



CITY PLANNING REPORT PLAN AMENDMENT PYLYPOW INDUSTRIAL

6107 – 50 STREET NW, 6524 – 43 STREET NW, 6404 - 34 STREET NW, 6164 - 34 STREET NW, 6023 - 50 STREET NW & 6014 - 38 STREET NW

To allow for the reconfiguration of the local road network and stormwater management facility, the sanitary and storm sewer alignments to match the proposed roadway network, as well as the light and medium industrial lands to reflect the reconfigured roadway network and add a multi-use trail along Fulton Creek.



AERIAL VIEW OF APPLICATION AREA WITH CURRENT ZONING

RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because:

- It supports the general intent of the *Pylypow Industrial Area Structure Plan*;
- It is compatible with the existing and planned development of surrounding land; and
- It creates a more efficient road network and minimizes land use impacts on Fulton Creek.

THE APPLICATION

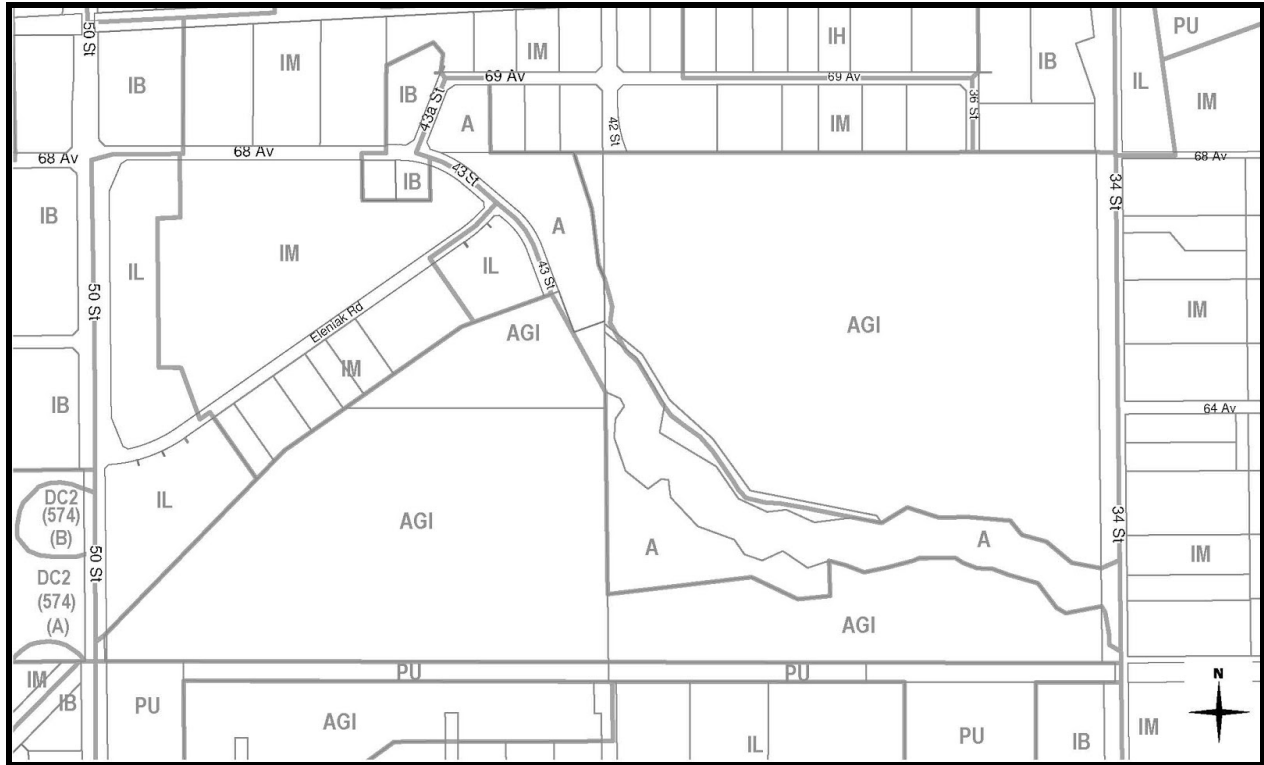
BYLAW 18715 proposes to amend the Pylypow Industrial Area Structure Plan (ASP) by reconfiguring the local road network and stormwater management facility, revising the sanitary and storm sewer alignments and light and medium industrial lands to match the proposed roadway network, and adding a multi-use trail along Fulton Creek to create a more efficient, developable industrial area.

As part of the file review, the easterly “potential connections” and multi use trail were added to the amendment at the request of Transportation.

There is no proposed rezoning component at this time.

SITE AND SURROUNDING AREA

The proposed amendments are north of Roper Road, across the northern portion of the Pylypow Industrial ASP and the in the southeast corner of the Southeast Industrial Area Outline Plan (OP).



CURRENT ZONING OF APPLICATION AREA

	EXISTING ZONING (WESTERN AMENDMENT AREA)	CURRENT USE
SUBJECT SITE	(AGI) Industrial Reserve Zone	Undeveloped lot
CONTEXT		
North	(IM) Medium Industrial Zone	General Industrial uses
	(IL) Light Industrial Zone	Undeveloped lot
East	(A) Metropolitan Recreation Zone	Fulton Creek
	(AGI) Industrial Reserve Zone	Stormwater management facility
South	(AGI) Industrial Reserve Zone	Undeveloped lot
	(PU) Public Utility Zone	Minor Impact Utility Service use
West	(DC2) Direct Control Zone	General Industrial uses

	EXISTING ZONING (EASTERN AMENDMENT AREA)	CURRENT USE
SUBJECT SITE	(A) Metropolitan Recreation Zone (AGI) Industrial Reserve Zone	Undeveloped lot
CONTEXT		
North	(IH) Medium Industrial Zone	General Industrial uses
East	(IM) Medium Industrial Zone	General Industrial uses
South	(A) Metropolitan Recreation Zone	Natural area / ravine
West	(A) Metropolitan Recreation Zone	Natural area / ravine

PLANNING ANALYSIS

The plan amendment area is in both the Pylypow Industrial ASP and the Southeast Industrial OP. The Southeast Industrial OP applies to a very large area, as a result it is very general and flexible in nature. As a result, no amendments are required to the Outline Plan. The Pylypow Industrial ASP on the other hand, provides clear guidance on industrial development in the area.

The proposed amendment, with its mix of light and medium industrial uses and recognition of the Fulton Creek meets the intent of the Pylypow Industrial ASP as noted in the Goal Statement:

"To create a functional and sustainable light and medium industrial area in which future urban development is complementary, and compatible with, the surrounding industrial development and roadway network, the important site elements (Fulton Creek, utility rights-of-way) within the plan area, and adjacent Jacksons Heights residential neighbourhood."

The proposed amendment places light industrial land uses in locations that are intended to minimize the impact of land uses on Fulton Creek by creating a buffer from heavier industrial land uses. This approach is in conformance with Policy 2.4.6, which requires a multi-use trail adjacent to Fulton Creek. The north/south multi-use trail along 42 Street NW that connects to 43 Street NW also provides a separation between Fulton Creek and future industrial development.

The proposed amendment reduces the amount of roadway within the amendment area and creates a more efficient network that ensures all lots have access to a roadway, allows development lots to be placed on either side of a local roadway and distributes traffic more efficiently.

Finally, the proposed amendment reconfigures the stormwater management facility in conformance with Policy 2.3.3, which ensures the facility is not located within Fulton Creek.

Based on the above, the land use changes include:

1. The Light Industrial area is from increased 2.9 ha to 7.3 ha;

2. The Medium Industrial area is decreased from 15.8 ha to 13.1 ha;
3. The stormwater management facility is reduced from 3.7 ha to 3.4 ha; and
4. The roads are reduced from 3.8 ha to 2.3 ha.

The proposed plan amendment maintains the intent of the ASP, provides opportunities for a mix of industrial development in the area and recreational opportunities adjacent to Fulton Creek. It is compatible with the existing and planned surrounding development.

TECHNICAL REVIEW

Planning Coordination (Transportation) has reviewed a Traffic Impact Assessment provided in support of the proposed ASP amendment that includes removal of two local roads south of 69 Avenue NW (42 Street NW & 36 Street NW). A multi use trail will replace 42 Street NW adjacent to the east side of Fulton Creek and future connections to this area remain an option in the plan. The proposed removal of 42 Street NW has no impacts on the overall network within the plan area.

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE September 5, 2018	<ul style="list-style-type: none"> • Number of recipients: 171 • 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

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

APPENDICES

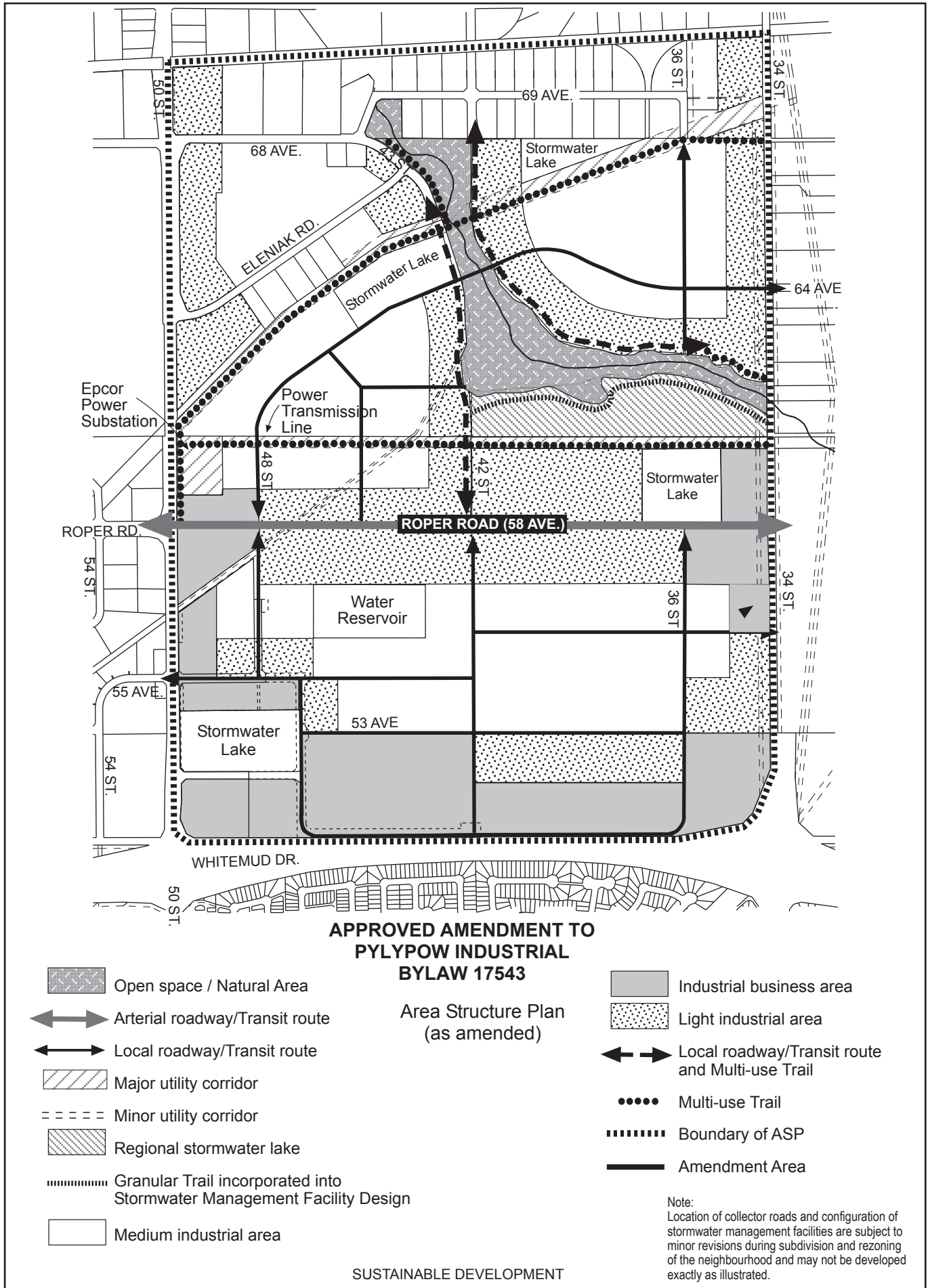
- 1 Approved ASP Land Use and Population Statistics – Bylaw 17543
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 18715
- 3 Approved ASP – Bylaw 17543
- 4 Proposed ASP – Bylaw 18715
- 5 Application Summary

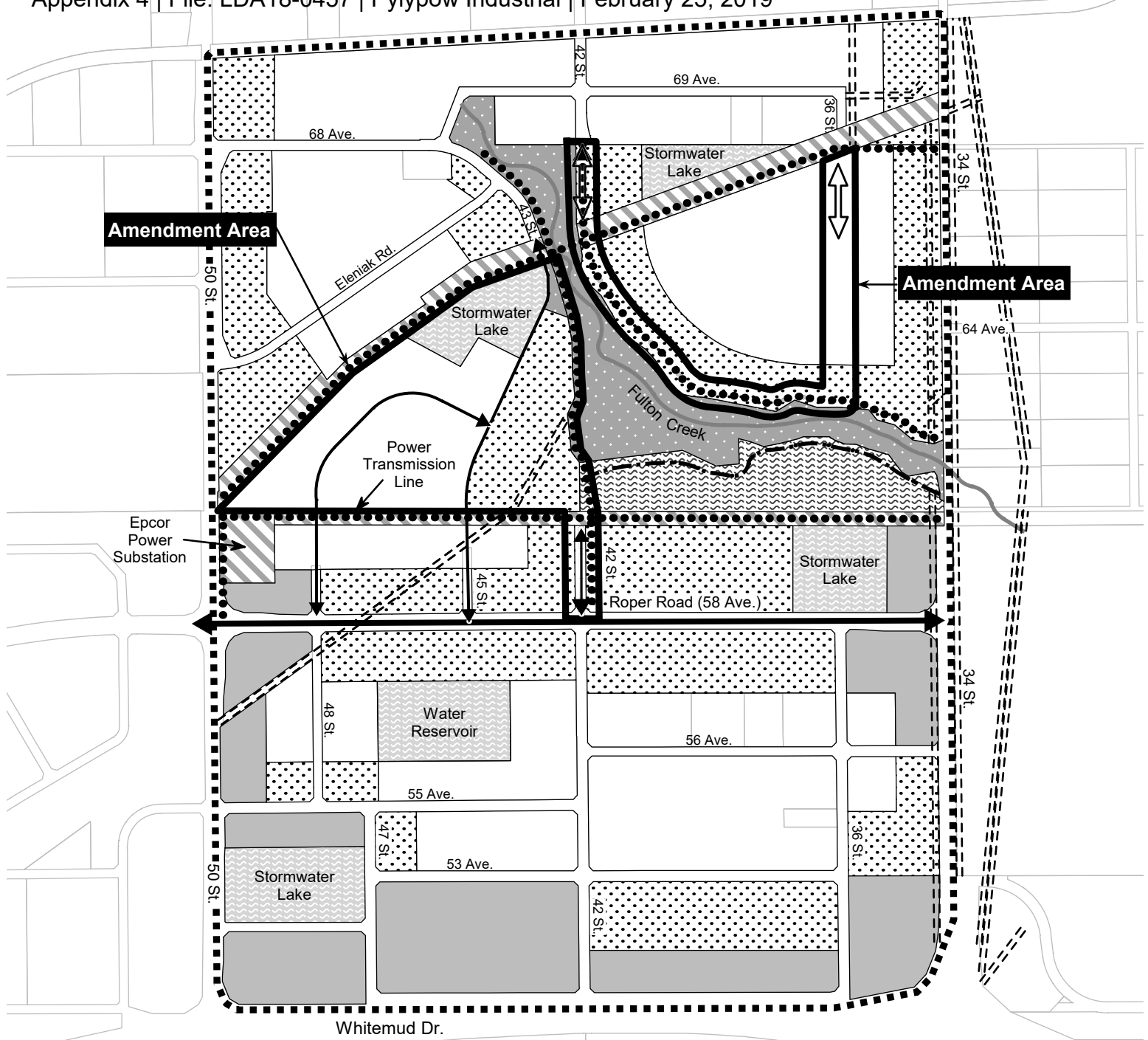
**Approved Pylypow Area Structure
Plan Land Use and Population
Statistics Bylaw 17543**

	Area (ha)	% of GDA
Gross Area	332.4	
Pipelines and Utility Corridors	13.0	
Power Transmission Line	6.7	
Gross Developable Area	312.7	100
Open Space / Natural Area (including Lot 1R, Block 6, Plan 7520797)	14.7	5
Net Developable Area	298.0	95
Land Use		
Industrial	235.1	75
Light Industrial	62.04	
Medium Industrial	131.99	
Industrial Business	41.97	
Public Utilities	28.1	9
Private Corporation Water Reservoir	4.0	
Storm Ponds	21.4	
Circulation	37.4	11

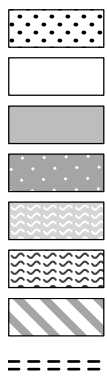
**Proposed Pylypow Area Structure
Plan Land Use and Population
Statistics
Bylaw 18715**

	Area (ha)	% of GDA
Gross Area	332.4	
Pipelines and Utility Corridors	13.0	
Power Transmission Line	6.7	
Gross Developable Area	312.7	100
Open Space / Natural Area (including Lot 1R, Block 6, Plan 7520797)	14.7	5
Net Developable Area	298	95
Land Use		
Industrial	235.70	75
Light Industrial	58.25	
Medium Industrial	41.97	
Industrial Business		
Industrial Business		
Public Utilities	19.9	6.3
Private Corporation Water Reservoir	4.0	
Storm Ponds	14.9	
Circulation	35.7	11.4





BYLAW 18715
AMENDMENT
PYLYPOW INDUSTRIAL
Area Structure Plan
(as amended)



- Light Industrial Area
- Medium Industrial Area
- Industrial Business Area
- Open Space / Natural Area
- Public Utility
- Regional Stormwater Lake
- Major Utility Corridor
- Minor Utility Corridor



- Arterial Roadway / Transit Route
- Local Roadway / Transit Route
- Potential Connections
- Granular Trail incorporated into Stormwater Management Facility Design
- Multi-use Trail
- Boundary of ASP
- Amendment Boundary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment
Bylaw	18715
Date of Application Acceptance	August 13, 2018
Location:	North of Roper Road (58 Avenue) NW and east of 50 Street NW
Address(es):	6107 – 50 Street NW, 6524 – 43 Street NW, 6404 - 34 Street NW, 6164 - 34 Street NW, 6023 - 50 Street NW, 6014 - 38 Street NW
Legal Description:	SW-24-52-24-4; Lot 4, Block 14, Plan 0626082; Lot 3MR, Block 14, Plan 0626082; Block OT, Plan 8221615; Block A, Plan 3252AR
Site Area:	N/A
Neighbourhood:	Pylypow Industrial
Notified Community Organization(s):	Burnewood, Kenilworth, King Edward Park, Woodvale and the Twin Peaks Community League
Applicant:	ISL Engineering

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(A) Metropolitan Recreation Zone & (AGI) Industrial Reserve Zone
Proposed Zone(s) and Overlay(s):	N/A
Plan(s) in Effect:	Pylypow Industrial Area Structure Plan; & Southeast Industrial Area Outline Plan
Historic Status:	None

Written By:
 Approved By:
 Branch:
 Section:

Luke Cormier
 Tim Ford
 City Planning
 Planning Coordination