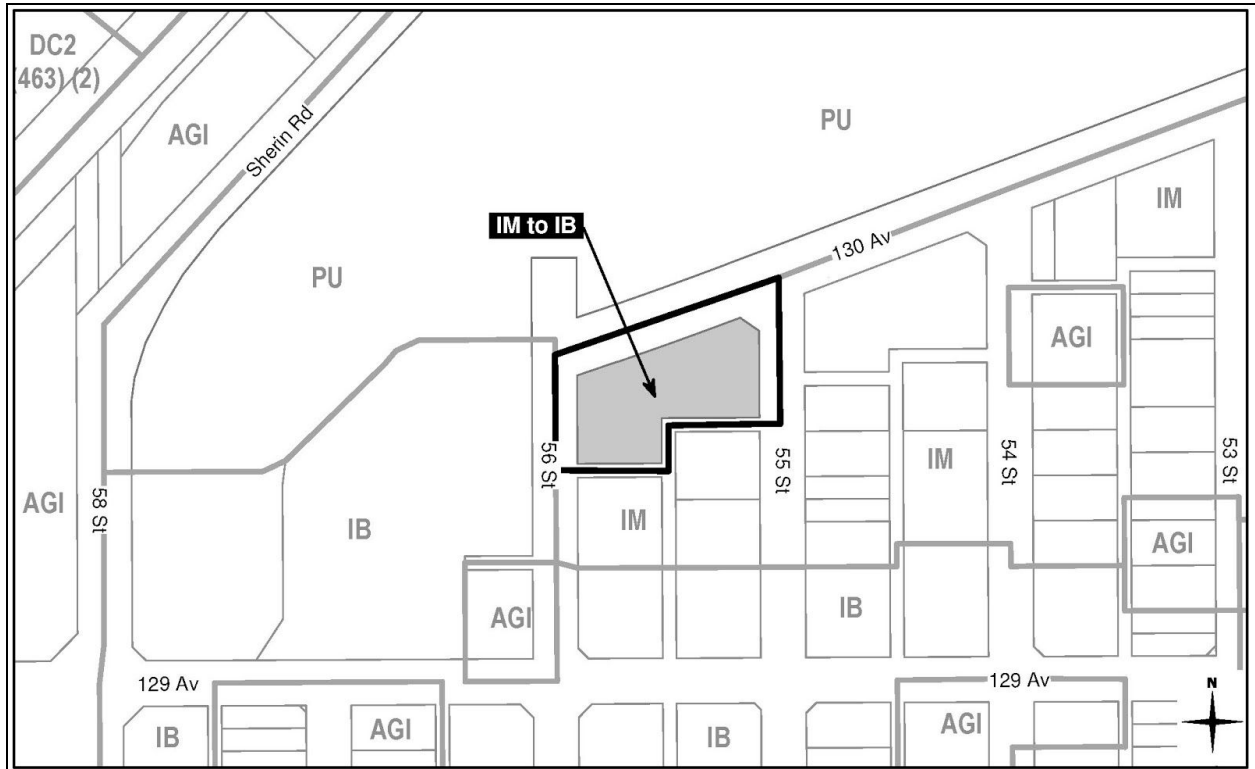




# ADMINISTRATION REPORT REZONING & PLAN AMENDMENT KENNEDALE INDUSTRIAL

## 5503 - 130 Avenue NW

To allow for a range of business industrial uses.



**Recommendation:** That Bylaw 19604 to amend the Kennedale Industrial Plan from the Medium Industrial Uses to Business Industrial Uses and Charter Bylaw 19605 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be APPROVED.

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

- it utilizes existing roadway and utility infrastructure efficiently;
- it will provide a variety of business industrial uses to meet the changing needs in the Kennedale Industrial neighbourhood; and
- it is compatible with surrounding development.

## Report Summary

This land use amendment application was submitted by Montorio Homes on September 1, 2020. This application proposes to change the designation of the subject site from Medium Industrial uses to Industrial Business uses to align the Kennedale Area Structure Plan (ASP) with the associated proposed rezoning in Charter Bylaw 19605 from (IM) Medium Industrial Zone to (IB) Industrial Business Zone to accommodate a range of business industrial uses. The intended use on a portion of the site is a religious assembly.

This proposal is in alignment with the applicable policies of The City Plan (MDP) by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. To achieve this, this application will provide business industrial space to provide a variety of services and amenities such as a mix of light industrial uses and a church to support the nearby residential population and employees in this portion of northeast Edmonton.

## The Application

1. **BYLAW 19604** to amend the Kennedale Industrial Area Structure Plan (ASP) to allow for Industrial Business uses.
2. **CHARTER BYLAW 19605** to amend the Zoning Bylaw to (IB) Business Industrial Zone.

