

### 7520 - 99 Street NW

### Position of Administration: Support



### Summary

Charter Bylaw 20726 proposes a rezoning from the (IM) Medium Industrial Zone to the (BE) Business Employment Zone to allow for light industrial and a variety of commercial businesses.

Public engagement for this application included a mailed notice, and information on the City's webpage. No response was received at the time this report was written.

Administration supports this application because it:

- Is compatible with the surrounding land use.
- Complies with locational criteria of the BE Zone as the site is located on the periphery of industrial area, abutting both arterial and collector roads.

- Proposes a rezoning which aligns with the direction from The City Plan by promoting the continuous improvement, evolution, and intensification of Edmonton’s non-residential lands, located within a Secondary Corridor.

## Application Details

This application was submitted by Eins Development Consulting Ltd. on behalf of the landowner.

### Rezoning

The proposed (BE) Business Employment Zone would allow development with the following key characteristics:

- A maximum height of 16.0 metres.
- A maximum Floor Area Ratio of 1.6.
- Light industrial and a variety of commercial businesses.

### Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(IM) Medium Industrial Zone	Vacant
North	(IM) Medium Industrial Zone	Vacant
East	(CN) Neighbourhood Commercial Zone	Commercial
South	(IM) Medium Industrial Zone	Industrial
West	(IM) Medium Industrial Zone	Vacant



Figure 1 - View of the site looking west from 99 Street NW



Figure 2 - View of the site looking south from 76 Avenue NW

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the advance notice of the proposed land use change garnered no response. The basic approach included:

### Mailed Notice, October 5, 2023

- Notification radius: 60 metres
- Recipients: 23
- Responses: 0

### Webpage

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

## Notified Community Organizations

- Ritchie Community League

## Application Analysis

### The City Plan

The site is located within 99 Street and 76 Avenue Secondary Corridors. Secondary Corridors are supportive of low rise development, as proposed, and are envisioned to be vibrant residential and commercial streets that serve as a local destination for surrounding communities. The proposed rezoning allows for limited light industrial uses and a variety of commercial uses. Therefore, future development on the subject site has the potential to contribute to 99 Street NW and 76 Avenue NW to be commercial streets that can serve the surrounding communities. Additionally, the proposed rezoning contributes to the direction outlined in The City Plan by encouraging redevelopment that contributes to the livability and adaptability of an area.

### Area Redevelopment Plan

The site is located within the Strathcona Junction Area Redevelopment Plan (ARP). Pursuant to the ARP, the subject property is designated industrial area and the land use policy for this designation supports a variety of industrial zones, except heavy industrial, which is not allowed on the sites abutting 99 Street NW. The proposed rezoning allows light industrial on a site abutting 99 Street NW. Therefore, the proposed rezoning is consistent with the Strathcona Junction ARP.

### Land Use Compatibility

When compared with the existing IM Zone, the proposed BE Zone would allow for reduced height and floor area ratio. Additionally, the BE Zone allows a variety of commercial uses such as health service, food and drink service, major and minor indoor entertainment, among others, which are not permitted in the existing IM Zone.

	<b>IM Current</b>	<b>BE Proposed</b>
<b>Typical Uses</b>	Minor Industrial Natural Resource Development Office Outdoor Sales and Service	Minor Industrial Health Services Office Outdoor Sales and Service
<b>Maximum Height</b>	18.0 m	16.0 m
<b>Minimum Front Setback (76 Avenue NW)</b>	3.0 m	4.5 m



<b>Minimum Interior Side Setback</b>	0.0 m	0.0 m
<b>Minimum Flanking Side Setback</b> (99 Street NW)	3.0 m	6.0 m
<b>Minimum Rear Setback</b> (Lane)	0.0 m	0.0 m
<b>Maximum Floor Area Ratio</b>	2.0	1.6



Figure 3 - Site analysis context

The subject site is located on a corner lot, at the intersection of two Secondary Corridors (99 Street NW & 76 Avenue NW) and is surrounded on all sides by industrial zoned sites, with the exception on the east side of the property, which is bounded by commercial zoned site.

With a maximum height of up to 16.0 metres and a Floor Area Ratio of 1.6, the BE Zone allows for a smaller structure than permitted under the existing IM Zone. In further comparison with IM Zone, BE Zone requires greater front and flanking setbacks, and identical rear and interior

setbacks. Therefore, the proposed development is intended to have minimal impacts on the adjacent properties.

The BE Zone is intended to be more sensitive and compatible with non-industrial uses such as residential and commercial uses across 99 Street NW. Additionally, the site is located on the periphery of the industrial area, abutting both arterial and collector roads. Therefore, it fits well within the general purpose of the proposed BE Zone which allows for light industrial and a variety of commercial businesses on the periphery of industrial areas, abutting arterial and collector roads.

## **Mobility**

The site currently has vehicular access via 76 Avenue NW. With redevelopment of this site, this access will be removed and vehicular access will be from the abutting lane only. Construction of a sidewalk and other public realm improvements on 76 Avenue NW and 99 Street NW adjacent to the site will also be required with redevelopment of the site.

Edmonton Transit Service operates conventional bus service on 99 Street NW and east of 98 Street NW within Ritchie. The site is within 100 metres walking distance to the nearest bus stops, located on 99 Street NW. In the future, mass transit bus routes are anticipated to operate nearby on Whyte Avenue (82 Avenue NW) and on 99 Street NW (north of Whyte Avenue) as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

## **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.

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

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