

7230 - Argyll Road NW

Position of Administration: Support



Summary

Bylaw 21052 proposes a rezoning from the Medium Industrial (IM) Zone to the Business Employment (BE) Zone to allow for light industrial and small commercial businesses.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. One response was received at the time this report was written. The respondent only had questions about the proposal.

Administration supports this application because it:

- Is compatible with surrounding land uses.
- Facilitates redevelopment of a site that has had a vacant building on it for many years.

- Proposes a rezoning which aligns with the direction from the Southeast District Plan to locate light industrial with a high standard of development along Argyll Road NW.

Application Details

This application was submitted by RKS Hotels Group Ltd. on behalf of 1240496 Alberta Ltd.

Rezoning

The proposed Business Employment (BE) Zone 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 is located mid-block abutting Argyll Road NW (arterial road) to the south, 72A Street to the north and 75 Street NW to the west.

	Existing Zoning	Current Development
Subject Site	Medium Industrial (IM) Zone	One storey commercial building (vacant)
North	Business Employment (BE) Zone	Freedom Ford Dealership
East	Business Employment (BE) Zone	Two storey multi-unit industrial/commercial building
South	Business Employment (BE) Zone	One storey multi-unit industrial/commercial building
West	Business Commercial (CB) Zone	FourPoint by Sheraton Hotel Wendy's Restaurant



Google Street View Jul 2023 - view of the site from SW corner off Argyll Road.



Google Street View Jul 2023 - view of the site from NE corner off 72A Street NW.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning is to a standard zone of the same category in the Zoning Bylaw and is compatible with the surrounding land uses. Furthermore, the proposed rezoning aligns with statutory and planning policies in place.

The basic approach included:

Mailed Notice, December 24, 2024

- Notification radius: 60 metres
- Recipients: 167
- Responses: 1 (Questions only)

Site Signage, December 12, 2024

- One rezoning information sign was placed on the property to be visible from Argyll Road.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Avonmore Community League
- South East Community Leagues Association Area Council

Application Analysis



Site analysis context

The City Plan

The subject site is designated non-residential and is located approximately 120m west of the 75 Street Secondary Corridor. The proposed rezoning aligns with The City Plan's Big City Move (Catalyze and Converge) and supports policies to promote the continuous evolution and intensification of non-residential lands by:

- Providing reinvestment opportunities and intensification of industrial and commercial lands in established non-residential areas.
- Promoting commercial development while also accommodating opportunities for industrial growth.

- Supporting the industrial nature of the area and making use of the existing infrastructure.

District Plans

The proposed BE zone aligns with the District Policy and the Southeast District Plan, which designates the site for commercial and industrial employment with a high standard of development along Argyll Road.

Land Use Compatibility

The subject site is surrounded on all sides by sites zoned Business Employment (BE), with the exception of the west side of the property, which is a commercial zoned site. Therefore, the proposed rezoning would potentially have minimal impacts on the adjacent properties and is compatible with and complementary to the surrounding uses.

Compared with the existing IM Zone, the proposed BE Zone would allow for reduced height and floor area ratio and a higher standard of building and site design. Additionally, the BE Zone allows a variety of commercial and community uses such as health service, food and drink service, child care service, and indoor sales and service, among others, which are not permitted or limited in the existing IM Zone.

	IM Current	BE Proposed
Typical Uses	Indoor Sales and Service (limited) Minor Industrial	Minor Industrial Office Outdoor Sales and Service Child Care Service
Maximum Height	18.0 m	16.0 m
Minimum Front Setback (Argyll Road NW)	3.0 m	6.0 m
Minimum Interior Side Setback	0.0 m (BE zone to the east) 6.0m (CB zone to the west)	0.0 m
Minimum Rear Setback (72A Street NW)	0.0 m	0.0 m
Maximum Floor Area Ratio	2.0	1.6

In addition, the subject site aligns well with the general purpose of the proposed BE Zone, which allows for light industrial and a variety of commercial businesses on the periphery of industrial areas abutting arterial roads.

Mobility

Upon further redevelopment of this site, a sidewalk must be constructed on the north side of Argyll Road from 75 Street to the site. This improvement will better connect the development to the 75 Street NW and Argyll Road Secondary Corridors.

Edmonton Transit Service operates an On-demand bus service at the intersection of Argyll Road and 76 Avenue in Girard Industrial which is approximately 450 metres walking distance to the subject site. Users of the on-demand transit in Girard Industrial are taken to Bonnie Doon Mall to connect to the larger city-wide transit network.

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.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. Edmonton Fire Rescue Services is performing a risk-based Infill Fire Protection Assessment to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. This could potentially be re-evaluated at the development permit stage.

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