Charter Bylaw 19605 proposes to rezone the subject site (5503 - 130 Avenue NW) from (IM) Medium Industrial Zone to (IB) Industrial Business Zone to allow for the development of a range of business industrial uses including a portion of the site for Religious Assembly.

A development permit for the property was issued in 2019 to allow for ten bays of General Industrial uses under the current IM zoning. The last two bays at the eastern end of the building are now seeking to accommodate Religious Assembly uses, which has triggered this application.

It is estimated that the proposed Religious Assembly will accommodate approximately 125 people and 3,500 square feet on the main floor (within the two eastern bays of the building).

Proposed Bylaw 19604, to amend the Kennedale Industrial ASP by redesignating the site from Medium Industrial uses to Industrial Business uses, accompanies proposed Charter Bylaw 19605.

A separate associated application (LDA20-0357) to close surplus road right-of-way, located south of 130 Avenue NW between 55 Street NW and 56 Street NW, is currently under review.

## Site and Surrounding Area



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT AREA</b>	(IM) Medium Industrial Zone	Undeveloped land with an approved development permit to construct a 10 bay warehouse for General Industrial uses
<b>CONTEXT</b>		
North	(PU) Public Utility Zone	Kennedale Integrated Service Yards
East	(IM) Medium Industrial Zone	Developed land containing an automotive repair shop; a general industrial building, and an abandoned single family dwelling
South	(IM) Medium Industrial Zone	Developed land with 4 bays of indoor storage; and undeveloped IM land
West	(IB) Business Industrial Zone	Developed land (transit garage)



VIEW OF THE SITE LOOKING TO THE EAST



VIEW OF THE SITE LOOKING NORTH

## Planning Analysis

The subject site was rezoned from AGI to IM in 2018 with Bylaw 18464 in accordance with the approved Kennedale Industrial ASP. Though a development permit to develop the site for General Industrial uses has been issued, the current IM zone does not allow for Religious Assembly uses.

The general purpose of the IB zone is to allow for industrial businesses that operate with no nuisance created or apparent outside an enclosed building and to accommodate limited, compatible non-industrial businesses. While this zone is typically located on the edges of industrial areas and adjacent to arterial or major collector roadways, this site is opposite a large IB zoned site and 130 Avenue NW is a collector roadway. The development of this site supports the continued investment and renewal of the Kennedale Industrial area.

### LAND USE COMPATIBILITY

The city-owned Kennedale Integrated Service Yard is located to the north of the subject site and zoned PU. The transit garage is located to the west and developed under the IB Zone. The remaining area is developed with a mix of light and medium industrial uses and some sites do remain vacant. The table below provides a comparison between the current IM zone and the proposed IB zone.

	<b>IM Zone (Current)</b>	<b>IB Zone (Proposed)</b>
<b>Principal Building</b>		
<b>Height</b>	18.0 m	12.0 m
<b>Floor Area Ratio (FAR)</b>	2.0	1.2
<b>Minimum Site Frontage</b>	n/a	30.0 m
<b>Minimum Setback</b>	3.0 m	6.0 m

## PLAN IN EFFECT

The plan in effect is the Kennedale Industrial ASP, which is proposed to be amended to accommodate the associated proposed rezoning under this Charter Bylaw.

## CITYPlan Alignment

This proposal is in alignment with the applicable policies of The City Plan (MDP) by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. To achieve this, this application will provide business industrial space to provide a variety of services and amenities to support the residential population and employees in this portion of northeast Edmonton.

## Technical Review

### Transportation

Transportation supports the application and advises that the existing site access off 55 Street NW overlaps with the existing undeveloped alley right-of-way to the south and must be removed with development of the site.

### EPCOR Water

EPCOR Water supports the application and advises that due to the depth of the site, on-site fire protection will not be able to cover the entire site. The applicant is advised to contact Fire Rescue Services for additional on-site fire protection requirements.

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

## Community Engagement

<b>ADVANCE NOTICE</b> December 14, 2020	<ul style="list-style-type: none"><li>● Number of recipients: 17</li><li>● No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="http://edmonton.ca/kennedaleindustrial">edmonton.ca/kennedaleindustrial</a></li></ul>

