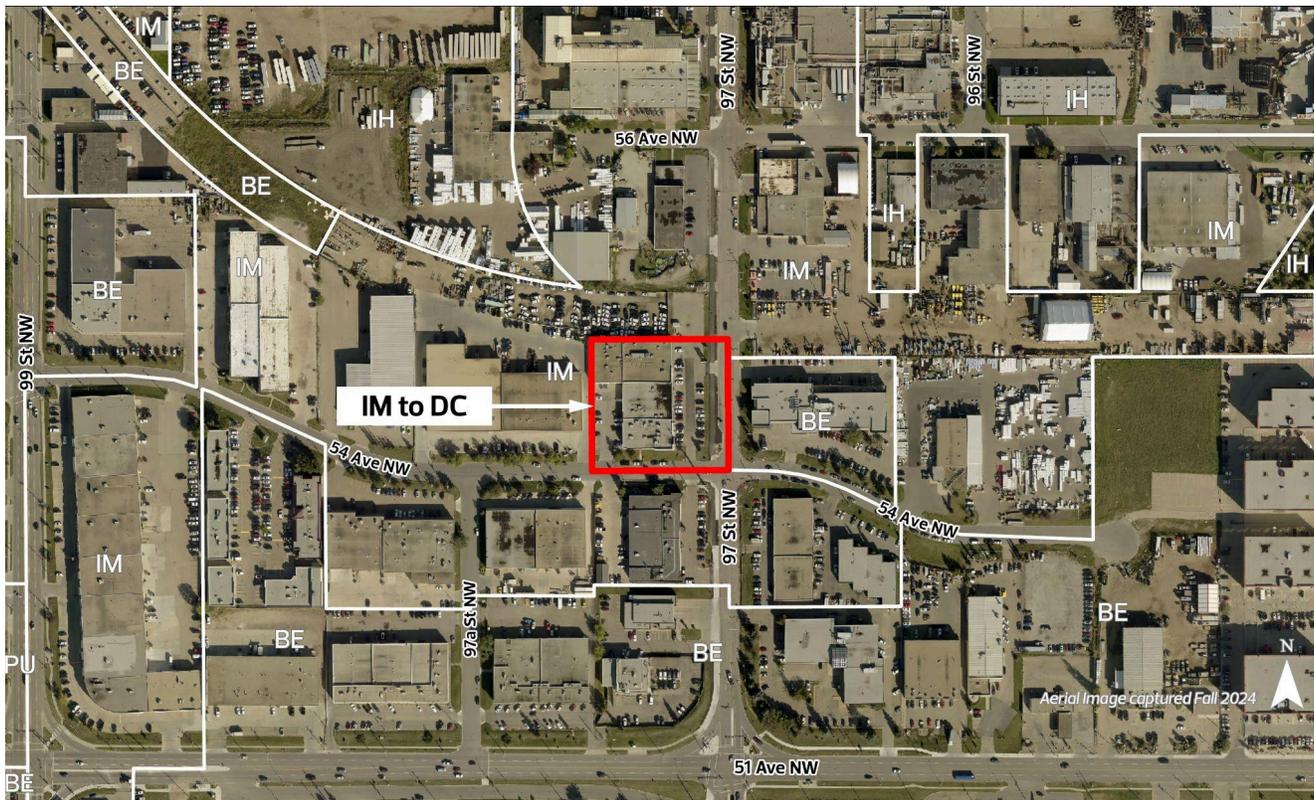


5404, 5410, 5414, 5418, 5422, & 5424 - 97 Street NW

Position of Administration: Support



Summary

Bylaw 21121 proposes a rezoning from the Medium Industrial Zone (IM) to a Direct Control Zone (DC) to allow for light to medium industrial developments, small commercial businesses, and a religious assembly on a developed site.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration did not receive any public feedback regarding this application.

