

## 13408 - Fort Road NW

### Position of Administration: Support



## Summary

Bylaw 21023 proposes a rezoning from the Direct Control Zone (DC2.294) to the Business Employment Zone (BE) to allow for light industrial and small commercial businesses.

Public engagement for this application included an online notice, site signage, and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Is compatible with surrounding land uses.
- Facilitates redevelopment of a former gas station site within a Secondary Corridor
- Supports The City Plan's Big City Move of "A Community of Communities" by contributing to a 15-minute community that allows people to more easily complete their daily needs.

## Application Details

This application was submitted by Eins Development Consulting Ltd. on behalf of 1240496 Alberta Ltd.

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

- A maximum height of 16 metres.
- A maximum Floor Area Ratio of 1.6.
- Light industrial and a variety of commercial businesses.

## Site and Surrounding Area

The subject site has been vacant since 1999, and was the site of a former gas station which operated from approximately 1961 - 1992. Residential land uses are adjacent to the site, and a car dealership and bingo hall are across Fort Road to the east.

	Existing Zoning	Current Development
<b>Subject Site</b>	Direct Control Zone (DC2.294)	Vacant
<b>North</b>	Medium Scale Residential Zone (RM h16) Small Scale Residential Zone (RS)	Row housing Single detached house
<b>East</b>	Direct Control Zone (DC2.435) Small Scale Residential Zone (RS)	Fort Road Bingo Single detached house
<b>South</b>	Business Employment Zone (BE) Small Scale Residential Zone (RS)	Car dealership Single and semi-detached houses
<b>West</b>	Medium Scale Residential Zone (RM h16) Small Scale Residential Zone (RS)	Row housing Single and semi-detached houses



*View of the site looking northwest from 134 Avenue and Fort Road*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because no responses were received. The basic approach included:

### **Online Notice, December 13, 2024**

- [edmonton.ca/city\\_government/public-notice](https://edmonton.ca/city_government/public-notice)

### **Site Signage, November 25, 2024**

- One rezoning information sign was placed on the property so as to be visible from 134 Avenue and Fort Road.

### **Webpage**

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

### **Notified Community Organizations**

- Belvedere Community League

## Application Analysis



*Site analysis context*

### The City Plan

The site is located within the Fort Road Secondary Corridor. Secondary Corridors are envisioned to be vibrant residential and commercial streets that serve as a local destination for surrounding communities. The proposed rezoning encourages redevelopment that contributes to the livability and adaptability of the Belvedere neighbourhood, and contributes to a 15-minute community that allows people to more easily complete their daily needs.

### Northeast District Plan

This application aligns with the District Policy and the Northeast District Plan which designates the site as Urban Mix and within the Fort Road Secondary Corridor.

### Land Use Compatibility

The current DC Zone was approved in 1992, and allows for gas bars and automotive-related uses. The proposed BE Zone would allow for an expanded list of uses, increased building height, increased front and flanking side setbacks, and reduced interior and rear setbacks compared to the existing DC Zone.

The subject site is located on a corner lot, and is surrounded by roadways on all four sides. These roadways act as a buffer and help to reduce the impact of the proposed development. The proposed BE Zone allows for light industrial and a variety of small commercial businesses, and is intended to be compatible with any abutting non-industrial zone. This site meets the

locational criteria of the BE Zone as it is located on both an arterial and collector road. The height, scale, and uses of the proposed BE Zone are appropriate for this site and are compatible with surrounding zoning.

	<b>DC2.294 Current</b>	<b>BE Proposed</b>
<b>Typical Uses</b>	Gas Bars Health Services General Retail Stores Automotive and Equipment Repair Shops	Minor Industrial Health Services Food and Drink Service Office Outdoor Sales and Service
<b>Maximum Height</b>	10.0 m	16.0 m
<b>Maximum Floor Area Ratio</b>	1.0	1.6
<b>Minimum Front Setback</b> (Fort Road)	3.0 m	6.0 m
<b>Minimum Interior Side Setback</b> (Alley)	3.0 m	0 m
<b>Minimum Flanking Side Setback</b> (134 Avenue)	3.0 m	4.5 m
<b>Minimum Rear Setback</b> (Alley)	2.0 m	0 m

## Environment

Environmental information submitted with the rezoning application showed the property had recently been remediated to current standards. Environmental site assessment reports from 2024 were reviewed by the City of Edmonton and Alberta Health Services. Based on the technical review comments, Environmental Planning supports the rezoning of the property.

## **Mobility**

With the redevelopment of the site, the owner will be required to remove existing vehicular accesses to Fort Road and the service road, including restoration of the sidewalk, curb, and gutter. New vehicular access may be to either 134 Avenue or the abutting alleys, which may require reconstruction to a commercial standard. These requirements will be reviewed in detail at the Development Permit stage.

ETS currently operates crosstown bus service nearby on Fort Road and 134 Avenue. OWL Late Night bus service is also available on Fort Road.

## **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.

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.

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Branch: Development Services

Section: Planning Coordination