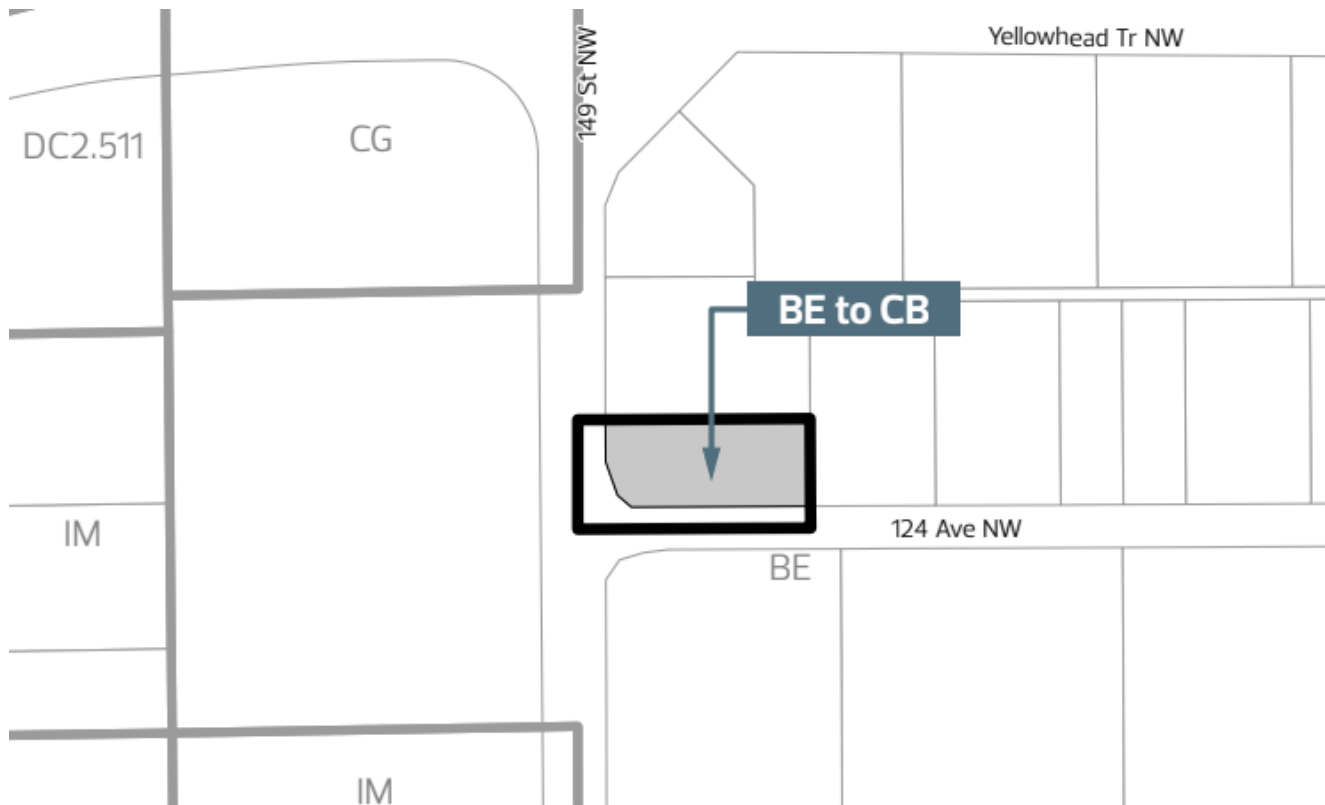


12403 - 149 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20842 proposes a rezoning from the Business Employment Zone (BE) to the Business Commercial Zone (CB) to allow for commercial and limited light industrial business.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately 8 people were heard from who were all in opposition. Most concerns were related to the potential impacts of a shelter on patron traffic and overall security.

Administration supports this application because it:

- Supports redevelopment and intensification of industrial lands in an established non-residential area
- Is compatible with the surrounding development

- Supports The City Plan by reducing chronic episodic homelessness and encouraging residential and non-residential redevelopment that contributes to the livability and adaptability of districts and provides employment opportunities

Application Details

Rezoning

The proposed Business Commercial Zone (CB) would allow development with the following key characteristics:

- Supportive housing, commercial, community services, and industrial uses, including shelters, medical offices, and indoor self storage
- Maximum 16.0 m height
- Maximum Floor Area Ratio of 3.5 m

Site and Surrounding Area

The developed site is approximately 0.39 ha and is located on the northwestern edge of the Dominion Industrial neighbourhood. The Dominion Industrial neighbourhood comprises a mix of commercial and medium industrial uses, including retail, warehousing, manufacturing and business offices. The site is surrounded by land with long-standing business uses, including flooring superstores, offices, Costco, and Church in the Vine (religious assembly).



Aerial view of application area

	Existing Zoning	Current Development
Subject Site	Business Employment Zone (BE)	Business Office
North	Business Employment Zone (BE)	Light Industrial
East	Business Employment Zone (BE)	Business Office
South	Business Employment Zone (BE)	Church
West	Business Employment Zone (BE)	Large Retail



View of site looking north from 124 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach with an expanded catchment area. This approach was selected because there is no plan in effect for Dominion Industrial. As a result, the buffer area was expanded to include more recipients.

The basic approach included:

Mailed Notice, April 10, 2024

- Notification radius: 120 metres
- Recipients: 51
- Responses: 8
 - In support: 0 (0%)
 - In opposition: 8 (100%)
 - Mixed/Questions only: 0 (0%)

Site Signage, May 6, 2024

- One (1) rezoning information sign was placed on the property so as to be visible from 82 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Common comments heard:

- Concern that the rezoning application to allow for a shelter will result in a decrease in patron traffic and security issues.
- Have already experienced a negative impact on their business due to the Yellowhead Freeway Conversion Project and this proposal will further impact them.
- Concern that proper notification was not given.

Application Analysis



Site analysis context

The City Plan

The subject site is located within an “Established Non-residential Area” in The City Plan. The proposal supports The City Plan’s policies to reduce chronic episodic homelessness.

In addition, the proposed rezoning allows for a mix of uses, including commercial and light industrial uses, in conformance with the City Plan by encouraging residential and non-residential redevelopment that contributes to the livability and adaptability of districts and provides employment opportunities.

District Plans

At the time of writing this report the District Policy and District Plans are in a final form and are scheduled to be considered by Council on May 28-30, 2024. If the District Plans are given two readings on May 28-30, 2024 the following analysis is provided for Council's consideration.

The site is within the boundaries of the draft Jasper Place District Plan, which designates the site as commercial/industrial employment, The proposed rezoning conforms to the District Policy by providing employment opportunities and encouraging ongoing investment.

Land Use Compatibility

The proposed CB Zone provides for community services in the form of year-round shelters and allows for health services to support the needs of people accessing the shelter.

The applicant intends to develop a 120-bed year-round shelter; while the existing BE Zone allows for shelters, it limits the size of shelters to a maximum of 500 m², whereas the CB Zone does not limit the size. If approved, the CB Zone also allows for a medical office which will support the needs of the people on site.

The proposed CB Zone is suitable as the site is at the intersection of 124 Avenue NW and 149 Street NW, a major arterial, providing good visibility and access to the Yellowhead Trail NW. The CB Zone allows for similar uses to the existing BE Zone and is compatible with the surrounding uses. The proposed CB conforms to the City Plan by reducing chronic episodic homelessness, contributing to the livability and adaptability of districts, and providing employment opportunities.

The CB allows for a greater floor area ratio of 3.5 compared to the BE Zone; however, the maximum height will remain the same. The table below summarizes the development regulations for the current BE Zone and the proposed CB Zone.

	BE Current	CB Proposed
Typical Uses	Food and Drink Child Care Medical offices Indoor Sales and Services Liquor Manufacturing Indoor Self Storage Shelters Outdoor Sales and Services Recycling	Automotive Sales Child Care Medical Offices Indoor Sales and Services Liquor Manufacturing Indoor Self-storage Shelters Outdoor Sales and Services Recycling Hotels
Maximum Height	16.0 m	16.0 m
Maximum Floor Area Ratio	1.5 Shelters, maximum 500 m ²	3.5 Shelters, no maximum FAR
Minimum Front Setback	4.5 m to 6.0 m	4.5 m to 6.0 m
Minimum Interior Side Setback	0.0 m	0.0 m
Minimum Rear Setback	0.0 m	0.0 m

Mobility

With redevelopment of the site, the 124 Avenue sidewalk adjacent to the site will be extended from 149 Street to the east building access. The vehicular access to 149 Street will also be closed. Further review of site circulation and access will occur at the Development Permit stage.

ETS provides service along 123 Avenue within a short walk from the rezoning site. ETS route 905 connects citizens between Westmount Transit Centre and Northgate Transit Centre.

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. In case of redevelopment, sewer requirements may need to be reassessed.

Appendices

1. Context Plan Map

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Context Map

