

Proposal to Add Wrecking Yard to Site Specific Discretionary Use in IM Zoning District

Introduction

Currently, Strathcona County maintains "Wrecking Yard" as a Discretionary Use in IH Zoning Districts. We are asking for a text amendment to allow a site-specific designation that the Property located at 8705-25 St., Edmonton, AB, and legally described as Plan 3328TR Block 3 Lot 7 (the "Property") is suitable for a Wrecking Yard, as defined in the Strathcona County Land Use Bylaw at Section 1.17.4:

WRECKING YARD means any land or building used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including scrap metal, vehicles not in operable condition or used parts of motor vehicles machinery, and other discarded materials.

The Property is located in the IM district, identified in the Urban Zoning Area as set out in Map 8. It is subject to the Heavy Industrial Transition Overlay 1.5km which limits certain uses as the neighbourhood is within 1.5 kms from IH zoned lands.

The owner intends to operate an indoor/outdoor wrecking yard. In our submission the site is suitable for this use. IH lands allow for nuisance – noise, dust and other disturbances to breach their boundary. The proposed use will not cause interference with the neighboring properties. In addition, most wrecking yards in the greater Edmonton are on IM or equivalent lands. The proposed use is somewhat novel and particularly suited to this site.

Summary of the Proposed Use

Self Service Recycled Automotive Parts Centre: Operational Overview

In the early 1980's a cleaner, more customer friendly business model emerged from the stereotypical used auto parts establishments of the day. This new ideology in converting a typical scrap yard into a more reputable and modernized retail auto parts store soon became widely accepted amongst leaders in the industry. These leaders wanted to separate themselves from the past stigma of operators who did not recognize the value in a professional retail operation.

Today's new customer base includes automotive hobbyists, do-it -yourselfers and a wide spectrum of the public who come to shop in a grocery store style format with a layout made up of rows of cars placed neatly and orderly in an environment where families would feel comfortable to shop. Standardized operations have created a restaurant "chain" style of customer experience for those now visiting a self-service used auto parts center. These stores truly aim for a value centric retail experience in which low prices and an organized showroom have inherent value. Atmosphere and image are at the forefront of this business as this is the target consumers highest concern of the business model. In which all aspects of the business from uniformed staff, site cleanliness requirements, and standardize operational policies all promote a retail setting versus and industrial operational setting.

The operational outline below illustrates how the proposed Self Service Automotive Parts Recycling Center would appear and operate.

1. Receiving Vehicles:

The inventory is acquired through central dispatch within the stores site in which cars are purchased at market value from private individuals, local towing operators and various auctions and charity car donation programs. These end-of-life cars are often the derelict vehicles, typically seen on the side of a front driveway, abandoned in a backyard or neighbourhood curbside and are often beyond economical repair.

Once the car is brought to the store/recycling center, the vehicle's serial number, make/model/year, owner name, address and ownership/registration number is recorded and stored in an electronic database for quick retrieval which is regulated by provincial guidelines. This process is audited regularly and is under the scrutiny of local officials including law enforcement and government agencies.

Each vehicle upon entering the store/recycling facility is then given a unique identifier or SKU to track it throughout the end-of-life process and while under ownership of the store/recycling center. □

2. Processing Vehicles:

After vehicles have been cleared and ownership documentation has been transferred, the vehicle will be prepared for the customer section of the store and merchandising efforts will begin. Before the vehicle can be placed in the customer section of the store it must go through a rigorous fluid evacuation process.

In this process, recently developed industry specific tools and equipment are used to extract fluids and unique contaminants from the vehicle. This step of the process is entirely completed indoors in a controlled environment, a process similarly found within any other automotive repair facility in the city, including the use of cement floors and bright overhead lighting while being closed off from the outside elements. Having this decontamination process of removing environmentally dangerous fluids and products like mercury switches from vehicles completely indoors is prime and exclusive advantage of this proposed location. Included in the process the vehicles even have the interiors cleaned out to ensure that any debris/refuse does not unnecessarily enter the customer section of the store.

3. Vehicle Display and Merchandising:

After the vehicle has been processed and has passed the quality audit stage, it will be placed for display in the effective "showroom" of the store for customer purchasing. This phase of the recycling process is truly where the public gets a chance to experience the merchandising advances that have been made in the used parts industry in the last 20 years. This "showroom" environment includes a real grocery store-style motif, placing cars in sections and rows grouped by

manufacture meticulously placed within inches of laser sighted lines called boxes. This showroom area is screened from public view by solid paneled fencing which allows the facility to blend harmoniously into a retail industrial community and uphold an image that supports local bylaws.

Additionally in this specifically unique facility, we would have an indoor showroom which would include vehicles on display for parts purchasing in a warehouse environment completely in a climate-controlled environment. This one of a kind indoor customer shopping area would possibly be the only one of its kind in North America, and without question, be Canada's most progressive environmental envelope for automotive parts dismantling. In this area vehicles are presented similar to cans of food on a store shelf neatly organized, faced and replenished as per required. □

4. Vehicle End of Life Processing:

After a set period where the vehicle has been available for parts sales it will be removed and replaced with a new vehicle. The removed vehicle will undergo an internal process of specific parts removal and mechanical processing in preparation for shipment to a metal recycling facility. This stage of the process is completed in a secured section of the store in which public access is restricted. □

Overall this site would exist with a retail presence identical in concept to a Home Depot or Rona by having both an indoor customer warehouse as well outdoor areas with products offered for sale. Our facility will mirror these existing retail operators with fences to conceal our inventory from the public's view, products offered for sale that are stored both inside and outside, and utilizing a similar business model that operates on a economical benefit for the do it yourself individual.

With the desire to open a constructive dialogue with local municipalities and stakeholders, we are interested in collaborating on this unique opportunity. In turn, this project could lead our industry as we continue to push forward new innovative ideas and problem solving solutions together for the self service recycled automotive parts industry.

We expect that we will employ no less than 30 employees and predict that there will be approximately 380 site visits per day, heavily weighted to the weekends. The intended operating hours is from 8:00 am to 8:00 pm, for the indoor portion, and from light until dark, or 8:00 pm, which ever comes first, for the outdoor yard.

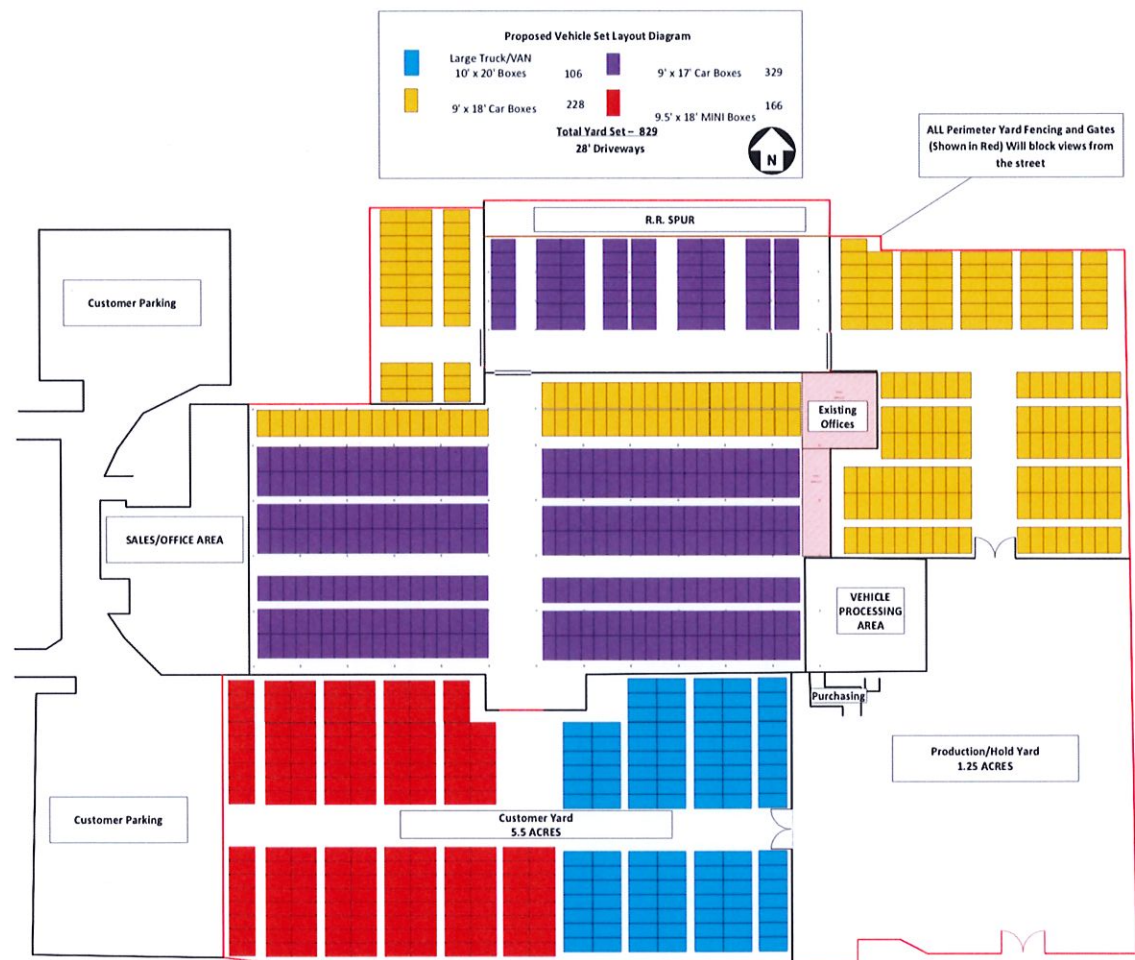
We estimate that a car will spend approximately 40 days on site, after which time it will be sent to our sister company to be recycled.

With respect to fencing, we have used solid metal fencing in the past, and will ensure that the fencing will not be see through so as to avoid the concern that the site will look like a junkyard from the street.

We have enclosed a site diagram, below, which sets out the location and proposed "boxes" for organizing the site. This sets out that there will be approximately 829 vehicles available for the public to get parts from. In addition to these vehicles, we

estimate there will be another 400 vehicles that will be on site to prepare as new inventory to be rotated into the yard.

The parking lot on the west side of the yard is paved. The outdoor vehicle storage areas are a combination of hard surface and gravel. There is very small grassy area that may be graveled.



Other Wrecking Yards in the Edmonton Area are in IM Zoned Lands

From our review of other wrecking yards, the following are located in IM or equivalent districts, rather than IH. We submit this shows that this type of use is suitable for IM lands. In our case, given that the site will be screened, the yard organized and the indoor use, we submit that for this site, and our use, it is reasonable to allow for a site-specific amendment to allow for this Wrecking Yard in the IM district.

Name	Address	Current Zone
City Auto & Truck Parts	12909-170 St., Edmonton, Alberta, T5V 1R1	IM - Edmonton City
Allwest Auto Parts	4415-76 Ave, Edmonton, Alberta, T6B OA3	IM - Edmonton City
Bucks Auto Parts	53322 Range Rd 231, Sherwood Park AB T8A 4V2	AG - Strathcona County

Rodway Auto Parts	7203 Gateway Blvd NW, Edmonton AB T6E 4A9	under review to DC1
Hearts Auto Wreckers	6257 34 St NW, Edmonton AB T6B 2V6	IM - Edmonton City
Jasper Auto & Truck Parts	5410 76 Ave, Edmonton AB T6B 0A6	IB - Edmonton City
Central Auto & Truck Parts	12909 170 St NW, Edmonton AB T5V 1R1	IM - Edmonton City
Impala Auto Wrecking	22403 113 Ave NW, Edmonton AB T5S 2S3	IM - Edmonton City
Jaybeck Truck & Auto Salvage	6005 76 Ave NW, Edmonton AB T6B 0A7	IM - Edmonton City
Kendale Truck Parts	12917 53 St NW, Edmonton AB T5A 2E7	IM - Edmonton City
Edmonton Pick N Pull	18649 118A Avenue NW, Edmonton, AB T5S 1R2	IM - Edmonton City

Conclusion

The proposed use is particularly well suited to this site as it has a large, currently vacant building. The building has already constructed firewalls and office/reception area and is approximately 133,000 square feet. As the economy has faltered in Alberta, these large multi-use warehouse spaces have been challenged to remain occupied. In addition, the building is situated on an approximately 10-acre parcel, which allows for inventory and rotation. The location of the Property just off of The Sherwood Park freeway makes this particular building very accessible for both rural and urban customers.

The text amendment we are seeking is to add "Wrecking Yard" as a discretionary use to the IM district on a site-specific basis to the Property.