standards outlined in Section 57 of the Zoning Bylaw. These performance standards ensure a sensitive design and interface with the street and surrounding properties.

GARNEAU AREA REDEVELOPMENT PLAN

The Garneau Area Redevelopment Plan recognizes the current substation in its "Public Utility District" but provides no guidance or policy on its expansion. The purpose of the Public Utility District in the ARP is to provide a district for public utility installations, services and facilities subject to compliance with specific performance standards. The proposed amendment would effectively expand the "Public Utility District" by one lot by amending two maps that show zoning; one for the overall plan area and one for Sub-Area 5, where this site is located. The aforementioned Industrial Performance Standards in the Zoning Bylaw will ensure the expansion of the substation is compliant with the ARP in this regard.

HERITAGE

The Single Detached House currently on site is not designated as a Municipal Historic Resource or on the Inventory of Historic Resources in Edmonton, though it is likely an original house from

the settlement of the Garneau neighbourhood and appears to have been somewhat well maintained. The City's Heritage Officer is hoping to complete photo documentation of the building prior to demolition and will encourage the owner to consider potential salvage opportunities at the Development Permit/Demolition Permit stage.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE April 29, 2020	<ul style="list-style-type: none">• Number of recipients: 51• No responses received.
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/garneau-planning-applications.aspx

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	19379, 19380
Location:	South side of 85 Avenue NW between 111 Street NW and 112 Street NW
Address:	11125 - 85 Avenue NW
Legal Description:	Lot 27, Block 162, Plan I23A
Site Area:	404.4 m ²
Neighbourhood:	Garneau
Notified Community Organizations:	Garneau Community League
Applicant:	EPCOR Power

PLANNING FRAMEWORK

Current Zone and Overlay:	(RA9) High Rise Apartment Zone High Rise Residential Overlay
Proposed Zone:	(PU) Public Utility Zone
Plan in Effect:	Garneau Area Redevelopment Plan
Historic Status:	None

Written By:
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