## Conclusion

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

## Appendices

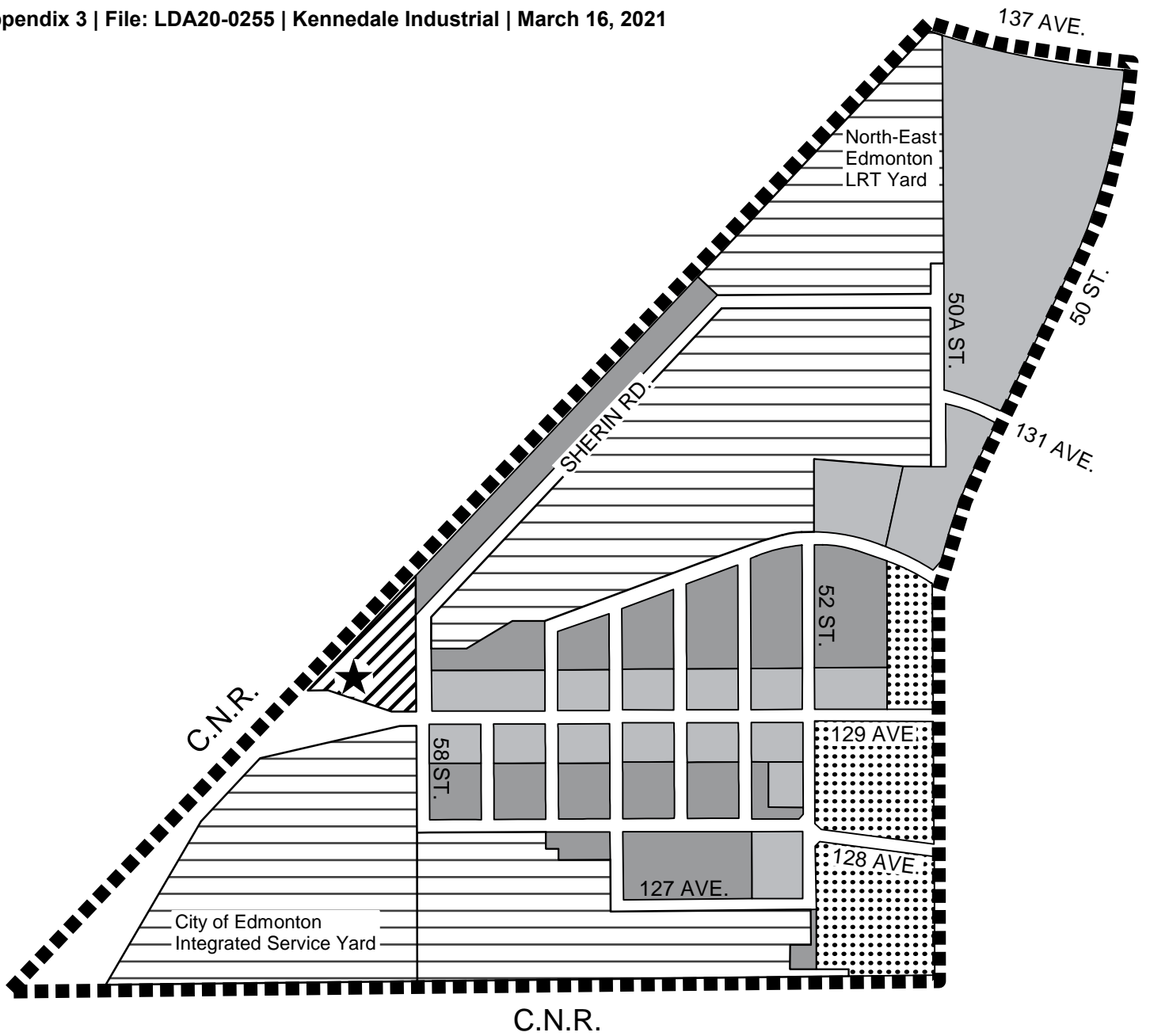
- 1 Approved ASP Land Use and Population Statistics – Bylaw #16596
- 2 Proposed ASP Land Use and Population Statistics – Bylaw #19604
- 3 Approved ASP – Bylaw # 16596
- 4 Proposed ASP – Bylaw #19604
- 5 Application Summary

**Approved Kennedale Industrial Area Structure Plan  
Land Use Statistics  
Bylaw 16596**

<u>LAND USE</u>	<u>AREA (ha)</u>	<u>%</u>
Commercial Office	1.85	1.53
Industrial Business	23.16	19.11
Medium Industrial	13.84	11.42
Public Utility	53.70	44.30
General Business	11.71	9.66
Circulation	16.94	13.98
<u>Gross Developable Area</u>	121.20	100

**PROPOSED KENNEDALE INDUSTRIAL AREA STRUCTURE PLAN  
LAND USE STATISTICS  
BYLAW 19604**








<b><u>LAND USE</u></b>	<b><u>AREA (ha)</u></b>	<b><u>%</u></b>
Commercial Office	1.85	1.53
Industrial Business	23.50	19.39
Medium Industrial	13.50	11.14
Public Utility	53.70	44.30
General Business	11.71	9.66
Circulation	16.94	13.98
Gross Developable Area	121.20	100



C.N.R.

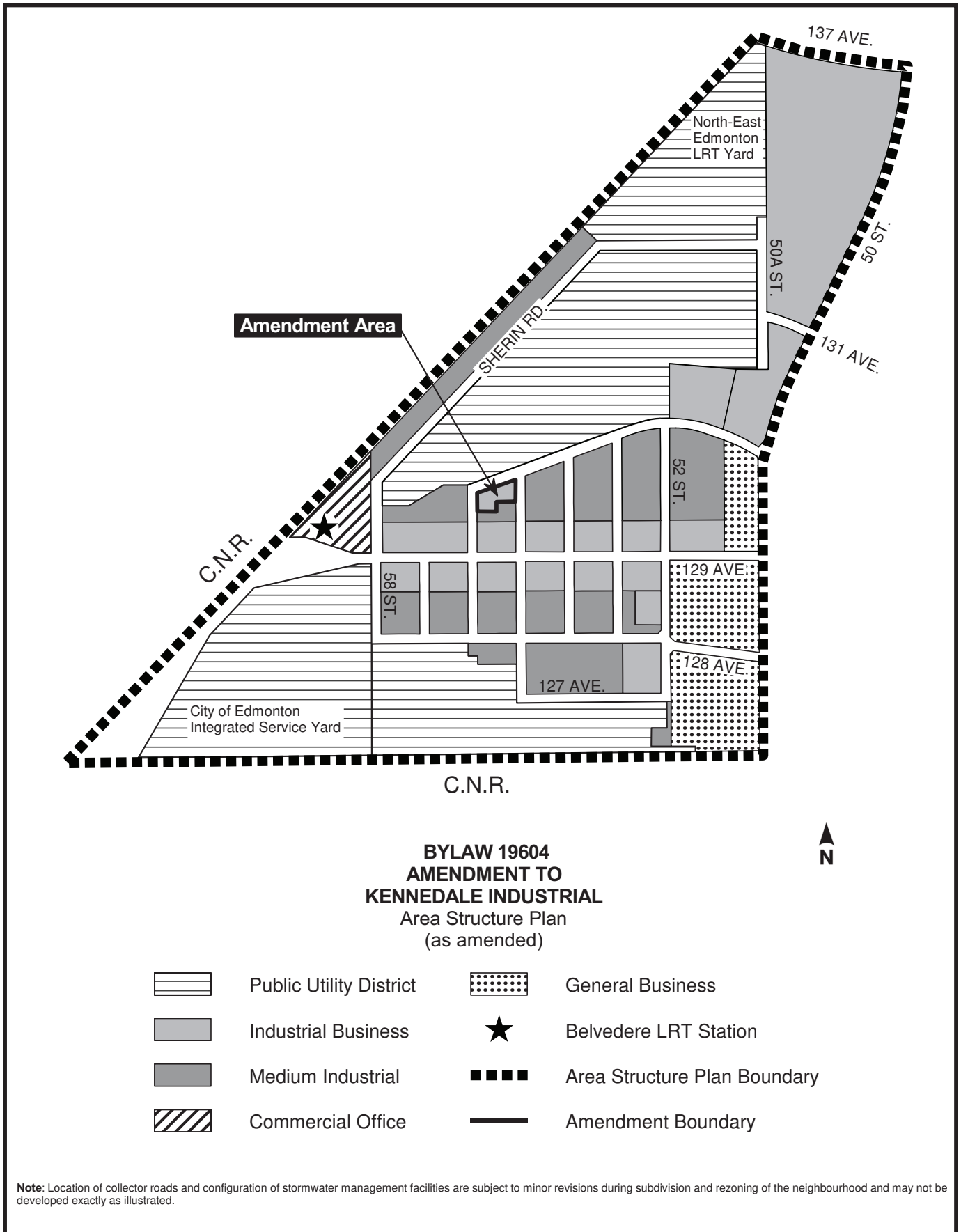
**BYLAW 16596**  
**APPROVED**  
**KENNEDALE INDUSTRIAL**  
 Area Structure Plan  
 (as amended)



- |   |                         |   |                              |
|---|-------------------------|---|------------------------------|
|  | Public Utility District |  | General Business             |
|  | Industrial Business     |  | Belvedere LRT Station        |
|  | Medium Industrial       |  | Area Structure Plan Boundary |
|  | Commercial Office       |   |                              |

**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/Charter Bylaw:	Bylaw 19604 Charter Bylaw 19605
Location:	South of 130 Avenue NW & east of 56 Street NW
Address:	5503 - 130 Avenue NW
Legal Description:	Lot A, Block 30, Plan 4983AM
Site Area:	0.34 ha
Neighbourhood:	Kennedale Industrial
Notified Community Organization:	Belvedere Community League
Applicant:	Montorio Homes

### PLANNING FRAMEWORK

Current Zone and Overlay:	(IM) Medium Industrial Zone
Proposed Zone and Overlay:	(IB) Business Industrial Zone
Plan in Effect:	Kennedale Industrial Area Structure Plan

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination