



ADMINISTRATION REPORT **REZONING** DAVIES INDUSTRIAL EAST

7040 - 71 Street NW



Recommendation: That Charter Bylaw 19495 to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (IM) Medium Industrial Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it will be compatible with surrounding planned and existing uses; and
- it conforms with the South-East Industrial Area Outline Plan.

Report Summary

This revised application was submitted by Eins Consulting on December 15, 2020 on behalf of the registered owner, 316772 Alberta Ltd. The application proposes to rezone the site from (AGI) Industrial Reserve Zone to (IM) Medium Industrial Zone.

The proposed zone conforms with the South-East Industrial Area Outline Plan which designates the site for Medium Industrial Development.

All comments from civic departments and utility agencies have been addressed and are summarized below.

The Application

At the December 8, 2020 Public Hearing, Charter Bylaw 19495 proposed to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (IH) Heavy Industrial Zone and amend the South-East Industrial Area Outline Plan from Medium Industrial Development to Heavy Industrial Development. Council passed a motion that this application be referred back to Administration to work with the applicant on alternate zoning and return to a future City Council Public Hearing. The applicant has revised their rezoning application to the following:

Charter Bylaw 19495 proposes to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (IM) Medium Industrial Zone.

The owner's stated intent is to develop a general industrial use which does not generally produce nuisances that extend beyond the boundaries of the site.

Site and Surrounding Area

The site is approximately 2.5 hectares in size and is located in the north central portion of the Southeast Industrial Area. Surrounding uses include light, medium and business industrial developments.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AGI) Industrial Reserve Zone	<ul style="list-style-type: none"> Lumber Yard (no longer in operation)
CONTEXT		
North	(IM) Medium Industrial Zone	<ul style="list-style-type: none"> A rail line Medium Industrial Uses
East	(IH) Heavy Industrial Zone	<ul style="list-style-type: none"> Medium Industrial Uses
South	(IM) Medium Industrial Zone	<ul style="list-style-type: none"> Medium Industrial Uses
West	(AGI) Industrial Reserve Zone	<ul style="list-style-type: none"> Telecommunications Tower Medium Industrial Uses



VIEW OF THE SITE LOOKING NORTHWEST FROM 71 STREET NW

Planning Analysis

The application conforms with the South-East Industrial Area Outline Plan which designates the site for Medium Industrial Development. The proposed IM Zone will be compatible with surrounding light, medium and business industrial developments. Future bus service along 71 Street will provide a mode of alternative transportation for employees in the area.

Technical Review

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

Transportation

Vehicular access to the site is existing on 71 Street NW. Access will be reviewed upon development of the site and may require consolidation and reconstruction as per the Complete Streets Design and Construction Standards and Access Management Guidelines.

Construction of a sidewalk on the west side of 71 Street NW adjacent to the site and connecting to either the bus stops at the intersection of 71 Street NW and 72 Avenue NW to the north, or 71 Street NW and 68 Avenue NW to the south, will be required at the Development Permit stage.

Transit

The Bus Network Redesign will be adding a route along 71 Street, adjacent to the subject property. A bus stop may be required with the construction of the sidewalk at the Development Permit, Subdivision or Engineering Drawing stage. The location of the stop will be determined at the time of review.

Drainage

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. The requirement to pay the Sanitary Sewer Trunk Charge (SSTC), further to the Drainage Bylaw, will be reviewed at the time of Development Permit or sewer service application.

Community Engagement

ADVANCE NOTICE December 16, 2020	<ul style="list-style-type: none">● Number of recipients: 32● No responses received
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/industrialplanningapplications


























Conclusion






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

Appendices

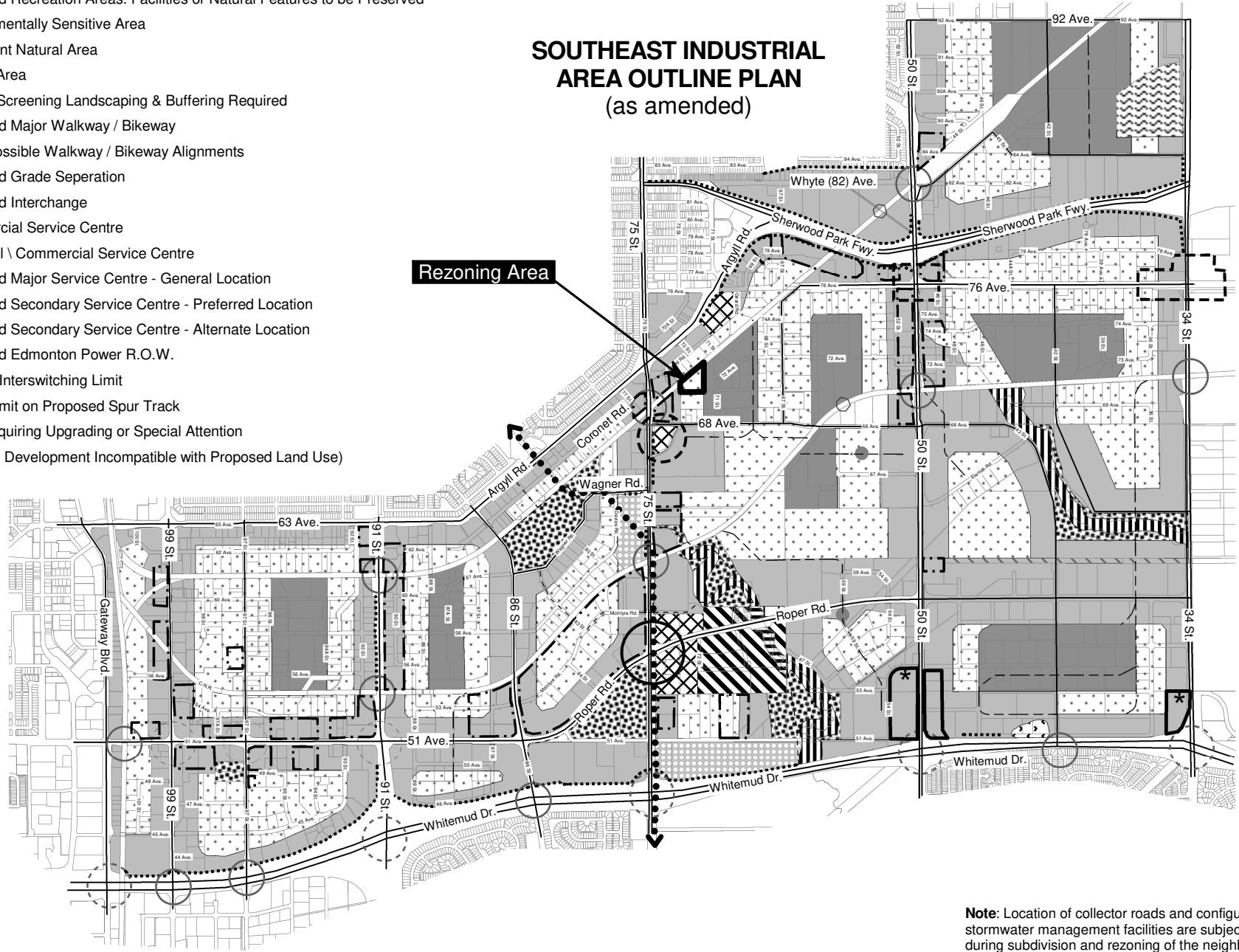
- 1 Context Plan
- 2 Application Summary



-  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
-  Transit Oriented Service Centre
-  Valley Line LRT

SOUTHEAST INDUSTRIAL AREA OUTLINE PLAN (as amended)



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:	Rezoning
Bylaw:	Charter Bylaw 19495
Location:	North of 68 Avenue NW and west of 71 Street NW
Address:	7040 - 71 Street NW
Legal Description:	Block X, Plan 5583AF
Site Area:	2.5 hectares
Neighbourhood:	Davies Industrial East
Notified Community Organizations:	King Edward Park Community League Avonmore Community League, and Kenilworth Community League
Applicant:	Ryan Eidick; E1NS

PLANNING FRAMEWORK

Current Zone:	(AGI) Industrial Reserve Zone
Proposed Zone:	(IM) Medium Industrial Zone
Plan in Effect:	South-East Industrial Area Outline Plan
Historic Status:	None

Written By: Michelle Neilson
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination