



ADMINISTRATION REPORT REZONING & PLAN AMENDMENT RAMPART INDUSTRIAL

14535 - 142 STREET NW



RECOMMENDATION: That Charter Bylaw 19562 to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (IB) Industrial Business Zone and the associated plan amendment, Bylaw 19572, to re-designate the lands from private recreational to industrial business be **APPROVED**.

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

- It supports and maintains industrial opportunities as outlined in the *Rampart Industrial Area Structure Plan (ASP)*;
- It provides the opportunity for industrial and business employment uses along an arterial road; and
- It is compatible with the existing and planned development of surrounding land.

REPORT SUMMARY

This land use amendment application was submitted by Chuck Jensen on September 30, 2019. This application proposes to change the designation of the subject parcel 14535 - 142 Street NW from (AGI) Industrial Reserve Zone to (IB) Industrial Business Zone. An associated plan amendment is also required in order to facilitate the proposed rezoning.

This proposal is in alignment with the applicable policies of The City Plan (MDP) by maintaining land supply necessary to support continued industrial growth and encouraging innovative servicing solutions that support the growth and evolution of industrial lands.

The proposed rezoning is in general alignment with the Rampart Industrial ASP which supports and maintains industrial opportunities.

THE APPLICATION

1. **BYLAW 19572** to amend the Rampart Industrial Area Structure Plan proposes to re-designate the subject lands from private recreational to business industrial.
2. **CHARTER BYLAW 19562** proposes to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (IB) Industrial Business Zone. The proposed IB Zone will allow for a range of industrial business uses.

It is the applicant's intent to market the subject site to a wider range of uses.

SITE AND SURROUNDING AREA

The subject site is located in the southern portion of the Rampart Industrial ASP, south of 145 Avenue NW, east of 142 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AGI) Industrial Reserve Zone	Vacant lot
CONTEXT		
North	(AGI) Industrial Reserve Zone	Canadian Athletic Club
East	(RSL) Residential Small Lot Zone	Railway Single Detached Housing
South	(AGI) Industrial Reserve Zone	Private Club (Al Shamal Shriners)
West	(AGI) Industrial Reserve Zone	Private Club (Al Shamal Shriners)

PLANNING ANALYSIS

The Rampart Industrial Area Structure Plan (ASP) designates the site for private recreational uses. The plan amendment proposes to change the land use designation of this site to industrial business uses. The site is no longer being utilized for private recreation services and it is the applicant's intent to market the subject site to a wider variety of business, commercial and industrial uses for increased leasing opportunities. The parcel immediately to the south (14511 - 142 Street NW) is also included in the proposed plan amendment, it is currently being used as a private club (Al Shamal Shriners). The proposed land use designation will not negatively affect

its current operations and supports and maintains industrial opportunities as outlined in the Rampart Industrial ASP.

The proposed rezoning is appropriate and suitable for this site. The property is located adjacent to 142 Street NW, which is an arterial roadway that allows for excellent visibility and access to the site.

The overall development concept in the Rampart Industrial Area Structure Plan (ASP) identifies the area as appropriate for maintaining industrial uses. The proposed rezoning will allow for the future use of the site for business industrial uses and is compatible with the existing and planned development of surrounding land.

TECHNICAL REVIEW

Drainage

Permanent sanitary and stormwater servicing requires connection to the sewers within 145 Avenue NW. Permanent Area Contributions (PAC) Cost Sharing Assessments and the Sanitary Sewer Expansion Assessment are applicable to the subject rezoning area. These costs will be assessed and required to be paid at the time of future subdivision, development permit application, or sewer service connection.

Transportation

The owner will be required to pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area. A Transportation Impact Assessment (TIA) may be required in support of the development on this site (depending on the land uses) at the development permit stage.

EPCOR Water

This site will be required to connect to the existing water main on the west side of 142 Street. Other lines connecting to this site will be required to be abandoned. Hydrants must also be constructed along 145 Avenue at 90 m spacing.

The applicant/owner will be responsible for all costs associated with providing City standards of water supply including any changes to the existing water infrastructure required by this application.

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

COMMUNITY ENGAGEMENT

ADVANCE NOTICE October 19, 2020	<ul style="list-style-type: none">● Number of recipients: 10● Number of responses in support: 1● Number of responses with concerns: 0● Comments: Caller wanted clarification on the proposed application
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rampart-industrial-planning-applications.aspx

CONCLUSION

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

APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 18843
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 19572
- 3 Approved ASP – Bylaw 18843
- 4 Proposed ASP – Bylaw 19572
- 5 Application Summary

TABLE 1
LAND USE AND POPULATION
STATISTICS
BYLAW 18843

LAND USE	Area (ha)	% of GDA
Gross Area	372	100%
Natural Area	10.8	3
Right-of-Way	25.2	7
Gross Developable Area	336	100%
Industrial		
Business Industrial	72.7	21
Medium Industrial	125.9	37
Commercial	20.0	6
Parkland, Recreation, and Schools (Municipal Reserve)		
District Park (City-wide Athletic Facility)	42.4	13
Park Site	8.1	2
Institutional (Cemetery)	49.4	15
Other (Private Recreational)	5.8	2
Stormwater Management	12.6	4
Total Gross Developable Area	336	100%

TABLE 1
LAND USE AND POPULATION
STATISTICS
BYLAW 19572

LAND USE	Area (ha)	% of GDA
Gross Area	372	100%
Natural Area	10.8	3
Right-of-Way	25.2	7
Gross Developable Area	336	100%
Industrial		
Business Industrial	72.8	21
Medium Industrial	125.9	37
Commercial	20.0	6
Parkland, Recreation, and Schools (Municipal Reserve)		
District Park (City-wide Athletic Facility)	42.4	13
Park Site	8.1	2
Institutional (Cemetery)	49.4	15
Other (Private Recreational)	5.5	2
Stormwater Management	12.6	4
Total Gross Developable Area	336	100%

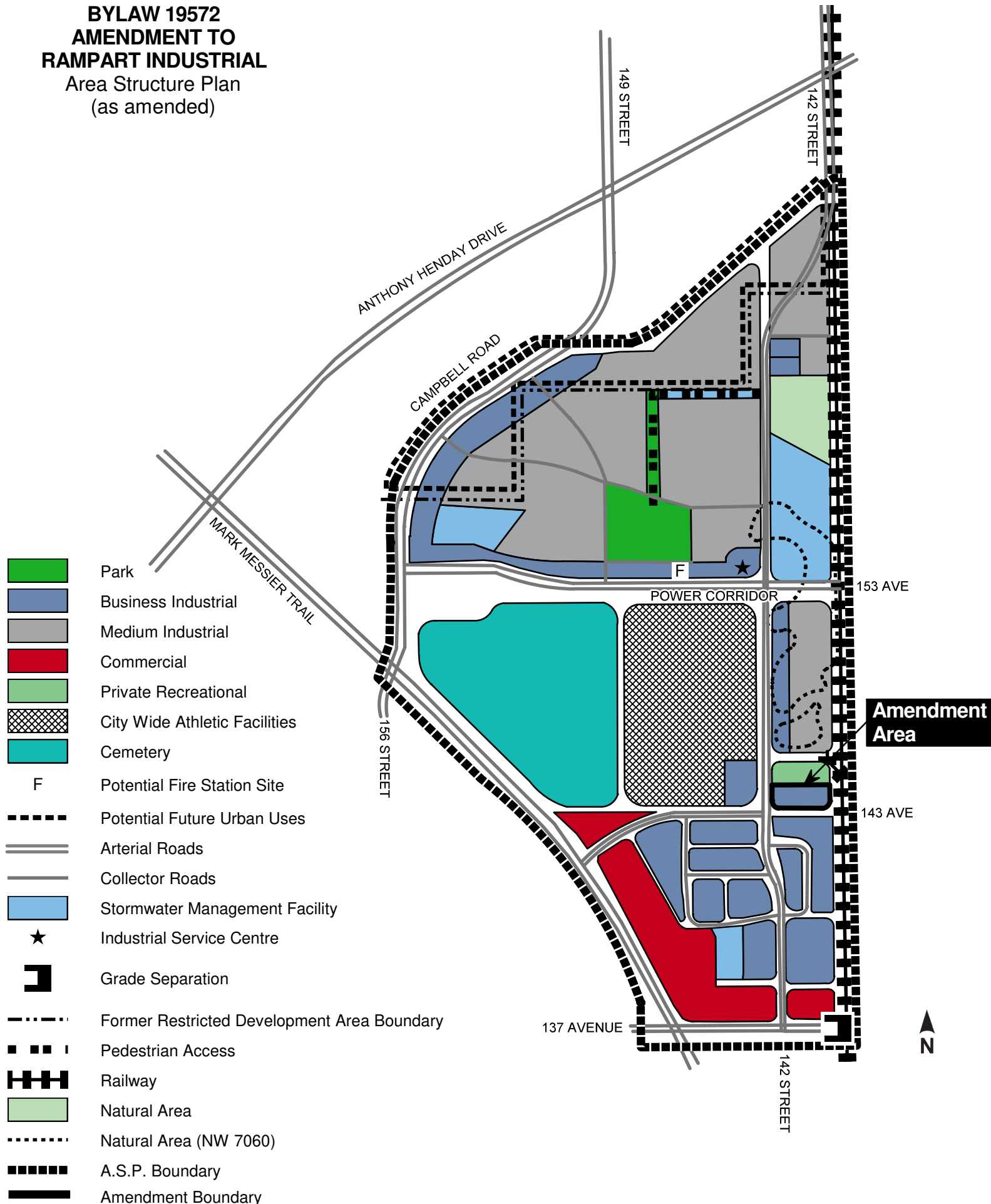
BYLAW 18843
RAMPART INDUSTRIAL
 Area Structure Plan
 (as amended)

-  Park
-  Business Industrial
-  Medium Industrial
-  Commercial
-  Private Recreational
-  City Wide Athletic Facilities
-  Cemetery
-  Potential Fire Station Site
-  Potential Future Urban Uses
-  Arterial Roads
-  Collector Roads
-  Stormwater Management Facility
-  Industrial Service Centre
-  Grade Separation
-  Former Restricted Development Area Boundary
-  Pedestrian Access
-  Railway
-  Natural Area
-  Natural Area (NW 7060)
-  A.S.P. Boundary



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

BYLAW 19572 AMENDMENT TO RAMPART INDUSTRIAL Area Structure Plan (as amended)



- Park
- Business Industrial
- Medium Industrial
- Commercial
- Private Recreational
- City Wide Athletic Facilities
- Cemetery
- F Potential Fire Station Site
- Potential Future Urban Uses
- Arterial Roads
- Collector Roads
- Stormwater Management Facility
- ★ Industrial Service Centre
- └ Grade Separation
- Former Restricted Development Area Boundary
- Pedestrian Access
- Railway
- Natural Area
- Natural Area (NW 7060)
- A.S.P. Boundary
- Amendment Boundary

Amendment Area



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

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw:	19572
Charter Bylaw:	19562
Location:	South of 145 Avenue NW and east of 142 Street NW
Address:	14535 - 142 Street NW
Legal Description(s):	Lot R4, Block 1, Plan 3181TR
Site Area:	0.39 ha
Neighbourhood:	Rampart Industrial
Notified Community Organizations:	Cumberland/Oxford Community League & the Castle Downs Recreation Society Area Council
Applicant:	Chuck Jensen

PLANNING FRAMEWORK

Current Zone:	(AGI) Industrial Reserve Zone
Proposed Zone:	(IB) Industrial Business Zone
Plan in Effect:	Rampart Industrial Area Structure Plan
Historic Status:	None

Written By: Luke Cormier
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination