

11802 - 127 Avenue NW and 12704 - 118 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20559 proposes a rezoning from the (CNC) Neighbourhood Convenience Commercial Zone to the (IB) Industrial Business Zone to allow for industrial businesses and limited compatible non-industrial businesses.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Four people were heard from, with one in opposition. Concerns heard included that the rezoning will increase the transient population in the neighbourhood and that the business does not serve or benefit the community.

Administration supports this application because it:

- Is appropriately located along an arterial roadway.
- Allows for the continuation of an existing small business, while providing opportunities for a wider range of employment opportunities.
- Is compatible with surrounding developments.

Application Details

This application was submitted by SATT Engineering LTD on behalf of Gino Borrelli.

The proposed (IB) Industrial Business Zone would allow development with the following key characteristics:

- A mix of commercial and industrial businesses that are compatible with adjacent non-industrial zones.
- Maximum height of 12.0 metres with a development officer able to grant a variance allowing general industrial use buildings to have a height of 14.0 metres.
- Maximum floor area ratio of 1.2.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(CNC) Neighbourhood Convenience Commercial Zone	Automotive sales and repairs
North	(CNC) Neighbourhood Convenience Commercial Zone	Commercial Building
East	(CB1) Low Intensity Business Zone (IB) Industrial Business Zone	Automotive Repairs
South	(AJ) Alternative Jurisdiction Zone	Rail Yard
West	(CNC) Neighbourhood Convenience Commercial Zone	Music studio, Veterinary clinic and apartments.



View of the site looking northeast from 127 Avenue NW (Google Street View, May 2023)



View of the site looking northwest from 127 Avenue NW (Google Street View, May 2023)



View of the site looking southwest from 118 Street NW (Google Street View, October 2020)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application raised little response to advanced notification postcards and proposed a standard zone that is compatible with nearby properties. The basic approach included:

Mailed Notice, September 19, 2022

- Notification radius: 60 metres
- Recipients: 29
- Responses: 4
 - In opposition: 1
 - Mixed/Questions only: 3

Site Signage, November 11, 2022

- One rezoning information sign was placed on the property facing the intersection of 127 Avenue and 118 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Calder Community League

Common comments heard:

- This application will increase the area's transient population and will not benefit the community.
- The property is unsightly.

Application Analysis



Site analysis context

The City Plan

Within The City Plan this site is adjacent to the Non-Residential Opportunities Network, which seeks to support existing industrial, commercial and institutional areas of the city in order to foster a vibrant local economy.

The application supports ongoing reinvestment in two small commercial properties and serves to strengthen employment and economic activity, helping achieve the goal of holding 70% of total regional employment within Edmonton.

Land Use Compatibility

The proposed IB Zone will allow for a range of light industrial and commercial uses along 127 Avenue NW, a major collector roadway providing good access and visibility to the site. Although the intended use of the site is to continue to operate an automotive repair and sales business, the IB Zone allows for additional business opportunities, such as creation and production establishments and contractor services. The development regulations of the IB Zone will result in buildings with similar impact when compared to the existing CNC Zone. While permitting a slightly bigger structure, future redevelopment would require larger setbacks to abutting roadways, which reduces visual effects from increased building size.

Containing a mix of light industrial and lower intensity commercial uses, the IB Zone is a transition zone often found along the periphery of industrial areas and in locations with good visibility. The IB Zone is appropriate in this location as the site is located along an arterial road and surrounded by a mix of sites zoned for commercial and light industrial and it fronts the Walker Yards, a large scale industrial site (see Site analysis context above for a visual) .

	CNC Current	IB Proposed
Typical Uses	Commercial uses with opportunities for above-grade multi-unit housing.	Industrial and compatible non-industrial businesses.
Maximum Height	10.0 m	12.0 - 14.0 m
Front Setback Range (118 Street)	4.5 m	6.0 m
Minimum Interior Side Setback	0.0 m	0.0 m
Minimum Flanking Side Setback (127 Avenue)	4.5 m	6.0 m
Minimum Rear Setback (Lane)	0.0 m	0.0 m
Floor Area Ratio	1.0	1.2

Environment

A Phase 1 Environmental Site Assessment, which included historical analysis of the property and surrounding area, was reviewed with this application. The report recommended the completion of a Phase II assessment, which includes taking soil samples.

In order to allow for the current occupants to continue to operate their small business, administration has deferred the requirement for a Phase II Environmental Site Assessment until a development application is received to change the use of the property.

Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. To establish access from the rear lane, the applicant will be required to coordinate with EPCOR on the relocation or removal of utility infrastructure with costs being covered under EPCOR's reasonable access policy.

ETS currently operates bus service on 129 Avenue NW. The site is approximately 400m walking distance to bus stops along 129 Avenue NW.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is reasonably compliant with municipal standards for firefighting water. This could potentially be re-evaluated at the development permit stage.

The applicant/owner will be responsible for all costs associated with infrastructure improvements that may be required by this application.

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination