

## 12815 - 54 Street NW

### Position of Administration: Support



## Summary

Bylaw 20898 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. No responses were received.

Administration supports this application because it:

- Supports and maintains business employment opportunities in the Kennedale Industrial 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 Cheema Janitorial Services LTD.

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

- Maximum height of 16.0 metres
- 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

The applicant’s intent is to market the subject site for a wider range of uses.

## Site and Surrounding Area

The 0.1 ha subject site is undeveloped located south of 129 Avenue NW and west of 54 Street NW. The surrounding sites are predominantly zoned as Medium Industrial Zone (IM), although the southeast and northwest portions are Business Employment Zones (BE). The surrounding industrial area is occupied by a variety of general industrial, logistics, manufacturing uses that are compatible with the BE Zone.

	Existing Zoning	Current Development
<b>Subject Site</b>	Medium Industrial	Undeveloped
<b>North</b>	Medium Industrial	Minor Industrial
<b>East</b>	Medium Industrial	Minor Industrial
<b>South</b>	Medium Industrial	Minor Industrial/ Indoor Sales
<b>West</b>	Medium Industrial	Minor Industrial

## 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 responses. The basic approach included:

## Mailed Notice, April 9, 2024

- Notification radius: 61 metres
- Recipients: 92
- Responses: 0

## 1st Site Signage, April 30, 2024

- One rezoning information sign was placed on the property so as to be visible from 54 Street NW and 128 Avenue NW.

## 2nd Site Signage, July 10, 2024

- One rezoning information sign was placed on the property so as to be visible from 54 Street NW.

## Webpage

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

## Notified Community Organizations

- No Community Leagues in the area

## 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.

In terms of the types of uses allowed and the scale of development within the BE Zone, the proposal is well aligned with The City Plan's intent for facilitating intensification and reinvestment in the neighbourhood.

### **District Plan**

The District Policy and District Plans have received the first and second readings from City Council. They are now at the Edmonton Metropolitan Regional Board before they return to the Council for consideration of the third reading. Given this, the following analysis is provided for City Council's consideration.

This application falls within the Northeast District Plan where it is designated Commercial and Industrial Employment. This application supports the District General Policy 2.5.3.3 by supporting light industrial and commercial businesses with a higher standard of design within non residential intensification areas.

### **Area Structure Plan**

The subject site is within the Kennedale Industrial Area Structure Plan (ASP), which has received two readings towards being repealed, and will return with the Northeast District Plan for a third reading.

The district plan designates the site for Medium Industrial land uses. However, the plan acknowledges a degree of flexibility at this location to allow for the extension of Business Industrial uses. As a result, the rezoning to the BE zone conforms to the plan's intent.

### **Land Use Compatibility**

The BE Zone allows for a variety of industrial uses and limited commercial uses that operate such that no nuisance factors are created or apparent outside of the building. The BE Zone includes performance standards, including landscaping regulations and appropriate screening along all public roadways to ensure a higher standard of industrial development. For instance, IM has a front setback of 3.0 m, whereas the BE has a front setback of 4.5 m. Since the subject site is undeveloped, this reinforces a more aesthetic future urban environment.

The Kennedale Industrial neighbourhood has been gradually transitioning to the BE zone, with properties to the southeast and northwest zoned as BE. The proposed rezoning will further expand this area, making it more appealing to potential tenants and transforming the urban environment and pedestrian experience. There are active ETS/transportation networks conveniently situated along 129 Avenue NW and 50 Street NW, a major arterial road, for convenient access.

Regarding height, scale, and uses, the proposed BE Zone regulations will reduce the Floor Area Ratio and maximum height compared to the IM Zone and increase the front setback requirement. The table below summarizes the difference in development regulations between the current IM Zone and the proposed BE 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 Food and Drink Major and minor indoor entertainment Office Outdoor Sales and Service
<b>Maximum Height</b>	18.0 m	16.0 m
<b>Maximum Floor Area Ratio</b>	2.0	1.6
<b>Minimum Front Setback (54 Street)</b>	3.0 m	4.5 m
<b>Minimum Interior Side Setback</b>	0.0 m	0.0 m
<b>Minimum Rear Setback (Alley)</b>	0.0 m	0.0 m

## Mobility

ETS currently operates local bus service nearby on 129 Avenue and 55 Street, which connects transit users between Belvedere Transit Station and LRT Station with Clareview Transit Centre and LRT Station.

The proposed development is not anticipated to have a significant impact on the surrounding transportation network. The primary vehicular access to the site will be to 54 Street.

## Utilities

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary and storm sewer systems in the area. 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.

## **Appendices**

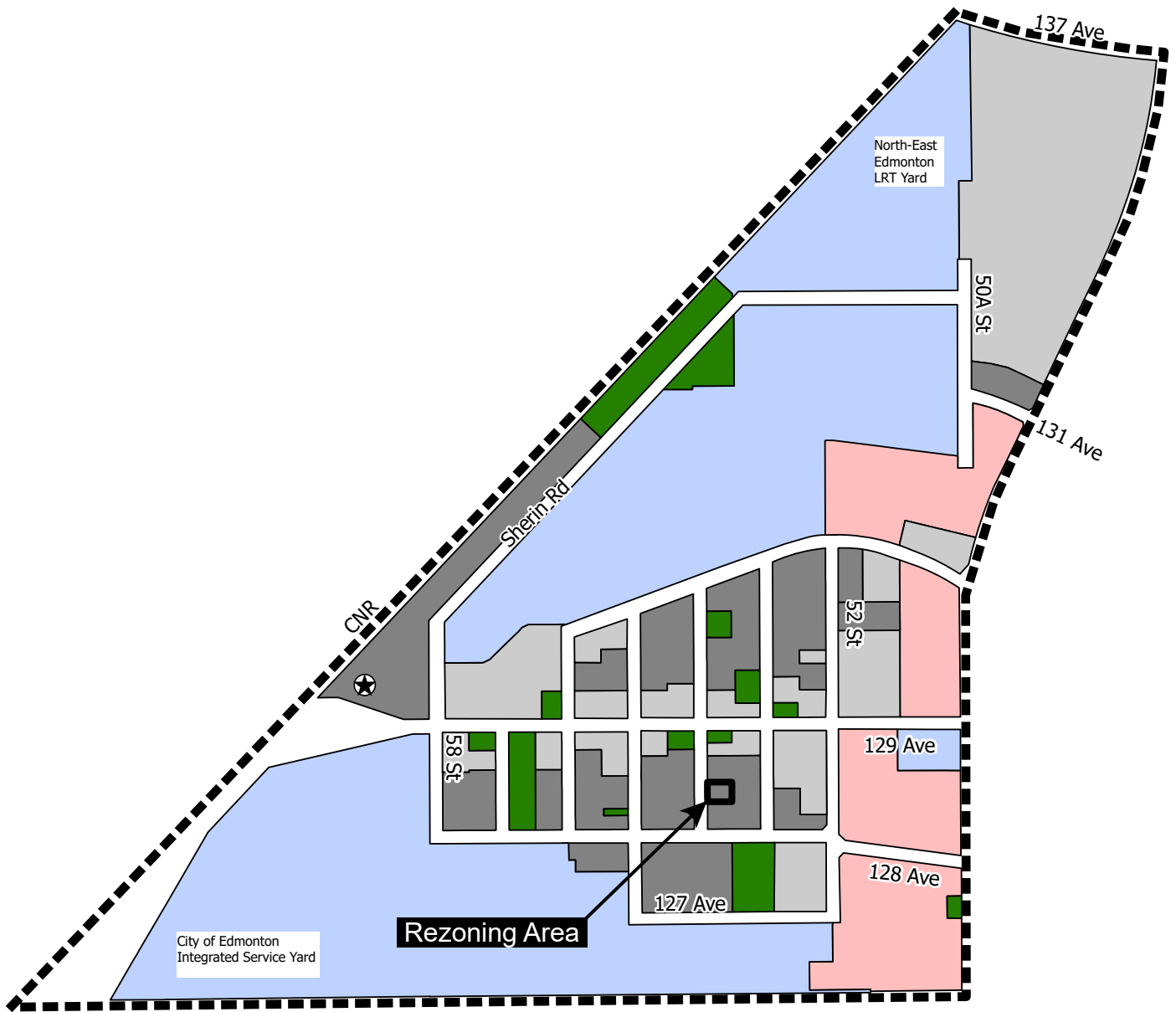
1. Context Plan Map

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Branch: Development Services

Section: Planning Coordination



**BYLAW 20586**  
**KENNEDALE INDUSTRIAL**  
 Area Structure Plan  
 (as amended)



- |   |                         |   |                              |
|---|-------------------------|---|------------------------------|
|  | Public Utility District |  | Area Structure Plan Boundary |
|  | Industrial Business     |  | Belvedere LRT Station        |
|  | Medium Industrial       |   |                              |
|  | General Business        |   |                              |
|  | Industrial Reserve      |   |                              |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.