

5074 - 130 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20848 proposes a rezoning from the Business Commercial Zone (CB) to the General Commercial Zone (CG) to allow for a variety of commercial businesses.

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

Administration supports this application because it:

- Contributes to the ongoing creation of a local node and intensification of an existing neighbourhood.
- Is located within an industrial area that is transitioning away from more traditional industrial uses.

- Is compatible with existing and surrounding land uses.
- Supports the opportunity for mixed-use development within the City's Redeveloping Area.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of 5607265 Manitoba Ltd. The proposed General Commercial Zone (CG) would allow for development with the following key characteristics:

- A variety of commercial businesses with the potential for residential uses above the ground level.
- Maximum height of 16.0 metres, except for hotels, which is 30.0 metres.
- Maximum floor area ratio (FAR) of 3.5, except for residential, which is 2.0.

The subject site was formerly home to a City of Edmonton Community Recycling Depot and a movie theatre. The recycling depot closed in September 2021 and the movie theatre closed in January 2023. The parking lot and movie theatre building have been vacant since this time.

In late 2023, redevelopment planning commenced for this site to allow for a mixed-use project consisting of commercial and residential land uses. This project assumed a transition from the former General Business Zone (CB2) to the new General Commercial Zone (CG) with the Zoning Bylaw Renewal project. Subsequently, the subject site transitioned to the General Commercial Zone (CG) from the General Business Zone (CB2) on January 1, 2024, with the approval of the new Zoning Bylaw 20001.

However, on March 11, 2024, the site was rezoned to the Business Commercial Zone (CB) as part of Charter Bylaw 20776 which sought to address errors in the newly approved Zoning Bylaw 20001.

The applicant's intent is to develop three (3) mixed-use buildings with ground floor commercial uses and residential above. In order for this development to proceed, the applicant proposes to return to the General Commercial (CG) Zone, which allows for both multi-unit residential and commercial uses.

Site and Surrounding Area

The site is 26 hectares in size and is adjacent to both 50 Street NW and 130 Avenue NW. 130 Avenue NW leads into Hermitage Road NW, which is a collector roadway. Hermitage Road NW and 50 Street NW provide a range of transportation options, including bike paths and several bus routes. The Kennedale Industrial neighbourhood is mostly developed and contains a wide range of business, industrial and community uses.

Immediately to the north and the west of the site is the City of Edmonton's Kennedale Snow Storage Site. To the northeast is a commercial strip mall with a wide range of businesses. To the east, across 50 Street NW, are multi-unit residential rowhouses. To the south is a restaurant, veterinary hospital, a gas station, a car wash, an undeveloped site and a parking lot.

The majority of nearby sites are auto-oriented, with large surface parking lots, drive-thru businesses and vehicle support services (e.g. gas stations, mechanical shops, vehicle parking lots). These nearby commercial and industrial buildings are generally 1-2 storeys in height.

	Existing Zoning	Current Development
Subject Site	Business Commercial Zone (CB)	Former Movie Theatre & Parking Lot
North	Public Utility Zone (PU)	City of Edmonton Snow Storage Site
East	Business Commercial Zone (CB) RSM h12 Business Employment Zone (BE)	Automotive Repair Shop, Restaurant Two-Storey Townhouses Veterinary Clinic, Car Wash
South	Business Employment Zone (BE) Site Specific Development Control Zone (DC2.516) Medium Industrial Zone (IM)	Industrial Storage Lot Undeveloped Industrial Storage Lot
West	Public Utility Zone (PU)	City of Edmonton Snow Storage Site



View of the rezoning site looking west from 50A Street NW



View of the rezoning site looking north from 130 Avenue NW



View of the existing parking lot, looking east, from the former movie theatre's front entrance

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, June 6, 2024

- Notification radius: 61 metres
- Recipients: 207
- Responses: 0

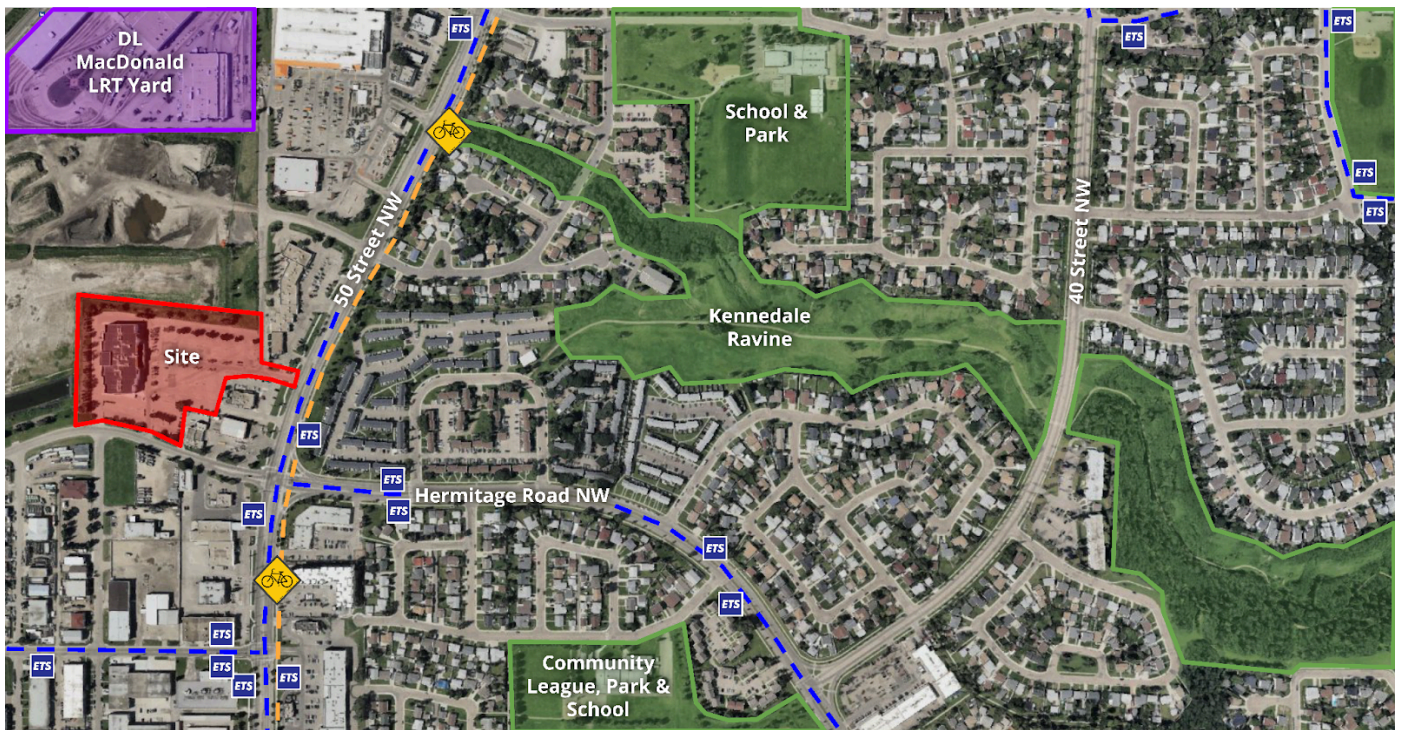
Webpage, May 8, 2024

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Homesteader Community League
- Clareview and District Area Council

Application Analysis



Site analysis context

The City Plan

The City Plan identifies the site as being on the eastern edge of an established non-residential area. The City Plan also identifies nearby 50 Street NW as a Principal Roadway, providing cross-town auto and goods movement. As noted in The City Plan, reinvestment in existing non-residential areas “serves to strengthen employment, economic activity and diversity.” Rezoning this site to the CG zone supports the City’s goals of encouraging intensification and revitalization along the edges of non-residential areas. Future mass transit along 50 Street NW may further support the intensification and revitalization of this area.

Draft 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, June 3, 2024 and June 25, 2024. If the District Plans are given two readings during this time the following analysis is provided for Council's consideration.

The subject site falls within the Northeast District. The site is identified for Commercial / Industrial Employment and is within a non-residential intensification area along 50 Street NW. This application supports the District General Policy 2.5.3.3, supporting light industrial and commercial businesses with a higher design standard within Non-Residential Intensification Areas (noted in the Northeast District Plan).

The District Policy classifies nodes as “centres of activity of different shapes and sizes that feature a variety of housing types, gathering places, and land uses.” Further, the District Policy defines local nodes as community focal points “for business, services, gathering and housing with more development intensity.” The site is at the edge of an area that is becoming a local node. This local node, generally centred on Hermitage Road and 50 Street, has a variety of land uses that have been intensifying and diversifying over time. This local node features a mix of residential, commercial, community, storage sites and warehouse uses. Through this lens, the proposed CG zone will contribute to the ongoing creation of this local node.

Area Structure Plan

The site is within the Kennedale Industrial Area Structure Plan (ASP). The ASP designates the site for General Business. In the plan, General Business land uses states that lands adjacent to arterial roads could be designated with commercial zones. In addition, one of the principles of the plan states that commercial land uses are an acceptable transition between industrial and residential land uses, such as the case in this instance. As such, the proposed rezoning conforms to the ASP.

The Kennedale Industrial ASP is proposed to be repealed with Bylaw 24107 which will be considered by Council on May 28-30, 2024, June 3, 2024 and June 25, 2024. .

Land Use Compatibility

The proposed height, setbacks and maximum floor area ratio (FAR) in the CG zone are identical to the current CB zone. However, the two zones differ in their allowed uses. Concerning land use, most commercial, community and industrial uses permitted in the CB zone are also permitted in the proposed CG zone. In comparison to the existing CB zone, the proposed CG zone would allow for the addition of schools, parks and multi-unit residential uses.

The proposed CG zone is well situated for its location, as the site is located along the periphery of a non-residential neighbourhood and immediately across the road from a residential neighbourhood. The CG zone is compatible with nearby properties, which include three properties to the southeast that are already zoned CG.

The uses in the proposed CG zone will add to the ongoing development of a local node. This node currently includes a mixture of residential, community uses, professional offices and

services and restaurants which are typical for a local node. The CG zone allows the opportunity to further contribute to this developing local node and a non-residential intensification area. The CG zone's uses that would fit the area include food and drink service, indoor sales and service, major and minor indoor entertainment and multi-unit housing.

The applicant's intent for this site, as noted above, is to develop a mixed-use commercial and residential development. With the proximity of the site to Homesteader residential neighbourhood, future residents can quickly access destinations such as park spaces, several schools, daycares and a community league. Having nearby access to destinations like these will contribute to a greater sense of community and connection to the area. Additionally, future redevelopment of the subject site can contribute to a wider range of businesses, services and employment opportunities for residents in nearby Homesteader.

	Business Commercial Zone (CB) Current	General Commercial Zone (CG) Proposed
Typical Uses	Food and Drink Major and Minor Indoor Entertainment Office Outdoor Sales and Service Crematorium	Food and Drink Major and Minor Indoor Entertainment Office Outdoor Sales and Service Residential (Multi-Unit Housing) Parks Schools
Maximum Height	16.0 m (Hotels can be up to 30.0m)	16.0 m (Hotels can be up to 30.0m)
Maximum Floor Area Ratio	3.5	2.0 - 3.5
Minimum Setback (130 Avenue)	4.5 m	4.5 m
Minimum Setback (North & West property lines)	0 - 4.5 m	0 - 4.5 m

<p>Minimum Setback (East property lines)</p>	<p>0 - 6.0 m</p>	<p>0 - 6.0 m</p>
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Mobility

The rezoning area is located next to an existing district connector bike route along 50 Street NW. Access to the site will continue to be available from 50 Street NW, 50A Street NW and 130 Avenue NW. A sidewalk will be constructed on the north side of 130 Avenue NW along the site frontage, and a sidewalk was built on the south side of 130 Avenue NW in 2022 as part of the Missing Sidewalks Program.

Edmonton Transit Service (ETS) operates bus service along 50 Street NW and Hermitage Road NW. Bus routes in the area connect transit riders to Belvedere LRT Station / Transit Centre, Coliseum LRT Station / Transit Centre and Clareview LRT Station / Transit Centres. In the future, a mass transit bus route is anticipated to operate along 50 Street NW as part of the Mass Transit Network associated with the 1.25 Million population horizon of The City Plan.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized. Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required stormwater management will be reviewed at the Development Permit stage.

The applicant/owner will be responsible for all costs associated with providing the 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