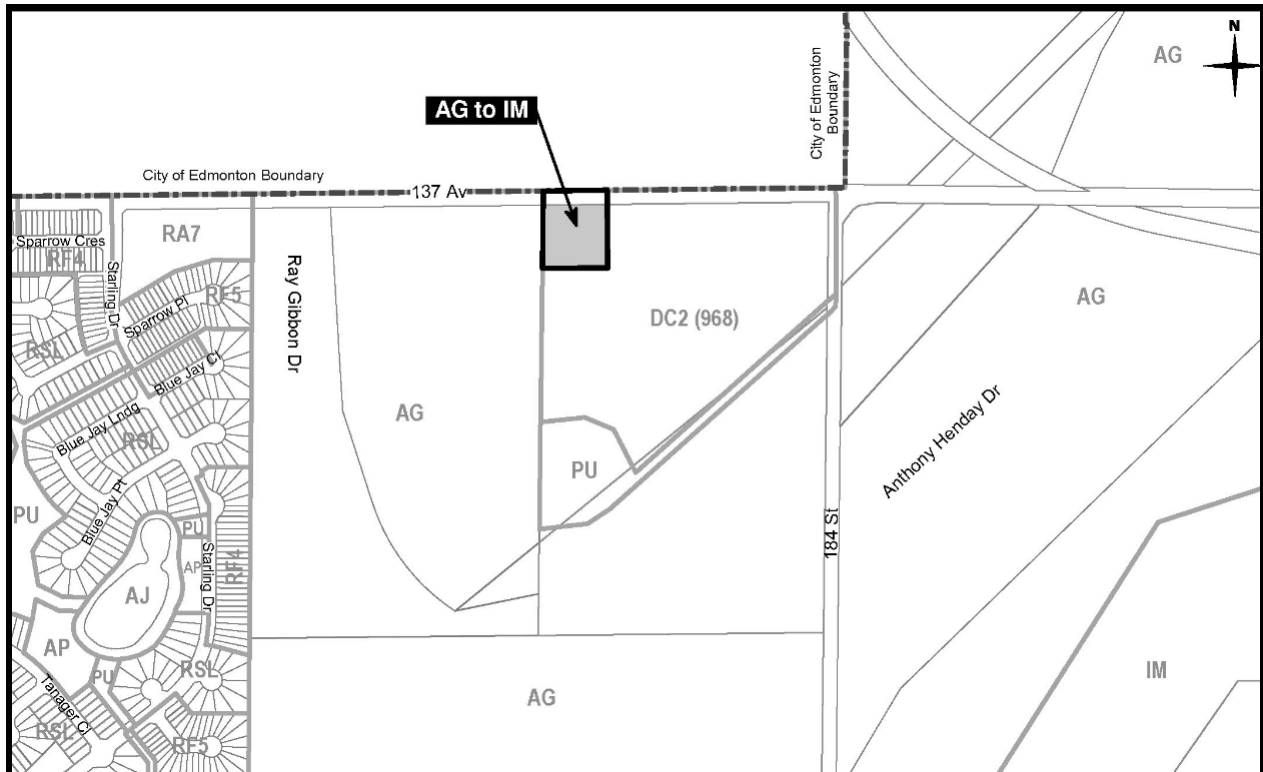




ADMINISTRATION REPORT REZONING Anthony Henday Big Lake

18825 - 137 Avenue NW

To allow for medium industrial development.



Recommendation: That Charter Bylaw 19645 to amend the Zoning Bylaw from (AG) Agricultural Zone to (IM) Medium Industrial Zone be REFUSED.

Administration is in **NON-SUPPORT** of this application because it is premature in the context of St. Albert's pending annexation of this area.

The Application

CHARTER BYLAW 19645 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (IM) Medium Industrial Zone.

The purpose of this application is to allow for medium industrial uses on this site. The applicant's stated intent is to operate a traffic safety supply, rentals and sales business.

Site and Surrounding Area

The vacant 0.81 ha site is located north of Anthony Henday Drive, east of Ray Gibbon Drive, and south of 137 Avenue. Access to the site is only available from 137 Avenue NW at Ray Gibbons Drive. Land to the west is crown land and serves as storm retention ponds for the Anthony Henday Drive/Ray Gibbon Drive intersection. The north side of 137 Avenue NW is the City's Boundary with St. Albert. St. Albert's undeveloped South Riel ASP is north of 137 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant
CONTEXT		
North	City of St. Albert	Vacant
East	(DC2) Site Specific Development Control Provision	Vacant
South	(DC2) Site Specific Development Control Provision	Vacant
West	(AG) Agricultural Zone	Storm pond

Planning Analysis

There is no plan in effect for this area. Given the small size of this isolated area (the subject site and the undeveloped area to the east that is also part of the City of Edmonton), preparation of a Plan for the development of these areas would be costly and impractical. The zone proposed is compatible with surrounding zoning. However, servicing the area to an urban standard would be a challenge as City of Edmonton servicing would have to come from the south across the Transportation Utility Corridor. The current annexation by St. Albert for this land and the opportunity for St. Albert to incorporate this area into the South Riel ASP make this rezoning premature at this time.

LAND USE COMPATIBILITY

The proposed IM zone is compatible with the (DC2) Site Specific Development Control Provision zoning on the property to the east. The (DC2) allows for a range of general industrial and automotive and minor recreation vehicle sales/rentals with enhanced landscaping required along the Anthony Henday. The (IM) zone is intended to provide for manufacturing, processing, assembly, distribution, service and repair Uses that may require outdoor operations or storage areas. Any nuisance associated with the permitted Uses does not generally extend beyond the boundaries of the Site.

To the north, land in St. Albert is designated for industrial development as part of the South Riel Area Structure Plan (ASP)

REGIONAL CONSIDERATIONS

In the context of the current City of St. Albert-led annexation process for this land, Administration's opinion is that this land development application is premature. The annexation process is currently underway with the City of St. Albert currently undertaking public consultation on the annexation application.

The City of St. Albert has advised that:

- In March 2021, the City of St. Albert submitted a revised 'Notice of Intent to Annex' to the Municipal Government Board and the City of Edmonton. As outlined within the "Reasons for Annexation", both St. Albert and Edmonton agreed that these parcels are a better fit within St. Albert's boundaries for future servicing and access. Their formal application to the Board is pending.
- The City of Edmonton has no Area Structure Plan (or Neighbourhood Structure Plan) governing the subject lands. St. Albert has concerns regarding the future development of these lands without statutory planning documents in place. Should the annexation be completed, St. Albert would incorporate the subject site into the South Riel ASP and unplanned development will impact St. Albert's ability to effectively plan the annexation area.
- St. Albert requests no off-site levies be taken at this time as it could limit St. Albert's ability to collect future off-site levies. MGA legislation dictates that once off-site levies are taken on a parcel, they cannot be taken again. Should the annexation application be approved by the Municipal Government Board, St. Albert will require future development to connect to municipal services.
- If the annexation application is approved, the City of St. Albert would then provide direction for future rezoning, development, and servicing of this area through its planning process.
- the proposed rezoning to (IM) medium industrial is compatible with the lands districted "CIS" within the City of St. Albert within the South Riel ASP.

Technical Review

Transportation

Planning Coordination (Transportation) has reviewed the proposed rezoning and provides the following comments:

1. With the 2013 closure of the at-grade rail crossing on 184 Street NW north of 137 Avenue NW, access to the subject site is currently available off 137 Avenue NW only via Ray Gibbons Drive/137 Avenue NW intersection. Alberta Transportation has identified that the existing 137 Avenue NW/Ray Gibbons Drive intersection will ultimately be closed due to its proximity to the Anthony Henday Drive interchange to the south. Access to the subject site would then be available only through the City of St. Albert's South Riel Area Structure Plan area to the north.
2. With subdivision or development permit, the owner will be required to upgrade 137 Avenue NW as per City's design and construction standards. Alternatively, the owner may enter into a road maintenance agreement with the City if more than regular maintenance is required for 137 Avenue NW because of the subject development generated traffic.

Drainage

Planning Coordination (Drainage) has reviewed the proposed rezoning, and advise they have no objections to the proposed rezoning. They note that:

1. No sanitary sewer service currently exists to the proposed rezoning area, and there is no timeline for when a downstream sewer system will be made available. In the case of redevelopment, the owner will be responsible for the disposal of any sewage generated from the proposed development, at their own cost.
2. No storm sewer servicing currently exists to the proposed rezoning area, and there is no storm sewer system available in the vicinity. In the case of redevelopment, lot grading must be such that surface drainage is away from buildings and towards a City right-of-way in a manner that does not have the potential to cause nuisance, hazard, or damage.
3. At the time that the permanent drainage systems are made available to the site, the owner shall be required, at its expense, to connect to these services in accordance with regulations contained within the applicable Bylaw.

EPCOR Water

EPCOR Water Services has confirmed support for this application. The development must meet Edmonton Design and Construction Standards. They note:

1. There is an existing water main located adjacent to the site on 137 Avenue which is currently being utilized to service the proposed site.
2. There is a severe deficiency in on-street hydrant spacing (distance between fire hydrants) adjacent to the property and the applicant is required to construct two new hydrants on the south side of 137 Avenue at their expense.

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

Community Engagement

ADVANCE NOTICE January 19, 2021	<ul style="list-style-type: none">● Number of recipients: 8● City of St. Albert is opposed● No comments received from surrounding property owners.
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Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaws	19645
Location:	South of 137 Avenue NW and east of Ray Gibbons Drive
Address:	18825 - 137 AVENUE NW
Legal Description:	Lot 1, Block 1, Plan 0822141
Site Area:	0.81 ha
Neighbourhood:	Anthony Henday Big Lake
Notified Community Organizations:	Big Lake and Cumberland/Oxford Community Leagues
Applicant:	Jan van Bruggen

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(IM) Medium Industrial Zone
Plans in Effect:	None
Historic Status:	None

Written By: Laurie Moulton/Don Read
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination