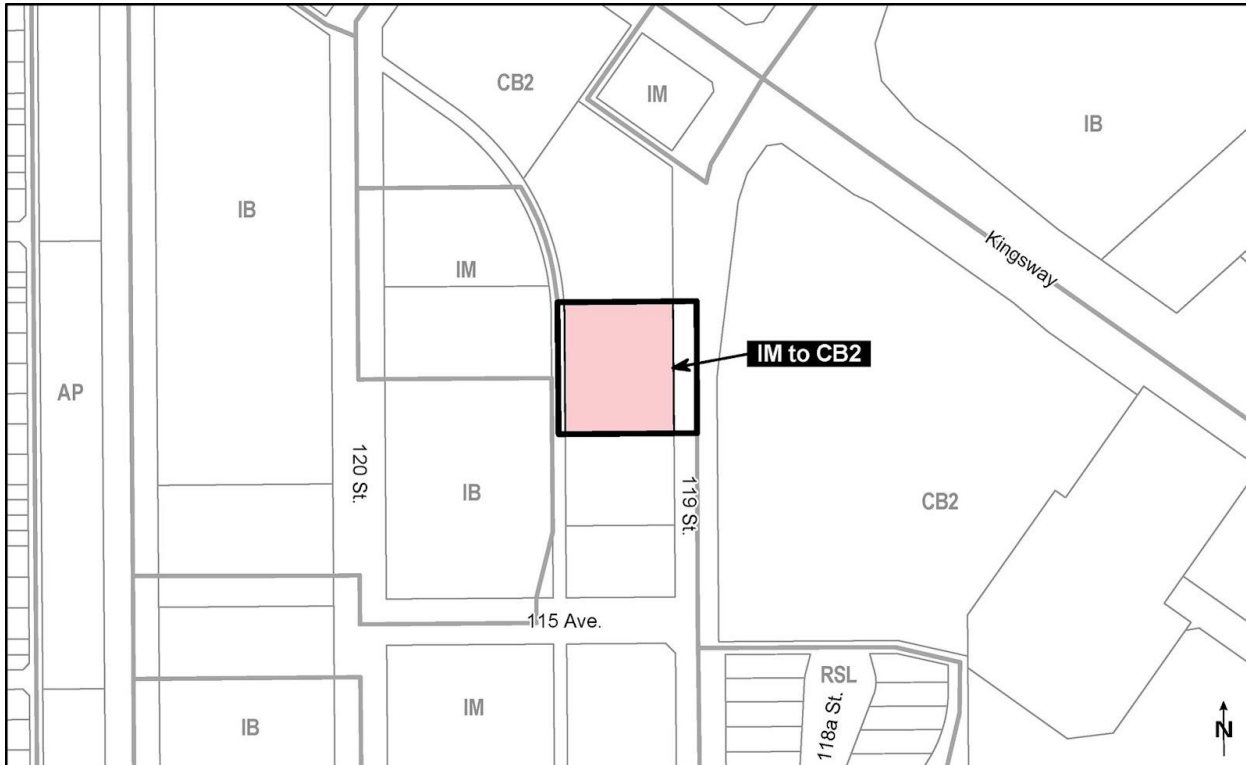


## 11602 – 119 Street NW

To rezone land to allow a variety of commercial uses near a major commercial corridor.



**Recommendation:** That Charter Bylaw 20266 to amend the Zoning Bylaw from the (IM) Medium Industrial Zone to a (CB2) General Business Zone be APPROVED.

Administration **SUPPORTS** this application because it:

- facilitates the continued transition of this industrial area to to a more commercial or business-industrial oriented area in support of The City Plan; and
- proposes uses that are compatible with the surrounding area fronting along an arterial roadway and in close proximity to a Primary Corridor, Kingsway road.

## Application Summary

This application was accepted on March 17, 2022, from property owners Ait Capital Corporation.

**CHARTER BYLAW 20266** will amend the Zoning Bylaw, as it applies to the subject site, from the (IM) Medium Industrial Zone to (CB2) General Business Zone. The proposed CB2 would allow the conversion of an existing commercial building from industrial to commercial focused uses, including but not limited to Professional Financial and Office Support Services, Indoor Participant Recreation Services and General Retail Stores.

The proposed rezoning is compatible with the existing developments in the area and is appropriately located with good access to major roadways including its close proximity to Kingsway road, a Primary Corridor as identified by the City Plan.

The City Plan further supports the continued transition of this heavier industrial area historically associated with the former CN Rail line to the west, to a more commercial or business-industrial oriented area.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using a basic approach. The basic approach included the following techniques:

- An advance notice sent to property owners within a 120 metre radius as well as affected community leagues and business associations
- Basic information on the application added to the “Prince Rupert Planning Applications” City of Edmonton Webpage
- A Rezoning Information Sign placed on the property with details of the proposed zoning change

### **Advance Notice**, April 21, 2022

- Number of recipients: 30
- Number of responses: 0

### **Webpage**

- [edmonton.ca/princerupertplanningapplications](http://edmonton.ca/princerupertplanningapplications)

No formal feedback or position was received from the Prince Rupert Community League at the time this report was written.

## Site and Surrounding Area

This approximately 3,000 square metre site is within the northwestern portion of Prince Rupert transitioning from an industrial area historically associated with the former CN Rail line, to a more commercial or business-industrial oriented sector of the neighbourhood. The surrounding area is generally developed with existing commercial and industrial uses, and single detached housing further southeast towards the interior portions of the Prince Rupert Neighbourhood.

An existing industrial building consisting of office space, and four tenant spaces is located on the northern half of the property with surface parking and loading along the remaining portions of the site. Vehicular access to the site is provided from 119 Street NW to the east and a rear lane to the west.

The site is also located approximately 120 m south of Kingsway Road, a major commercial corridor with frequent transit made available to the general vicinity. Approximately 200 metres west of the property is a major north-south shared-use path connection along the former CN Rail line that provides additional opportunities for active transportation modes to the area.



Aerial view of application area

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(IM) Medium Industrial Zone	General Industrial Building
<b>CONTEXT</b>		
North	(CB2) General Business Zone	General Retail Building
East	(CB2) General Business Zone	General Retail Building - Canadian Tire
South	(IM) Medium Industrial Zone	General Industrial Building
West	(IM) Medium Industrial Zone	General Industrial Building



View of the site looking southwest from 119 Street NW



View of the site looking northwest from 119 Street NW

# Planning Analysis

## Land Use Compatibility

The stated purpose of the CB2 Zone is to provide for businesses that require large sites and in a location with good visibility and accessibility along, or adjacent to, major public roadways. The subject land benefits from high visibility and good access to two arterial roadways fronting onto 119 Street NW and is in close proximity to Kingsway, making it ideal for increased levels of commercial activity.

Reinvestment and transition of heavy industrial sites in the area is noted with some other converted lots to either (IB) Industrial Business or where appropriate, CB2 zoning. The proposal to rezone the site is deemed appropriate from a land use compatibility perspective based on the continued commercial evolution of the area providing additional commercial zoning on both sides of 119 Street NW as one heads north from this property towards Kingsway Road. 119 Street NW also provides separation from the area's more sensitive residential uses further south on the east side of this arterial.

Appendix 1 of this report contains a list of uses permitted under the CB2 zone in comparison with those permitted under the site's current IM zoning and IB zoning located elsewhere in the general vicinity.

## The City Plan

The City Plan identifies Kingsway as a Primary Corridor which is typically 3-5 blocks wide and considered a prominent urban street seeking a minimum of 75 jobs per hectare. The proposed rezoning will help promote a more compact district by facilitating additional job growth and supporting continued reinvestment in Edmonton's existing non-residential lands. By expanding the range of commercial services available on the site, it will provide for businesses and employment opportunities that help meet the needs of people within the neighbourhood and beyond.

# Technical Review

## Transportation

The site is located along 119 Street arterial and is close to Kingsway road. The existing site access will be reconstructed to conform to the City's Access management Guidelines. The alley abutting the site is scheduled for upgrades in 2025 as part of Kingsway Business Improvement Area; however, should the site be redeveloped before, alley upgrades will be required as part of the development. The requirement of a traffic study will be determined at the development permit stage based on the development proposal.

## **Transit**

ETS currently operates rapid and local bus routes near the site on Kingsway. The site is roughly 200m walking distance to nearby bus stops on Kingsway.

A rapid mass transit bus route is anticipated to operate on Kingsway in the future as part of the mass transit network assumed for the 1.25 million population scenario of the Edmonton City Plan.

Construction of the nearby Metro Line NW LRT extension from NAIT to Blatchford began in 2020, with completion anticipated in 2024/25.

## **Drainage**

Development allowed under the proposed zone would not have a significant impact on existing drainage infrastructure.

## **EPCOR Water**

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

There is a deficiency in hydrant spacing adjacent to the site. According to City standards, the maximum allowable spacing between fire hydrants is 90 metres for the proposed zoning. The hydrant spacing adjacent to the site along 119 Street NW is approximately 93 metres. To meet the City standards, the construction of one new hydrant on 119 Street NW would be required. Edmonton Fire Rescue Services' (EFRS), Fire Protection Engineer may be able to perform an Infill Fire Protection Assessment (IFPA) to potentially alter or lessen on-street fire protection infrastructure upgrades assuming certain criteria are met. At the time this report was written, an IFPA has not yet been concluded.

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

## **Appendices**

- 1 List of Uses
- 2 Application Summary

## List of Uses (excluding Signs uses)

IM Zone (Current)	IB Zone	CB2 Zone (Proposed)
<p><u>Permitted Uses</u></p> <ul style="list-style-type: none"> <li>● Animal Hospitals and Shelters</li> <li>● Breweries, Wineries and Distilleries</li> <li>● Equipment Rentals</li> <li>● Fleet Services</li> <li>● General Contractor Services</li> <li>● General Industrial Uses</li> <li>● Vehicle and Equipment Sales/Rentals</li> <li>● Land Treatment</li> <li>● Recycling Depots</li> <li>● Recycled Materials Drop-off Centres</li> <li>● Special Event</li> <li>● Temporary Storage</li> <li>● Urban Indoor Farms</li> </ul>	<p><u>Permitted Uses</u></p> <ul style="list-style-type: none"> <li>● Business Support Services</li> <li>● Breweries, Wineries and Distilleries</li> <li>● Cannabis Retail Sales</li> <li>● Creation and Production Establishments</li> <li>● Equipment Rentals</li> <li>● Gas Bars</li> <li>● General Industrial Uses</li> <li>● Liquor Stores</li> <li>● Major Service Stations</li> <li>● Minor Service Stations</li> <li>● Professional, Financial and Office Support Services</li> <li>● Special Event</li> <li>● Specialty Food Services</li> </ul>	<p><u>Permitted Uses</u></p> <ul style="list-style-type: none"> <li>● Apartment Hotels</li> <li>● Automotive and Equipment Repair Shops</li> <li>● Bars and Neighbourhood Pubs</li> <li>● Breweries, Wineries and Distilleries</li> <li>● Business Support Services</li> <li>● Cannabis Retail Sales</li> <li>● Commercial Schools</li> <li>● Convenience Retail Stores</li> <li>● Creation and Production Establishments</li> <li>● Drive-in Food Services</li> <li>● Equipment Rentals</li> <li>● Gas Bars</li> <li>● General Retail Stores</li> <li>● Greenhouses, Plant Nurseries and Garden Centres</li> <li>● Health Services</li> <li>● Hotels</li> <li>● Household Repair Services</li> <li>● Indoor Participant Recreation Services</li> <li>● Limited Contractor Services</li> <li>● Major Amusement Establishments</li> <li>● Market</li> <li>● Minor Amusement Establishments</li> <li>● Minor Service Stations</li> <li>● Personal Service Shops</li> <li>● Professional, Financial and Office Support Services</li> <li>● Public Libraries and Cultural Exhibits</li> <li>● Recycling Depots</li> <li>● Restaurants</li> <li>● Special Event</li> <li>● Specialty Food Services</li> <li>● Supportive Housing</li> <li>● Urban Gardens</li> <li>● Veterinary Services</li> <li>● Warehouse Sales</li> </ul>

<b>IM Zone (Current)</b>	<b>IB Zone</b>	<b>CB2 Zone (Proposed)</b>
<p><u>Discretionary Uses</u></p> <ul style="list-style-type: none"> <li>● Auctioneering Establishments</li> <li>● Automotive and Equipment Repair Shops</li> <li>● Creation and Production Establishments</li> <li>● Market</li> <li>● Natural Resource Developments</li> <li>● Residential Sales Centres</li> <li>● Urban Gardens</li> <li>● Urban Outdoor Farms</li> </ul>	<p><u>Discretionary Uses</u></p> <ul style="list-style-type: none"> <li>● Animal Hospitals and Shelters</li> <li>● Auctioneering Establishments,</li> <li>● Automotive and Equipment Repair Shops</li> <li>● Automotive and Minor Recreation Vehicle Sales/Rentals</li> <li>● Bars and Neighbourhood Pubs</li> <li>● Child Care Services</li> <li>● Commercial Schools</li> <li>● Convenience Retail Stores</li> <li>● Convenience Vehicle Rentals</li> <li>● Drive-in Food Services</li> <li>● Fleet Services</li> <li>● Funeral, Cremation and Interment Services</li> <li>● Greenhouses, Plant Nurseries and Garden Centres</li> <li>● Health Services</li> <li>● Indoor Participant Recreation Services</li> <li>● Limited Contractor Services</li> <li>● Market</li> <li>● Media Studios</li> <li>● Minor Amusement Establishments</li> <li>● Mobile Catering Food Services</li> <li>● Nightclubs</li> <li>● Outdoor Participant Recreation Services</li> <li>● Personal Service Shops</li> <li>● Private Clubs</li> <li>● Rapid Drive-through Vehicle Services</li> <li>● Recycling Depots</li> <li>● Recycled Materials Drop-off Centres</li> <li>● Religious Assembly</li> <li>● Residential Sales Centres</li> <li>● Restaurants</li> <li>● Truck and Mobile Home Sales/Rentals</li> <li>● Urban Gardens</li> <li>● Urban Indoor Farms</li> <li>● Urban Outdoor Farms</li> <li>● Warehouse Sales</li> <li>● Vehicle and Equipment Sales/Rentals</li> <li>● Veterinary Services</li> </ul>	<p><u>Discretionary Uses</u></p> <ul style="list-style-type: none"> <li>● Animal Hospitals and Shelters</li> <li>● Automotive/Minor Recreation Vehicle Sales/Rentals</li> <li>● Auctioneering Establishments</li> <li>● Bars and Neighbourhood Pubs</li> <li>● Carnivals</li> <li>● Child Care Services</li> <li>● Convenience Vehicle Rentals</li> <li>● Fleet Services</li> <li>● Funeral, Cremation and Interment Services</li> <li>● Government Services</li> <li>● Liquor Stores</li> <li>● Live Work Units</li> <li>● Major Home Based Business</li> <li>● Major Service Stations</li> <li>● Media Studios</li> <li>● Minor Home Based Business</li> <li>● Mobile Catering Food Services</li> <li>● Motels</li> <li>● Multi-unit Housing</li> <li>● Nightclubs</li> <li>● Vehicle Parking</li> <li>● Outdoor Amusement Establishments</li> <li>● Pawn Stores</li> <li>● Private Clubs</li> <li>● Rapid Drive-through Vehicle Services</li> <li>● Recycled Materials Drop-off Centres</li> <li>● Religious Assembly</li> <li>● Residential Sales Centre</li> <li>● Restaurants/Secondhand Stores</li> <li>● Spectator Sports Establishments</li> <li>● Specialty Food Services</li> <li>● Spectator Entertainment Establishments</li> <li>● Truck and Mobile Home Sales/Rentals</li> <li>● Urban Indoor Farms</li> <li>● Urban Outdoor Farms</li> </ul>



## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20266
<b>Location:</b>	West of 119 Street NW, approximately 120 metres south of Kingsway NW.
<b>Address:</b>	11602 – 119 Street NW
<b>Legal Description:</b>	Lot E, Block 195, Plan 1276HW
<b>Site Area:</b>	3,064.9 m <sup>2</sup>
<b>Neighbourhood:</b>	Prince Rupert
<b>Ward:</b>	O-day/min
<b>Notified Community Organizations:</b>	Prince Rupert Community League Kingsway Business Association
<b>Applicant:</b>	Ait Capital Corporation

### Planning Framework

<b>Current Zone:</b>	(IM) Medium Industrial Zone
<b>Proposed Zone:</b>	(CB2) General Commercial Zone
<b>Plan in Effect:</b>	None
<b>Historic Status:</b>	None

Written By:  
 Approved By:  
 Branch:  
 Section:

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 Tim Ford  
 Development Services  
 Planning Coordination