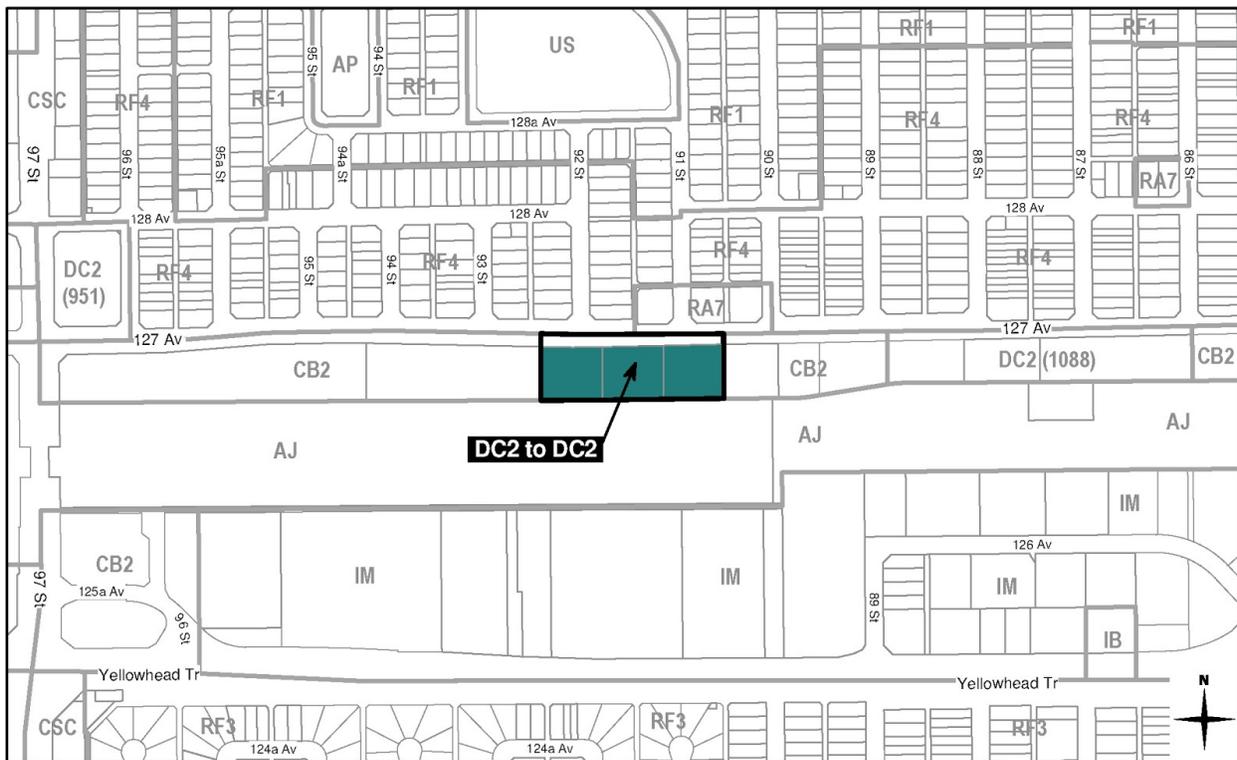




ADMINISTRATION REPORT REZONING YELLOWHEAD CORRIDOR EAST

9035 - 127 AVENUE NW, 9115- 127 AVENUE NW, 9203 - 127 AVENUE NW

To allow for temporary storage and rapid drive-through vehicle services in addition to commercial, light industrial, automotive and service uses that are currently allowed.



RECOMMENDATION AND JUSTIFICATION

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

- conforms with the CN Intermodal Facility and Area Area Redevelopment Plan;
- continues to provide appropriate transitional uses between the railroad and the residential land uses to the north; and
- the range of uses proposed are compatible with the existing and planned development of the surrounding land.

THE APPLICATION

1. CHARTER BYLAW 19290 to rezone the subject site from (DC2) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision, allowing temporary storage and rapid drive-through vehicle services in addition to the uses that are currently allowed. The proposed Provision also contains administrative updates for clarity and consistency with the Zoning Bylaw.

The applicant's intent is to continue to operate a temporary storage use with the possibility of developing a car wash in the future.

SITE AND SURROUNDING AREA

The site is located on the south side of 127 Avenue NW, between 90 and 93 Streets NW and north of the CN rail yard.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.864) Site Specific Development Control Provision	Temporary storage

CONTEXT		
North	(RF4) Single Detached Residential Zone (RA7) Single Detached Residential Zone	Single detached housing Semi-detached housing Multi-unit housing
East	(CB2) General Business Zone	Professional, financial, and office support services General retail
South	(AJ) Alternative Jurisdiction Zone	Rail yard
West	(CB2) General Business Zone	Automotive and equipment repair shop



VIEW LOOKING SOUTHWEST FROM 127 AVENUE



VIEW LOOKING SOUTHEAST FROM 127 AVENUE

PLANNING ANALYSIS

The site is subject to the CN Intermodal Facility and Area Area Redevelopment Plan (ARP) which applies to the railway yard and the former Intermodal Facility lands, between 82 Street and 97 Street, on the south side of 127 Avenue. The Plan recommends that:

- lands should be redeveloped with commercial or institutional uses,
- uses should serve the day-to-day needs of residents within Killarney or which serves a community or regional trade area, and
- limited light industrial uses may be supported when incorporated within a DC2 provision.

The proposed rezoning conforms with this direction in the Plan as it retains and expands opportunities for a variety of commercial uses, and allows limited industrial uses including temporary storage and general industrial uses excluding those that create nuisance. These limits on industrial uses and regulations requiring screening of storage areas, mechanical equipment, and trash collection areas will ensure development which is compatible with surrounding existing and planned uses. The proposed (DC2) Site Specific Development Control Provision allows for a suitable transition between the CN rail line to the south and the residential uses north of 127 Avenue NW.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

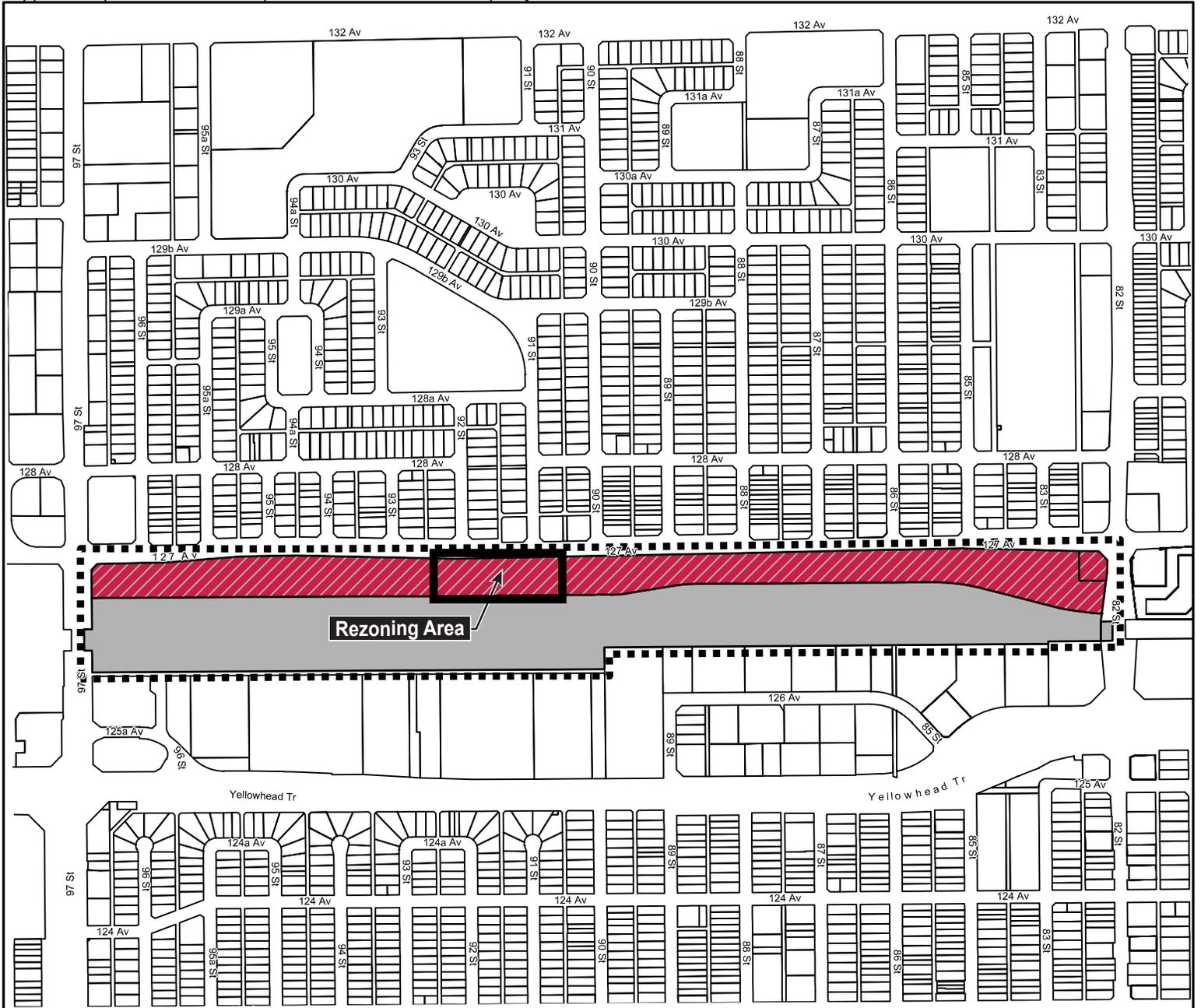
ADVANCE NOTICE October 16, 2019	<ul style="list-style-type: none">• Number of recipients: 20• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Mark-up of Changes to DC2 Provision
- 3 Application Summary



Rezoning Area

BYLAW 13278
CN INTERMODAL FACILITY AND AREA
Area Redevelopment Plan
DEVELOPMENT CONCEPT



Commercial / Institutional Development



Rail and Rail Related Uses



Area Redevelopment Plan Boundary

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

DC2.864.1. General Purpose

To allow for a limited range of commercial, light industrial, automotive and service uses that operate in such a manner that no nuisance factor is created or apparent outside an enclosed building with development regulation to ensure compatibility with surrounding land Uses.

DC2.864.2. Area of Application

Lots 7, 8, and 9, Block 60A, Plan 052 0041 totaling 1.21 hectares; located on the south side of 127th Avenue, between 90th and 93rd Streets, Killarney Yellowhead Corridor East, as shown on Schedule "A" of this Bylaw.

DC2.864.3. Uses

1. Automotive and Equipment Repair Shops
2. Automotive and Minor Recreation Vehicle Sales/Rentals
3. Business Support Services
4. Convenience Retail Stores
5. Convenience Vehicle Rentals
6. Equipment Rentals
7. General Industrial Uses, with the exception of those Uses which, due to their appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards, are incompatible with residential, commercial, and other surrounding Uses
8. General Retail Stores
9. Health Services
10. Household Repair Services
11. Limited Contractor Services
12. Liquor Stores
13. Minor Service Stations

14. Personal Service Shops
15. Professional, Financial and Office Support Services
- 16. Rapid Drive-through Vehicle Services*
17. Restaurants, for less than 240 m² of Public Space
18. Specialty Food Services, for less than 120 m² of Public Space
- 19. Temporary Storage*
20. Warehouse Sales
21. Fascia On-premises Signs
22. Freestanding On-premises Signs
23. Minor Digital On-premises Off-premises Signs
24. Projecting On-premises Signs
25. Temporary On-premises Signs

DC2.864.4. Development Regulations

1. Development of the Site shall be in general accordance with the Site Plan attached to this provision, as Appendix I, *except that:*
 - a. *the Site Plan shall only apply at the time of development of new buildings.*
2. The maximum Floor Area Ratio shall be 3.5.
3. *The minimum Front Setback shall be 6.0 m A minimum Landscaped Yard of 6.0m shall be required adjacent to 127 Avenue.* The installation of Landscaping, boulevard trees, sidewalk and street lighting within this Setback shall be in accordance with the approved SUB/02-0065 and the landscape/engineering drawings as attached to the Servicing Agreement C-352 *to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) and to the satisfaction of Transportation Services and Community Services.*
4. A ~~B~~building Setback of 13.0 m shall be required from the *Rear Lot Line rear property line* adjacent to the Canadian National Railway Right-of-Way.
5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within *the Front Setback a Setback*. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened

from view from any adjacent Sites, and public roadways in accordance with the regulations of the Zoning Bylaw, as amended ~~the provisions of subsection 55.4 of this Bylaw, as amended.~~

6. All operations, mechanical equipment and storage, except for Automotive and Minor Recreational Vehicle Sales/Rentals, Convenience Vehicle Rentals, and Temporary Storage, shall be located within an enclosed building.
7. The orientation of overhead doors shall be directed to open away from the Front Lot Line ~~the residential development on the north side of 127 Avenue.~~
8. The maximum building Height shall not exceed 10.0 m ~~or two and a half (2 1/2) storeys.~~
9. Any business premises or multiple occupancy building having a Floor Area greater than 3000 m² or a single wall length greater than 25.0 m visible from a public roadway, shall comply with the following criteria:
 - a. The roof line and building Façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 - b. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
10. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
11. All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.
12. Exterior light fixtures used shall prevent glare and minimize excessive lighting.
13. Signs shall comply with the regulations found in Schedule 59F of the Zoning Bylaw, as amended.
14. All display and storage areas visible from 127 Avenue shall have screen planting a minimum of 1.85 m in Height. The location, length, thickness and Height of such screen planting at maturity shall, in conjunction with a change in grade or other natural or man-made features, be sufficient to block the view from any Abutting Residential or Commercial Zone, or public roadway. If, in the opinion of the Development Officer, screen planting cannot reasonably be expected to survive, earth berming, masonry walls, wood Fencing or other man-made features may be permitted as a substitution.

~~15. Lighting for display areas shall be mounted on lamp standards and no exposed bulbs or string of lights shall be used.~~

~~16. Minor Alcohol Sales uses shall comply with the regulations found in Section 85 of the Zoning Bylaw, as amended.~~

DC2.864.5. Additional Development Regulations for Specific Uses ~~General Industrial Uses~~

~~1. A Development Permit for Temporary Storage shall only be permitted as a Temporary Development for a period up to five years, except that:~~

~~a. the Temporary Development Permit may be re-issued at the discretion of the Development Officer. Such discretion shall only be exercised if information is provided regarding the landowner's timelines to redevelop the Site, to the Development Officer's satisfaction.~~

~~2. All storage, display and parking areas shall be hard surfaced in accordance with subsection 54.6(1) of the Zoning Bylaw;~~

~~3. All display areas that front 127 Avenue shall be screened in accordance with the provisions of subsection 55.4(4) of the Zoning Bylaw; and~~

~~4. Lighting for display areas shall be mounted on lamp standards and no exposed bulbs nor string of lights shall be used.~~

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19290
Location:	South side of 127 Avenue NW, between 92 and 95 Streets NW
Addresses:	9035 - 127 Avenue NW, 9115- 127 Avenue NW, 9203 - 127 Avenue NW
Legal Description:	Lots 7-9, Block 60A, Plan 0520041
Site Area:	1.21 hectares
Neighbourhood:	Yellowhead Corridor East
Notified Community Organizations:	Killarney Community League, Edmonton North District Area Council
Applicant:	April Kojima

PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	CN Intermodal Facility and Area ARP
Historic Status:	None

Written By:	Jeff Booth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination