

**ATTACHMENT 2
BYLAW 17095
FILE: LDA14-0242
ROSEDALE
INDUSTRIAL**

DESCRIPTION: ZONING BYLAW AMENDMENT from (IH) Heavy Industrial Zone to (DC2) Site Specific Development Control Provision;
ROSEDALE INDUSTRIAL

LOCATION: South of 62 Avenue NW and east of 97 Street NW

LEGAL DESCRIPTION: Units 1-14, Condominium Plan 1523810

APPLICANT: IBI Group Inc.
10830 Jasper Avenue
Edmonton, AB T5J 2B3

OWNER: Brenalen Enterprises Ltd.
138 52304 Range Road 233
Sherwood Park, AB T8B 1C9

ACCEPTANCE OF APPLICATION: May 28, 2014

EXISTING DEVELOPMENT: Vehicle Repair Shops, General Contractor Services, General Business uses, General Industrial uses.

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17095 to amend the Zoning Bylaw from (IH) Heavy Industrial Zone to (DC2) Site Specific Development Control Provision be APPROVED.

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DISCUSSION

1. The Application

The application proposes to rezone land from (IH) Heavy Industrial Zone to (DC2) Site Specific Development Control Provision in conformance with the Southeast Industrial Area Outline Plan. The proposed rezoning will accommodate the development of industrial businesses with limited, compatible non-industrial uses.

The proposed Direct Control Zone retains a number of uses from the (IB) Business Industrial Zone. As the subject area is adjacent to land zoned (IH) Heavy Industrial Zone some of the uses in the IB Zone have been removed to mitigate potential risks. These are uses that typically would generate larger assemblies of people, such as religious assemblies and restaurants. The following uses were deemed incompatible with surrounding industrial development and the context of the application area:

- Major Service Stations
- Minor Service Stations
- Bars and Neighbourhood Pubs
- Drive-in Food Services
- Funeral, Cremation and Interment Services
- Greenhouses, Plant Nurseries and Market Gardens
- Nightclubs
- Outdoor Participant Recreation Services
- Private Clubs
- Rapid Drive-through Vehicle Services
- Religious Assembly
- Residential Sales Centres
- Restaurants
- Specialty Food Services
- Truck and Mobile Home Sales/Rentals

2. Site and Surrounding Area

The subject site is located south of 62 Avenue NW and east of 97 Street NW in the Rosedale Industrial neighbourhood. Currently, the application area is zoned (IH) Heavy Industrial Zone and is developed with a number of businesses fitting into the categories of vehicle repair, general industrial uses, general contractor services and general business uses.

North and west of the subject site land is zoned (IM) Medium Industrial Zone and developed with General Industrial uses. South and East of the subject site land is zoned (IH) Heavy Industrial Zone and developed with General Contractor, General Industrial and Vehicle Repair uses.



View of site looking south from 62 Avenue NW.

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The Way We Grow – Municipal Development Plan

The proposed rezoning supports policy 6.3.1.5 within *The Way We Grow* to “identify opportunities and facilitate redevelopment and intensification to higher value industrial, commercial and institutional uses in established industrial areas.”

Southeast Industrial Area Outline Plan

The proposed rezoning conforms to the policies in the Southeast Industrial Area Outline Plan and supports the intent of the plan to upgrade existing developments to higher industrial standards. The proposed rezoning and resulting development will be compatible with the planned development of the adjacent lands as identified in the Southeast Industrial Area Outline Plan Development Concept.

2. Transportation and Utilities

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

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3. Parks and School Boards

The Parks Planning Section of Sustainable Development, The Catholic School Board and the Edmonton Public School Board had no concerns with the proposed rezoning.

4. Environmental Review

The Environmental Planning Unit reviewed the Phase I Environmental Site Assessment and deemed the site suitable for the intended uses.

5. Surrounding Property Owners' Concerns

Sustainable Development received no response to its advance notification letter sent to surrounding property owners, the Hazeldean Community League, and the Kenilworth Community League on November 14, 2014.

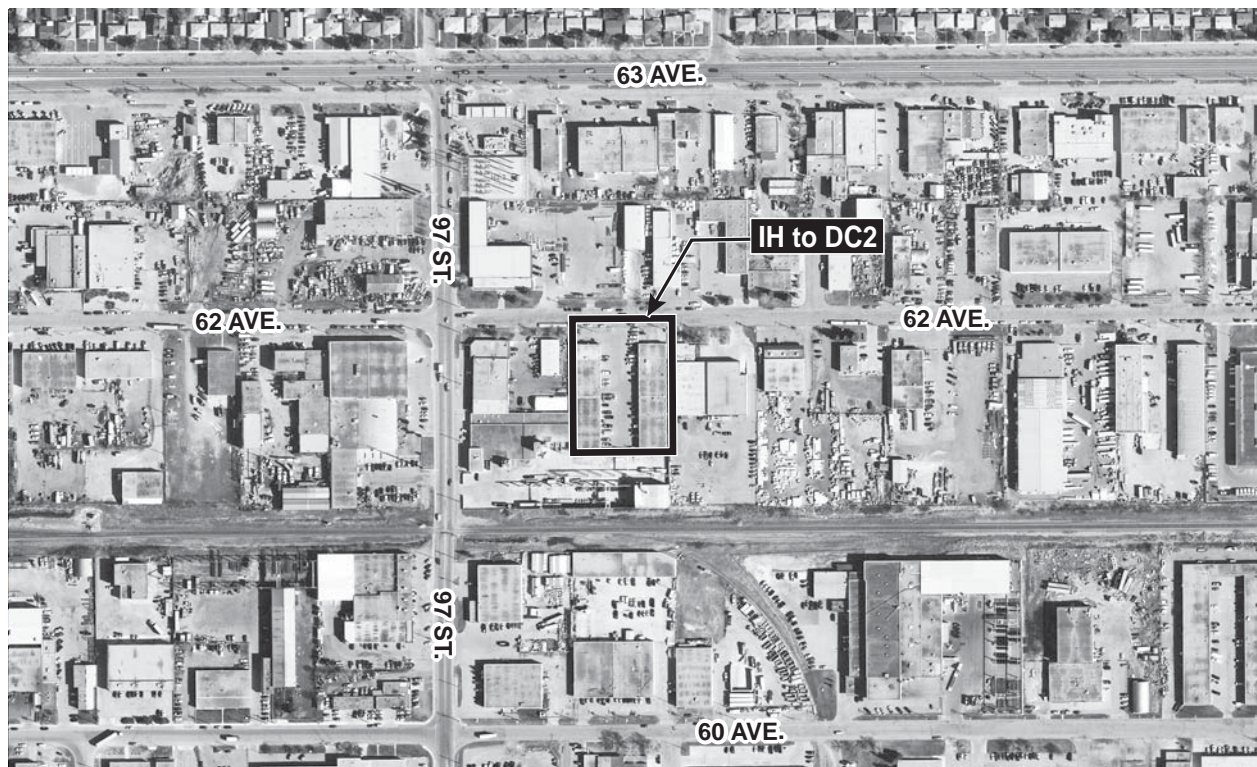
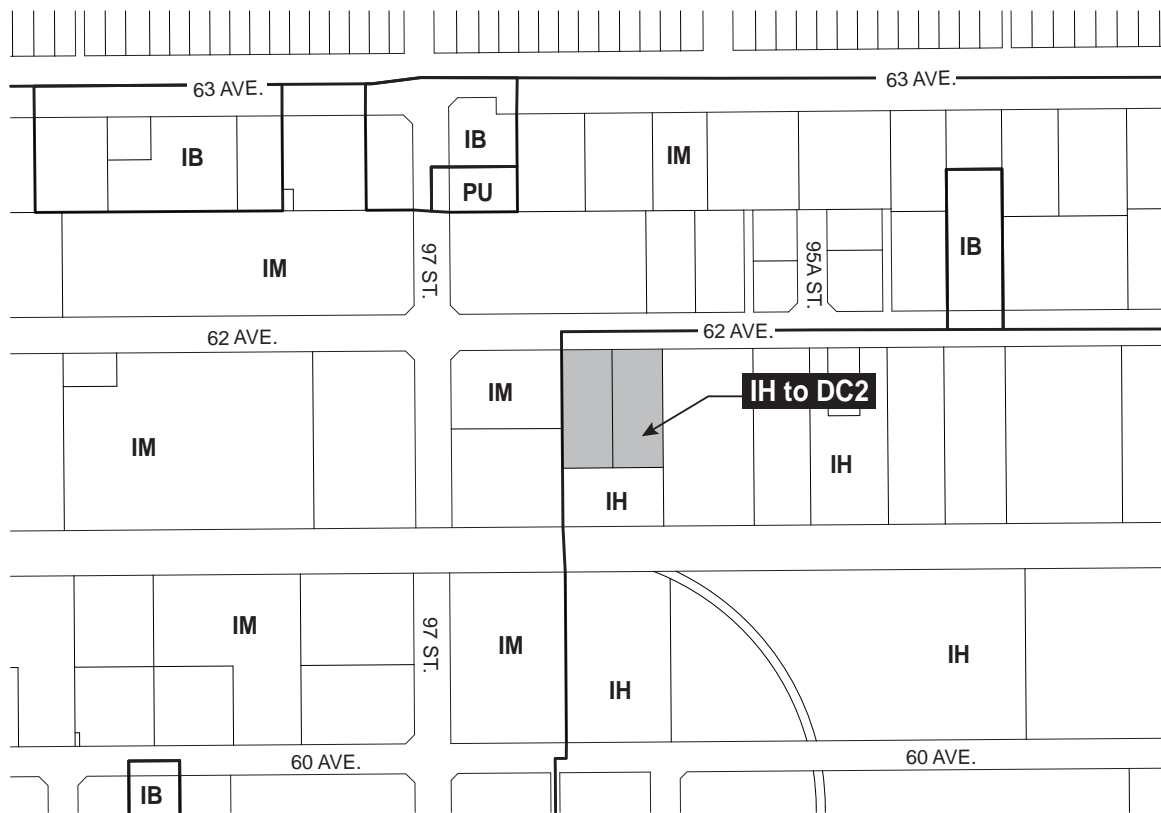
JUSTIFICATION

Sustainable Development recommends that Bylaw 17095 to amend the Zoning Bylaw from (IH) Heavy Industrial Zone to (DC2) Site Specific Development Control Provision be APPROVED; on the basis that the application conforms with the Southeast Industrial Area Outline Plan, meets the technical requirements of Civic Departments and utility agencies, and will result in development that is compatible with the surrounding existing and planned land uses.

ATTACHMENT

2a Maps

Written by: Madeleine Baldwin
Approved by: Tim Ford
Sustainable Development
October 19, 2015

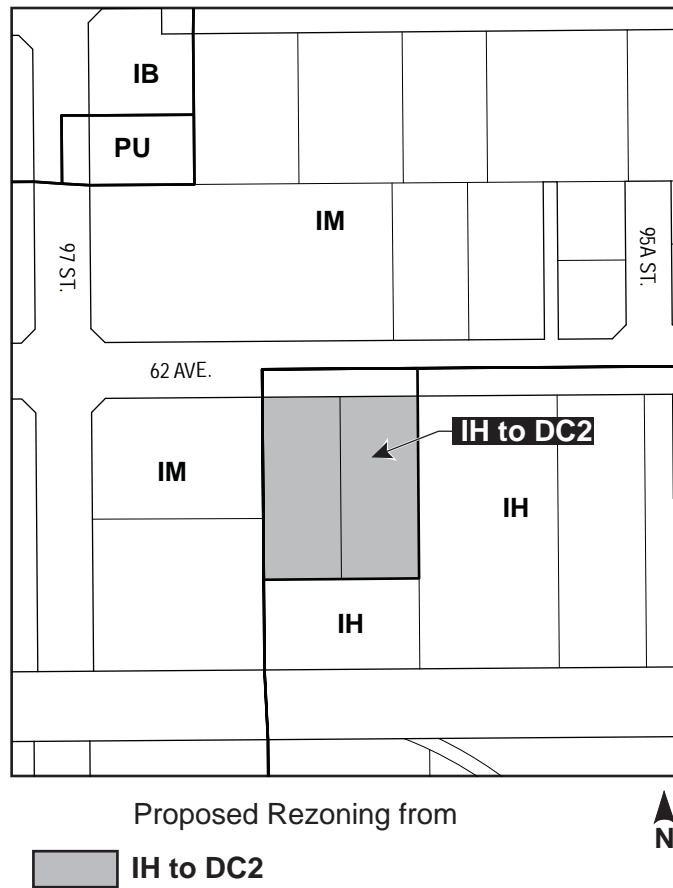


SURROUNDING LAND USE ZONES

FILE: LDA14-0242
DATE: October 19, 2015
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ROSEDALE INDUSTRIAL, BYLAW 17095

Location: South of 62 Avenue NW and
east of 97 Street NW



The purpose of proposed Bylaw 17095 is to change the Zoning Bylaw from (IH) heavy industrial zone to (DC2) site specific development control provision, Units 1-14, Plan 1523810, as shown on the attached sketch. This zone provides the opportunity for the development of industrial businesses and limited, compatible non-industrial businesses in conformance with the Southeast Industrial Area Outline Plan. Sustainable Development supports this proposed bylaw.

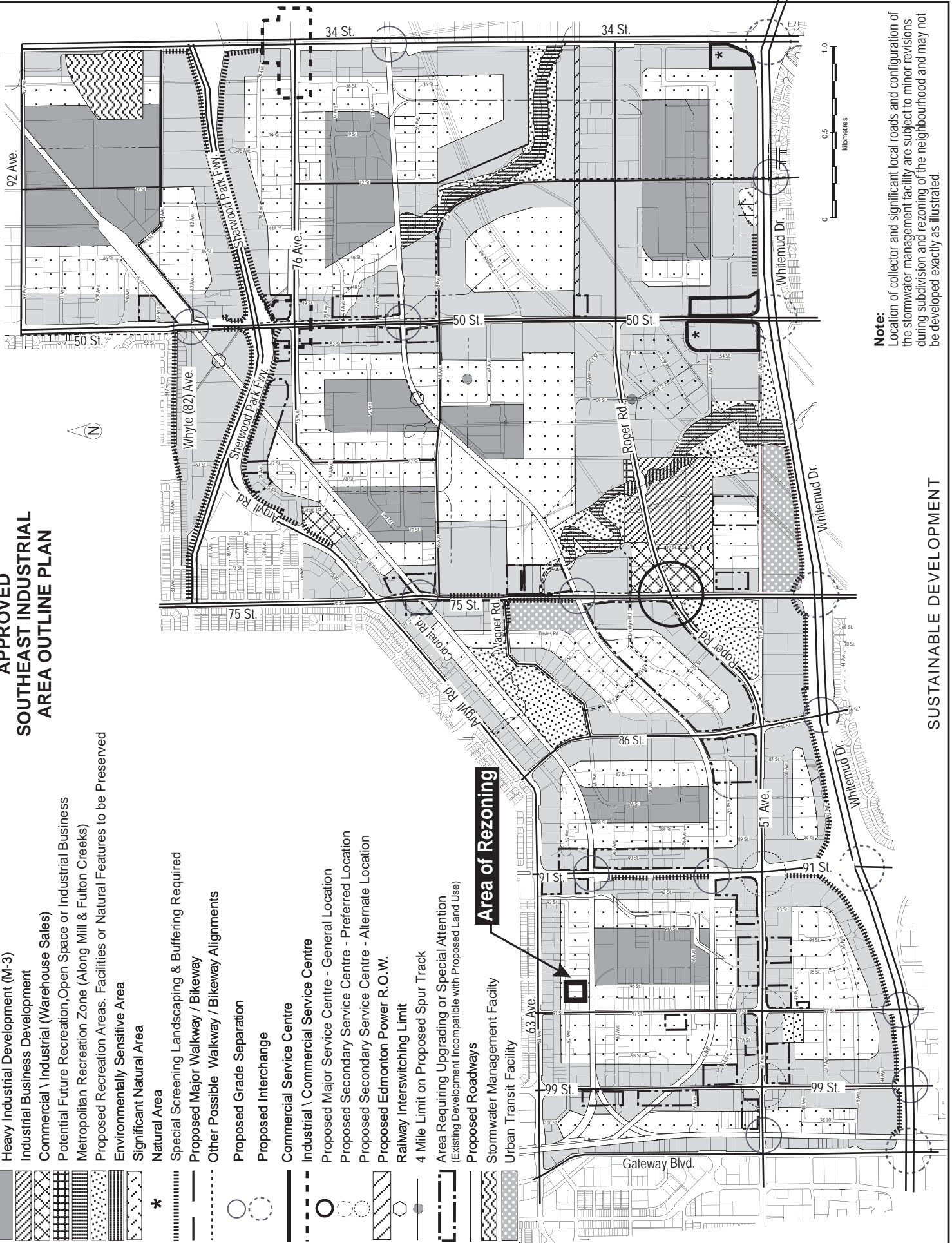
PROPOSED REZONING

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APPROVED SOUTHEAST INDUSTRIAL AREA OUTLINE PLAN

- High Standard Industrial Development (M-1)
- Medium Industrial Development (M-2)
- Heavy Industrial Development (M-3)
- Industrial Business Development
- Commercial \ Industrial (Warehouse Sales)
- Potential Future Recreation, Open Space or Industrial Business
- Metropolitan Recreation Zone (Along Mill & Fulton Creeks)
- Proposed Recreation Areas, Facilities or Natural Features to be Preserved
- Environmentally Sensitive Area
- Significant Natural Area
- *** Natural Area
- Special Screening Landscaping & Buffering Required
- Proposed Major Walkway / Bikeway
- Other Possible Walkway / Bikeway Alignments
- Proposed Grade Separation
- Proposed Interchange
- Commercial Service Centre
- Industrial \ Commercial Service Centre
- Proposed Major Service Centre - General Location
- Proposed Secondary Service Centre - Preferred Location
- Proposed Secondary Service Centre - Alternate Location
- Proposed Edmonton Power R.O.W.
- Railway Interswitching Limit
- 4 Mile Limit on Proposed Spur Track
- Area Requiring Upgrading or Special Attention
(Existing Development Incompatible with Proposed Land Use)
- Proposed Roadways
- Stormwater Management Facility
- Urban Transit Facility

Area of Rezoning



Note: Location of collector and significant local roads and configuration of the stormwater management facility are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.