Administration supports this application because it:

- Maintains the industrial potential of the site in alignment with the applicable land-use policies of the Southeast District Plan and District Policy

- Is compatible with the existing and planned surrounding land uses
- Supports the integration of diverse land uses, including industrial, commercial, and community elements, fostering a balanced and functional development that meets the needs of the area

Application Details

This application was submitted by Trudo Urbani Consulting & Developments. The proposed Direct Control Zone (DC) will preserve opportunities for industrial uses on the site while also allowing for commercial services that support the broader industrial area. Additionally, the proposed DC will accommodate a religious assembly, providing a space for community gatherings and connection. The DC includes a specific combination of land uses not typically found together in any standard industrial zone. To mitigate potential land use conflicts with neighbouring sites, tailored regulations are included, ensuring both compatibility and a high standard of design.

Rezoning

The proposed Direct Control Zone (DC) would allow development with the following key characteristics:

- Light to medium industrial developments and a variety of small commercial businesses
- Limited community uses, including community services (excluding sensitive uses such as childcare)
- A maximum height of 18 metres (approximately 5 storeys)

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Medium Industrial Zone (IM)	Two-storey commercial building (primarily office uses)
North	Medium Industrial Zone (IM)	Undeveloped lot providing outdoor vehicle storage
East	Business Employment Zone (BE)	Two-storey commercial building (legal services office)
South	Medium Industrial Zone (IM)	Two-storey commercial building (autobody parts supplier)
West	Medium Industrial Zone (IM)	Two-storey commercial building (office and warehouse uses)



View of the site looking west from 97 Street NW.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application aligns with the statutory plans and policies in place and was not expected to raise significant public response to advance notifications. The basic approach included:

Mailed Notice, January 8, 2025

- Notification radius: 60 metres
- Recipients: 92
- Responses: 0

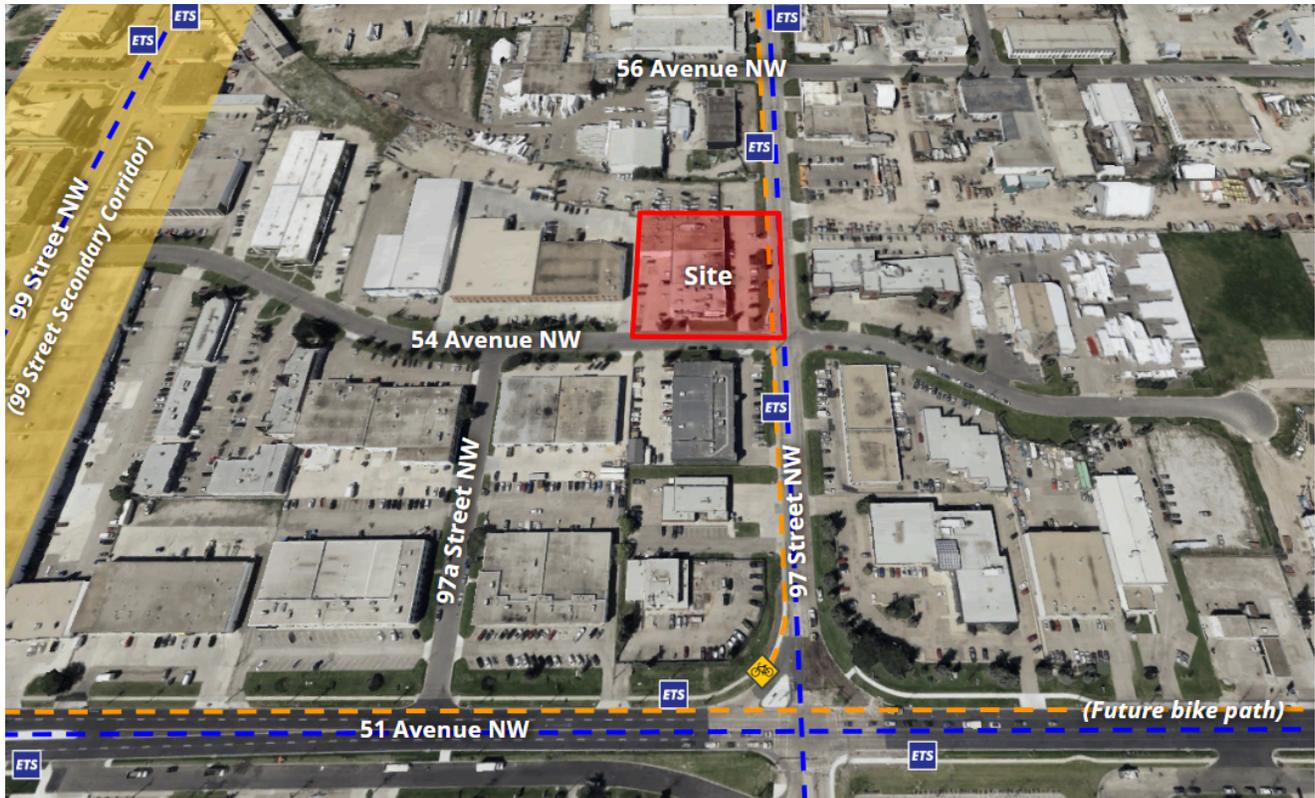
Site Signage, March 26, 2025

- One rezoning information sign was placed on the property so as to be visible from the intersection of 97 Street NW and 54 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Application Analysis



Site analysis context

The City Plan

The site is located within an established industrial neighbourhood, which is designated as a non-residential area in the City Plan. In alignment with the 'Thrive' Guiding Value, the proposal supports the improvement and evolution of Edmonton's non-residential neighbourhoods by ensuring the continued availability of land for industrial opportunities. Furthermore, it aligns with the 'Catalyze and Converge' Big City Move by facilitating development that promotes a vibrant local economy and enhances the competitiveness of Edmonton's business environment.

District Plans

The proposed rezoning is in accordance with the Southeast District Plan, which designates the site for commercial/industrial employment. The proposed DC supports this land use designation and aligns with the intent of District Policy, which seeks to preserve the site for medium industrial development. By maintaining industrial opportunities, the proposed DC also conforms with the District's area-specific policy, which encourages the location of medium industrial development along secondary routes such as 97 Street NW.

Land Use Compatibility

Bordered by a mix of Medium Industrial (IM) and Business Employment (BE) zones, the proposed DC Zone is complementary to and compatible with the existing and planned surrounding land uses. The site is separated from the adjacent Business Employment (BE) zone by 97 Street NW to the east, creating additional distance and reducing potential impacts. To further mitigate any

adverse effects, the current height, floor area ratio (FAR), and setbacks will be retained from the existing zoning. Additionally, sensitive community uses, such as childcare services, have been excluded from the proposed zone to minimize conflicts with the surrounding industrial and commercial developments.

	IM Current	DC Proposed
Typical Uses	Minor Industrial Limited Commercial Uses with additional regulations Basic Service Uses	Minor Industrial Commercial Uses with additional regulations Limited Community Uses Basic Service Uses
Maximum Height	18.0 m	18.0 m
Maximum Floor Area Ratio	2.0	2.0
Minimum Setback (South and East)	3.0 m (Minimum Setback Abutting a Street)	3.0 m
Minimum Setback (North and West)	0 m (Minimum Setback Abutting a Site in an industrial Zone)	0 m

Environment

A Phase I Environmental Site Assessment was accepted in support of the rezoning application.

Mobility

The subject site has existing accesses to 97 Street NW and 54 Avenue NW. The eastern access to 54 Avenue NW does not meet the spacing requirements outlined in the Access Management Guidelines, and any comprehensive redevelopment will require a review of access spacing at the development permit stage. Additionally, 97 Street NW (between 51 Avenue NW and 63 Avenue NW) is undergoing an active collector renewal project, expected to be completed in 2025, which will further enhance mobility in the area. The site is also well-served by transit, with local ETS bus service operating nearby on 97 Street NW and frequent bus service available on 51 Avenue NW.

Risk

A Heavy Industrial (IH) zoned site is located approximately 35 metres from the subject site; however, records indicate that the current business operates under the Industrial Equipment Sales, Rental, and Repair category, which is unlikely to pose a significant risk. While the proposed Direct Control (DC) zone excludes sensitive uses such as childcare services, if a sensitive use is proposed at the development permit stage, a risk assessment may be required to ensure compatibility with surrounding industrial activities.

Utilities

The site is currently serviced by two water services off the existing 300mm water main on 54 Avenue NW; one 40mm water service and one 50mm water service. 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.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. 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.

Written By: Kenji Johnson

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination