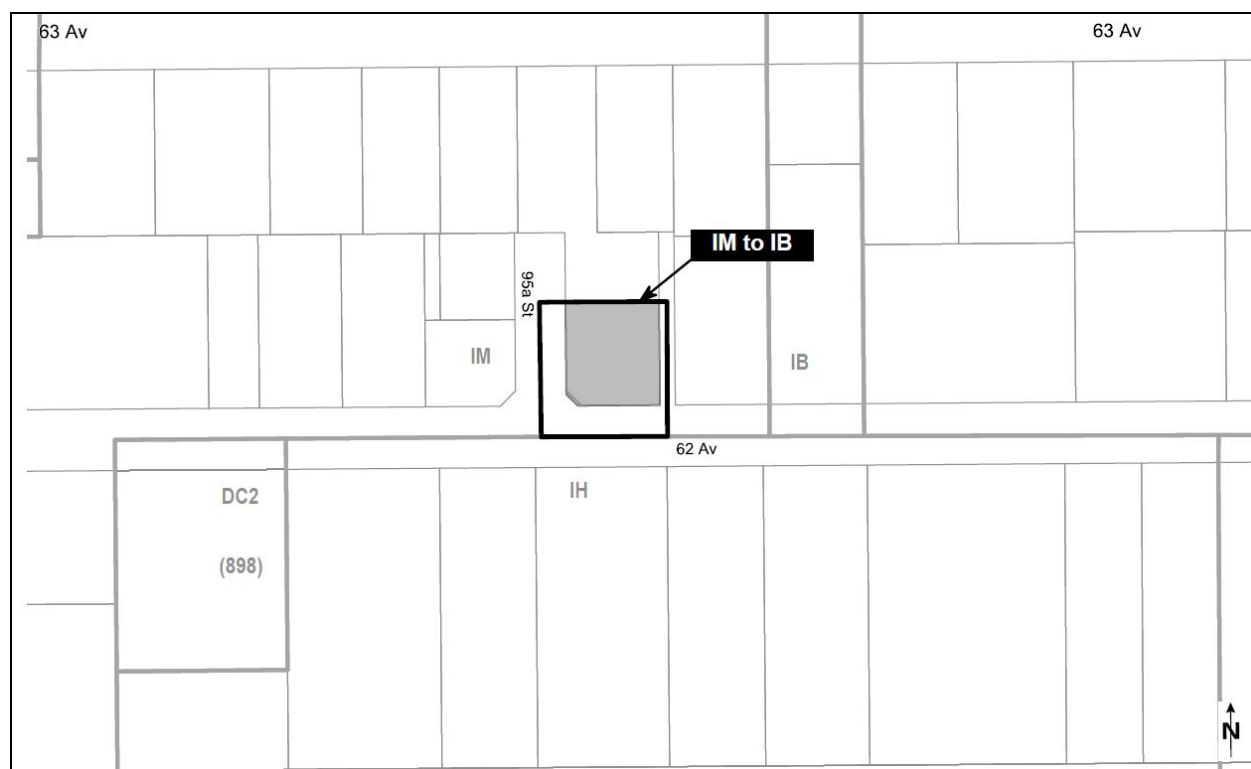




ADMINISTRATION REPORT **REZONING** ROSEDALE INDUSTRIAL

9512 and 9528 - 62 AVENUE NW



Recommendation: That Charter Bylaw 19667 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:

- will support and maintain industrial opportunities as outlined in the South-east Industrial Area Outline Plan;
- will provide the opportunity for industrial and compatible business employment uses; and
- will be compatible with existing development.

Report Summary

This rezoning application was accepted from Grant Stevenson (Skillzone Hockey) on January 27, 2021. This application proposes to rezone the site from (IM) Medium Industrial Zone to (IB) Business Industrial Zone to allow for light industrial businesses and limited, compatible non-industrial businesses. The stated intent of the applicant is to develop an Indoor Participant and Recreation Service use on the site.

The proposal is in alignment with the South-east Industrial Area Outline Plan which designates the site for High Standard Industrial Development (M-1).

The Application

CHARTER BYLAW 19667 proposes to rezone the site from (IM) Medium Industrial Zone to (IB) Business Industrial Zone to allow for light industrial businesses and limited, compatible non-industrial businesses. The stated intent of the applicant is to develop an Indoor Participant and Recreation Service use on the site.

Site and Surrounding Area

The subject site is 0.15 ha in area and is located north of 62 Avenue NW and west of 95a Street NW. There is an existing industrial warehouse building on the site.



AERIAL VIEW OF APPLICATION AREA

EXISTING ZONING		CURRENT USE
SUBJECT SITE	(IB) Business Industrial Zone	Industrial building
CONTEXT		
North	(IM) Medium Industrial Zone	Industrial building
East	(IM) Medium Industrial Zone	Industrial building
South	(IH) Heavy Industrial Zone	Industrial building
West	(IM) Medium Industrial Zone	Industrial building

Planning Analysis

The Plan in Effect for the Rosedale Industrial neighbourhood is the South-east Industrial Area Outline Plan. This proposed zoning to IB conforms to the High Standard Industrial Development (M-1) land use designation for the site within this plan.

The proposed IB Zone will allow for a range of light industrial and compatible non-industrial uses along 62 Avenue NW. The proposed IB Zone will also support the industrial nature of the Rosedale Industrial neighbourhood and the ongoing reinvestment in the area as well as taking advantage of the existing infrastructure, accessibility, and visibility for the wide range of uses.

Technical Review

The proposed rezoning has been reviewed by all required technical agencies.

Transportation

Administration supports the proposed rezoning and advises that, should revelopment occur, the existing site access to 95A Avenue NW will require reconstruction as it is in poor condition and substandard to the City of Edmonton's Complete Streets Design and Construction Standards.

Transit

Administration supports the proposed rezoning and advises that 63 Avenue is a designated transit route within the implementation of the Bus Network Redesign.

Drainage

Administration supports the proposed rezoning and advises that the existing combined sewer under 95A Street NW can support the proposed zoning and land use.

EPCOR Water

EPCOR Water supports the proposed rezoning and advises that the site can continue to be serviced by the water main underneath 62 Avenue NW. There is a deficiency in on-street hydrant spacing which may require a new hydrant to be installed on 62 Avenue NW at the development permit stage.

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

Community Engagement































ADVANCE NOTICE February 1, 2021	<ul style="list-style-type: none">• Number of recipients: 19• No responses received
WEBPAGE	<ul style="list-style-type: none">• <i>edmonton.ca/rosedaleindustrialplanningapplications</i>

Conclusion

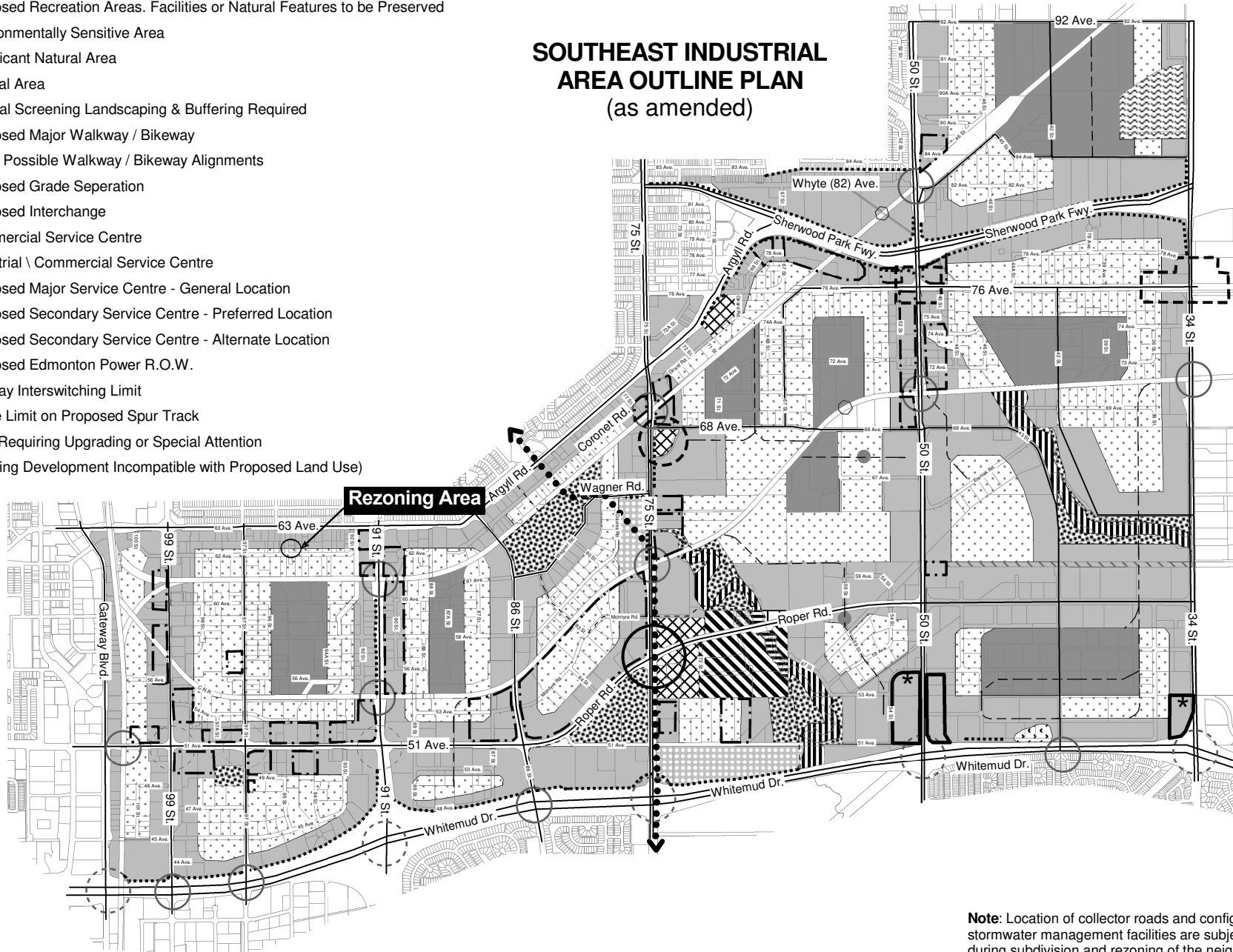
Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

- | | | | |
|--|---|---|---------------------------------|
|  | High Standard Industrial Development (M-1) |  | Proposed Roadways |
|  | Medium Industrial Development (M-2) |  | Stormwater Management Facility |
|  | Heavy Industrial Development (M-3) |  | Urban Transit Facility |
|  | Industrial Business Development |  | Transit Oriented Service Centre |
|  | Commercial \ Industrial (Warehouse Sales) |  | Valley Line LRT |
|  | 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) | | |

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
Charter Bylaw:	19667
Location:	North of 62 Avenue NW and east of 95a Street NW
Addresses:	9512 - 62 Avenue NW 9528 - 62 Avenue NW
Legal Descriptions:	Lot 13, Block 4, Plan 6228HW; and Block OT, Plan 6228HW
Site Area:	0.15 ha
Neighbourhood:	Rosedale Industrial
Notified Community Organization(s):	Hazeldean and Terwillegar Community Leagues
Applicant:	Grant Stevenson; Skill Zone Hockey

PLANNING FRAMEWORK

Current Zone :	(IM) Medium Industrial Zone
Proposed Zone:	(IB) Business Industrial Zone
Plans in Effect:	South-east Industrial Area Outline Plan
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination