

4424 - 94 STREET NW

Position of Administration: Support



Summary

Bylaw 21107 proposes a rezoning from the Site Specific Development Control Zone (DC2.1199) to the Business Employment (BE) Zone to allow for light industrial and small commercial businesses and community uses.

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:

- Is compatible with surrounding land uses.
- Facilitates redevelopment of a site that has been vacant for many years.
- Proposes a rezoning which aligns with the intent of the Southeast District Plan and District policy for commercial/industrial areas.

Application Details

This application was submitted by Invistec Consulting Ltd. on behalf of Yogi Divine Society Canada.

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 and community uses.

Site and Surrounding Area

The subject site is surrounded by sites zone Business Employment except to the south where it partially abuts the Whitemud Drive Corridor (Major Arterial road). Site access is from 94 Street NW (Local road).

	Existing Zoning	Current Development
Subject Site	Site Specific Development Control Provision (DC2.1199)	Vacant Land
North	Business Employment (BE)	Minor Industrial and Office Building
East	Business Employment (BE)	Minor Industrial & Creation and Production Establishment (Legally Non Conforming) Building
South	Business Employment (BE)	Whitemud Drive Kova Engineering Ltd. Alberta (Office Use)
West	Business Employment (BE)	Edmonton Volleyball and Pickleball Center (Minor Indoor Entertainment Use)



Site Access from 94 Street NW facing south (Google Street View Jul 2023)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application aligns with the District plans and policies in place and is a rezoning to a standard zone. The basic approach included:

Mailed Notice, January 13, 2025

- Notification radius: 60 metres
- Recipients: 43
- Responses: 0

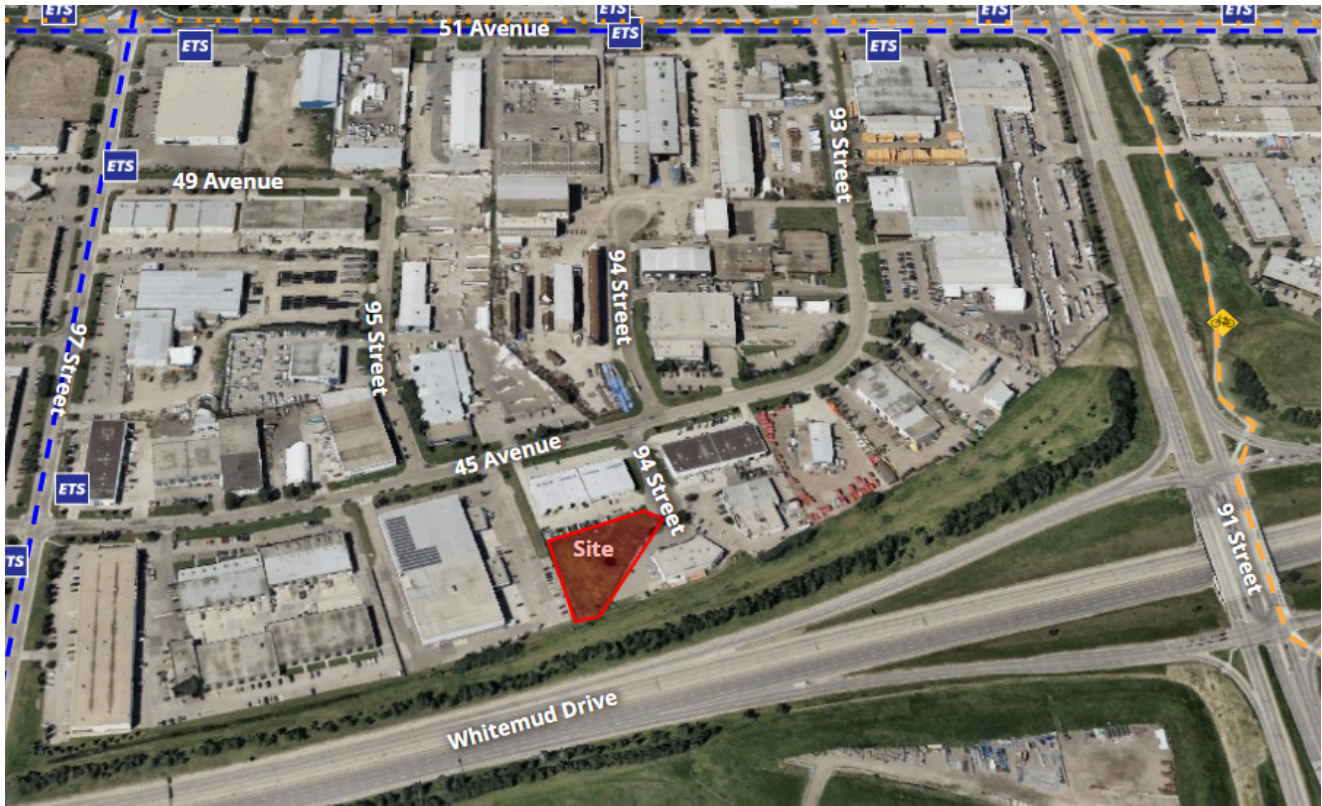
Site Signage, February 6, 2025

- One rezoning information sign was placed on the property to be visible from 94 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Application Analysis



Site analysis context

The City Plan

The subject site is located in the non-residential area north of Whitemud Drive and west of 91 street NW. 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 community and commercial development while also accommodating continued opportunities for industrial growth.

District Plans

The proposed rezoning aligns with the Southeast District Plan's designated Commercial/Industrial land use classification and policy direction for high-standard design within Non-Residential Intensification Areas. This ensures that future development adheres to the broader vision and goals for land use within the Southeast District, promoting compatibility with surrounding sites and supporting overall planning objectives for the area.

Land Use Compatibility

The proposed rezoning to Business Employment (BE) is compatible with and complementary to the surrounding uses, as the subject site is surrounded by sites zoned BE, and would result in minimal impacts on adjacent properties.

The existing DC2 zoning is intended for industrial business operations, such as self-storage facilities. BE zoning allows for a wider variety of commercial and community uses, including community service (religious assembly), food and drink service, child care service, and indoor sales and service, which are not permitted or limited under the existing DC2 zoning.

	DC2.1199 Current	BE Proposed
Typical Uses	General Industrial Use (GI) Self-storage facility (as a GI Use) Business Support Services Truck and Mobile Home Sales/Rentals Professional, Financial and Office Support Services	Minor Industrial Office Outdoor Sales and Service Child Care Service Community Service
Maximum Height	14.0 m 25.0m - Self-storage facility (General Industrial Use)	16.0 m
Minimum Setback abutting Streets (94 Street NW)	6.0 m	6.0 m
Minimum Side Setback	-	0.0 m
Maximum Floor Area Ratio	1.2 m 3.5 m - Self-storage facility (General Industrial Use)	1.6

Mobility

Mobility options in this area are limited. Edmonton Transit Service (ETS) provides local, peak-hour weekday bus service along 97 Street, with stops at the 45 Avenue intersection. Outside of peak hours on weekdays, transit access for this rezoning area is only available along 51 Avenue. While frequent and local transit service is available along this corridor, it is at the upper limit of the acceptable walking distance according to ETS Service Standards. Additionally, there is no pedestrian connectivity to the transit stops at 51 Avenue and 93 Street.

Road paving and concrete maintenance are planned for the Papaschase Industrial Neighbourhood in 2025, including improvements to roads surrounding the application site, such as 45 Avenue and 94 Street.

Cycling infrastructure in the area includes an existing district bike connector route on 91 Street. A future district connector bike route is also planned for 51 Avenue.

Utilities

Low Impact Development (LID) is recommended for development allowed under the proposed zone. Alternatively, development allowed under the proposed zone would require a storm service connected to the storm sewer main that exists within 94 Street. This would require providing 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 or any proposed LID would be reviewed at the Development Permit stage.

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 the required water supply, including any changes to the existing water infrastructure required by the proposed zoning.

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Branch: Development Services

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