

11448 & 11508 - 120 Street NW Position of Administration: Support



Summary

Charter Bylaw 20797 proposes a rezoning from the Medium Industrial Zone (IM) to the Business Employment Zone (BE) to allow for light industrial and a variety of commercial businesses.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. One opposition response was received at the time this report was written citing increased traffic and safety as the main concerns.

Administration supports this application because it:

- Supports and maintains business employment opportunities in the Prince Rupert neighbourhood.
- Supports redevelopment and intensification of industrial lands in established non-residential areas that are supported by transit.
- Is compatible with the surrounding land use.

Application Details

This application was submitted by Alldritt Land Corporation Ltd. on behalf of the Edmonton Food Bank.

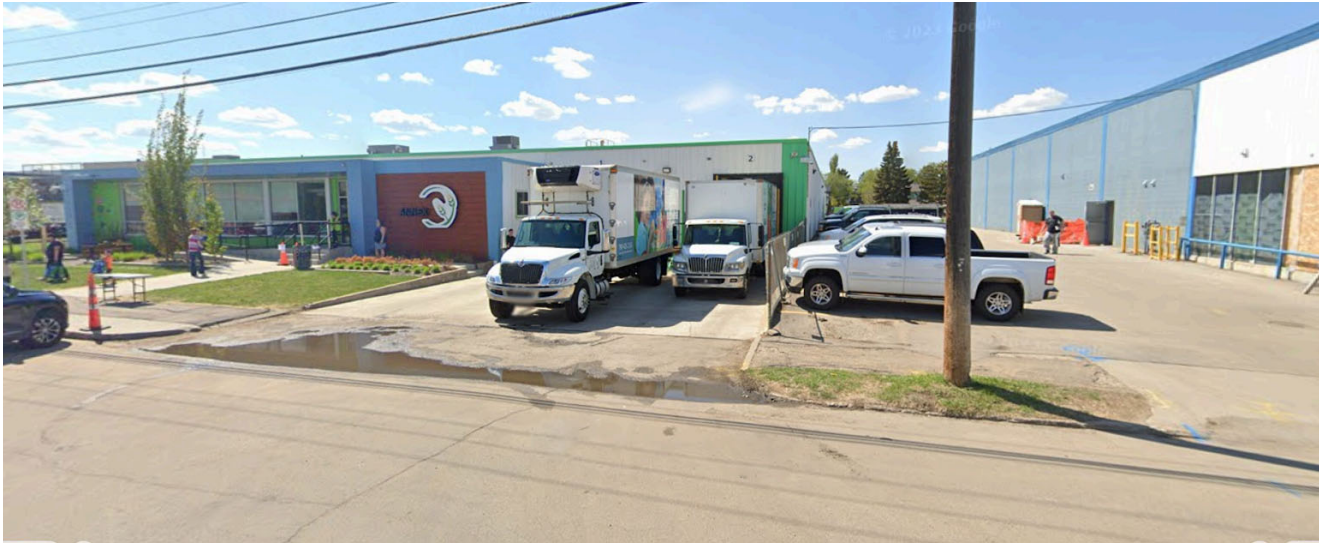
The proposed Business Employment Zone (BE) would allow development with the following key characteristics:

- A maximum height of 16.0 metres.
- A maximum Floor Area Ratio of 1.6.
- Light Industrial and a variety of commercial businesses.
- Uses that do not create nuisance factors outside an enclosed building.

Site and Surrounding Area

The subject site is located north of 114 Avenue NW and west of 120 Street NW and is developed with warehousing uses and forms part of an industrial enclave in the Prince Rupert neighbourhood. The surrounding industrial area is occupied by a variety of general industrial, logistics, and manufacturing uses that are compatible with the BE Zone. A linear park and shared use path is located west of the site providing additional modes of transportation, while transit service is offered via Kingsway Avenue NW.

	Existing Zoning	Current Development
Subject Site	Medium Industrial Zone (IM)	Edmonton Food Bank
North	Business Employment Zone (BE)	Edmonton Food Bank
East	Medium Industrial Zone (IM)	General Industrial uses
South	Business Employment Zone (BE)	Edmonton Food Bank
West	Neighbourhood Parks and Services Zone (PSN)	Linear Park with a shared use path



Street view looking west from 120 Street 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 one opposition response. The basic approach included:

Mailed Notice, March 10, 2021

- Notification radius: 60 metres
- Recipients: 28
- Responses: 1

1st Site Signage, March 29, 2021

- One rezoning information sign was placed on the property so as to be visible from 120 Street NW.

2nd Site Signage, February 28, 2024

- One rezoning information sign was placed on the property so as to be visible from 120 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Inglewood Community League of Edmonton
- Prince Rupert Community League

Application Analysis



Site analysis context

The City Plan

This application supports the City Plan's policies to promote continuous improvement, evolution and intensification of Edmonton's non-residential lands by facilitating reinvestment in established non-residential areas to strengthen employment, economic activity and diversity.

District Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

This application falls within the Central District Plan where it is designated as Urban Mix. This application supports the District General Policy 2.2.1.7. supporting access to nutritious food within a district by facilitating the ongoing operation of the Edmonton Food Bank.

Land Use Compatibility

The subject site is occupied by a light industrial building operated by the Edmonton Food Bank. It is surrounded by similar industrial buildings reflecting light/business and medium industrial character. If approved, the rezoning will allow for the continued operation of the Edmonton Food Bank.

The BE Zone is suitable as it is located on the periphery of the industrial area and provides good visibility and convenient local access to the broader city networks along 111 Avenue NW and 118 Avenue NW, which are both primary corridors. Furthermore, the BE Zone includes general regulations to ensure a higher standard of industrial development, including techniques for minimizing the perception of massing, screening from non-industrial zones and incorporating design elements to promote a safe urban environment. The BE zone is compatible with the adjacent Neighbourhood Parks and Services Zone (PSN), which contains a linear park and shared-use path, providing additional modes of transportation.

Regarding the height, scale and uses, the proposed BE Zone would allow for reduced height and floor area ratio compared with the existing IM Zone. Additionally, the BE Zone allows for additional uses, such as health service, food and drink service, and major and minor indoor entertainment, which are not permitted in the IM Zone.

	IM Current	BE Proposed
Typical Uses	Minor Industrial Natural Resource Development Office Outdoor Sales and Service	Minor Industrial Health Services Food and Drink Major and minor indoor entertainment Office Outdoor Sales and Service
Maximum Height	18.0 m	16.0 m
Minimum Front Setback (120 Street NW)	3.0 m	4.5 m
Minimum Interior Side Setback	0.0 m	0.0 m
Minimum Rear Setback (Lane)	0.0 m	0.0 m
Maximum Floor Area Ratio	2.0	1.6

Mobility

The proposed rezoning is anticipated to have minimal impact on the roadway network. Transit routes are located near to the subject site along Kingsway Avenue NW, 111 Avenue NW and 124 Street NW.

Utilities

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

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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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination