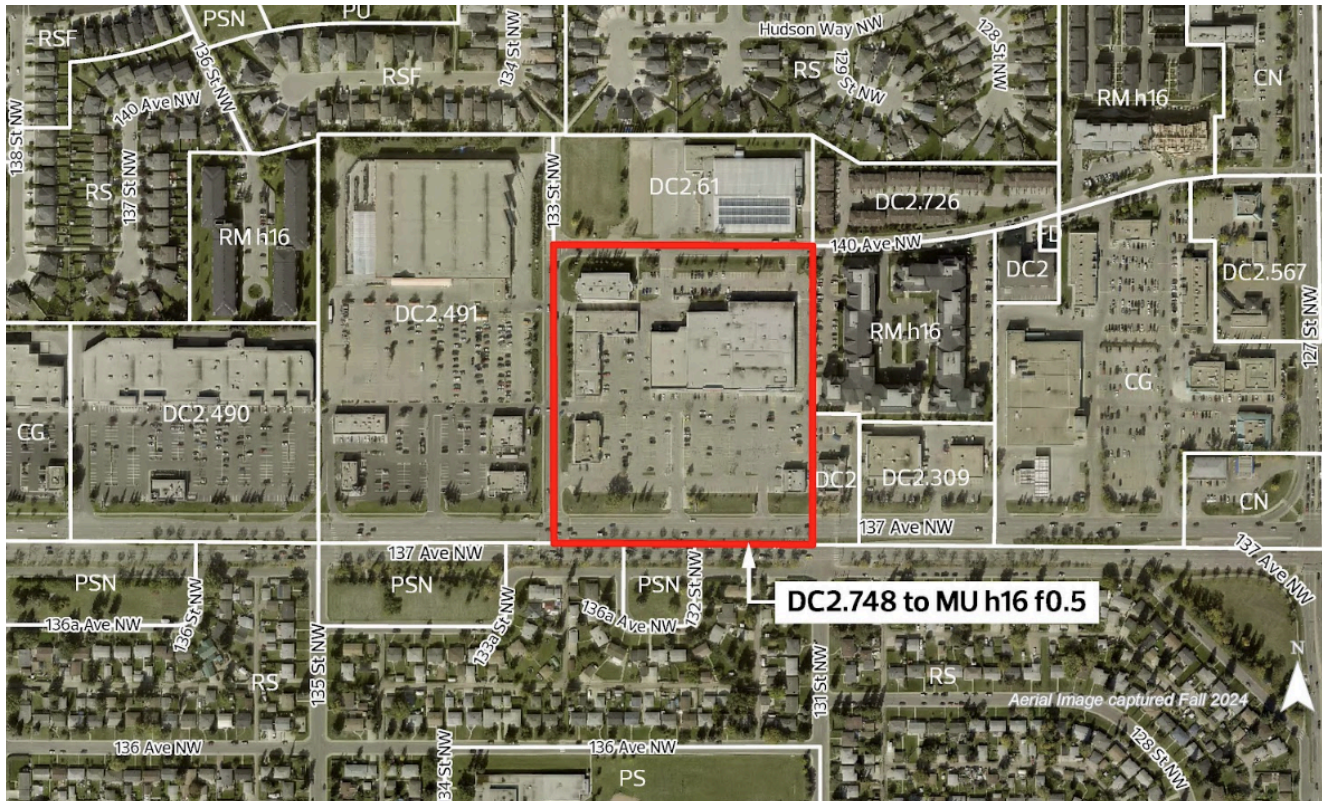


### 13150 - 137 Avenue NW

### Position of Administration: Support



### Summary

Bylaw 21264 proposes a rezoning from the Site Specific Development Control Zone (DC2.748) to the Mixed Use Zone (MU h16 f0.5) to allow for medium scale mixed use development.

Bylaw 21263 proposes an amendment to The Palisades Area Structure Plan to support the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from 6 people with most concerns related to increased density, traffic and limited parking.

Administration supports this application because it:

- Facilitates mixed use development within a primary corridor
- Supports new commercial uses within an established commercial area
- Is compatible in height and scale with surrounding land uses

## Application Details

This application was submitted by Reid Architecture on behalf of Artis Fort McMurray Portfolio Ltd.

## Rezoning

The proposed Mixed Use Zone (MU h16 f0.5) would allow development with the following key characteristics:

- Opportunity for limited residential, commercial and community uses, or combination thereof.
- A maximum height of 16.0 m (approximately 4 storeys).
- A maximum floor area ratio (FAR) of 0.5

## Plan Amendment

Bylaw 21263 proposes an amendment to The Palisades Area Structure Plan to allow for the development of mixed use development, with commercial and limited residential land uses. The site is currently identified for mixed use development, but with a focus for commercial and business uses (no residential).

## Site and Surrounding Area

The site is developed with various commercial developments and surrounded by vehicle-oriented commercial uses, the Knights of Columbus Twin Arenas and medium-scale housing (low rise multi-unit and townhouses). The Pembina neighbourhood is nearly built out, with residential, commercial, and industrial uses. Open space and schools are available nearby in Hudson and Wellington neighbourhoods. Transit is available along 127 Street NW, 137 Avenue and 140 Avenue NW. Active mode pathways are also in close proximity to the site.

	Existing Zoning	Current Development
Subject Site	Site Specific Development Control Zone (DC2.748)	Commercial Buildings
North	Site Specific Development Control Zone (DC2.61)	Office Building
East	Medium Scale Residential Zone (RM h16) Site Specific Development Control Zone (DC.309)	Apartment Building Commercial Buildings

<b>South</b>	Small Scale Residential Zone (RS) Neighbourhood Parks and Services Zone (PSN)	Single detached homes Open Space
<b>West</b>	Site Specific Development Control Zone (DC2.748)	Commercial buildings



*View of site looking north*

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed zoning aligns with the anticipated development patterns and uses within a Primary Corridor. The basic approach included:

### Mailed Notice, April 9 , 2025

- Notification radius: 61 metres (custom)
- Recipients: 493
- Responses: 6
  - In support: 1
  - In opposition: 5
  - Mixed/Questions only: 0

## Site Signage, April 11, 2025

- Two rezoning information signs were placed on the property so as to be visible from 137 Avenue NW, 133 Street NW and 140 Avenue NW.

## Webpage

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

## Notified Community Organizations

- Cumberland/Oxford League
- The Wellington Park Community
- Castle Downs Recreation Society Area Council
- Edmonton Area One Society Area Council

## Common comments heard:

- Proposed development will increase traffic and reduce available onstreet parking.
- There are existing safety risks from vehicles speeding and pedestrians crossing 140 Avenue NW, which will get worse if this is approved and developed.
- The proposed scale and height of this rezoning is too much density.
- Proposed development will decrease property values of housing and business around it.
- Crime in the area is going to increase if this is approved and developed.
- The proposed rezoning is a great addition, with the opportunity for more residential in this area and the opportunity for new businesses that want to serve this part of the City.



## Application Analysis



*Site analysis context*

### The City Plan

Pembina is located in a redeveloping area within the City Plan. The proposed rezoning aligns with The City Plan's Big City Moves, "Catalyze and Converge" and "Community of Communities". It aligns with Catalyze and Converge by accommodating the growth of commercial and employment opportunities that provide a range of services and amenities to the surrounding residential areas. It also aligns with Community of Communities by providing additional opportunities for residential development within proximity to existing amenities and services within a developed neighbourhood.

### District Policy / Northwest District Plan

The site is within the boundaries of the Northwest District Plan, which designates the site as Urban Mix land use, within a Primary Corridor (137th Avenue NW), a large site and along an Urban Greenway. Primary Corridors are defined as the city's largest, most vibrant, and most prominent urban streets, serving as destinations while also providing critical connections between nodes, the rest of the city, and the region. Urban Mix includes housing, shops, services, and offices in one land use category, which includes stand alone residential, commercial, and mixed use development.

The Urban Greenways serve both a mobility and open space function. They have enhanced landscaping that provides contact with nature and species that move through the greenway, and connect people to parks, schools, services and community amenities.

The proposed amendment conforms to the Urban Mix and Primary Corridor policies by providing opportunities for commercial with limited residential land uses and will allow for the protection of the Urban Greenways.

## The Palisades Area Structure Plan

The site is within the Palisades Area Structure Plan (ASP) and is designated for mixed use business/commercial. The proposed amendment will amend the site to mixed use commercial/residential land uses to align with the proposed rezoning. The proposed amendment will continue to conform to the policies of the ASP by providing for commercial uses that meet the daily needs of the residents and the opportunity for limited residential housing forms.

Proposed changes to the Palisades ASP Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Mixed Use Business / Commercial	42.88 ha	38.76	- 4.12 ha
Mixed Use Commercial / Residential	1.98 ha	6.1 ha	+ 4.12 ha

## Land Use Compatibility

When compared to the existing DC2, the MU h16 f0.5 will increase the height to 16 m and maximum floor area (FAR) to 0.5. The additional height and FAR scale is consistent with the development along a primary corridor in conformance with the Northwest District Plan's policy direction and with the surrounding area. The proposed rezoning would also allow for additional commercial retail unit space, above what is currently permitted in the current DC2. Furthermore, by expanding these commercial and employment opportunities, the rezoning has the potential to attract businesses and investment to the area.

The existing DC2 regulations provide for a landscaped yard (varying between 7.5 m and 15.22 m wide) along the northerly, westerly and southerly boundaries of the site which provided a buffer between the roadway and commercial land uses. In order to provide some protection to the existing landscaped yards, a public access agreement has been reached between the City of Edmonton and the landowner. This agreement will provide some protection to the existing onsite landscape yards, provide public access and the protection of the Urban Greenway as per the Northwest District Plan.

	<b>DC2 Current</b>	<b>MU h16 f0.5 Proposed</b>
<b>Typical Uses</b>	Commercial	Limited residential Commercial
<b>Maximum Height</b>	10.0 m	16.0 m
<b>Maximum Floor Area Ratio</b>	0.35	0.5

## Mobility

Transportation requirements associated with future development of the site will be reviewed at the subdivision and/or development permit stage. If this site is comprehensively redeveloped in the future, the site design review should consider integrating on-site active modes infrastructure, potential off-site improvements, and vehicular access management.

ETS operates crosstown and local bus service along 137 Avenue with stops near to the proposed rezoning site.

## 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.

## Appendices

1. Current ASP Land Use and Population Statistics, Bylaw 20902
2. Proposed ASP Land Use and Population Statistics, Bylaw 21263
3. ASP Land Use Concept Map Comparison

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

## Approved ASP Land Use and Population Statistics – Bylaw 20902

### THE PALISADES AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

LAND USE	Area (ha)	% of GDA		
<b>Gross Area</b>	<b>590.00</b>			
Natural Area	10.87			
Utility Right of Way (Private Corporation)	6.28			
Pipeline Right of Way (Private Corporation)	4.81			
167 Avenue	3.52			
153 Avenue	6.56			
<b>Gross Developable Area</b>	<b>557.96</b>	<b>100.00</b>	<b>Units</b>	<b>Population</b>
Parks and Schools	48.67	8.72		
<b>Net Developable Area</b>	<b>509.67</b>			
Business Commercial	42.88	8.04		
Business Industrial	5.47	0.98		
Neighbourhood Commercial	4.05	0.73		
Residential*	444.65	79.70	6,641	22,048
Institutional	10.26	1.83		
Mixed Use/ Commercial/ Residential	1.98	0.4		
<b>Total</b>	<b>509.29</b>	<b>100.00</b>		

Density: 41.1 persons per gross developable hectare

\*Includes stormwater management facilities, collector and local roads



## Proposed ASP Land Use and Population Statistics – Bylaw 21263

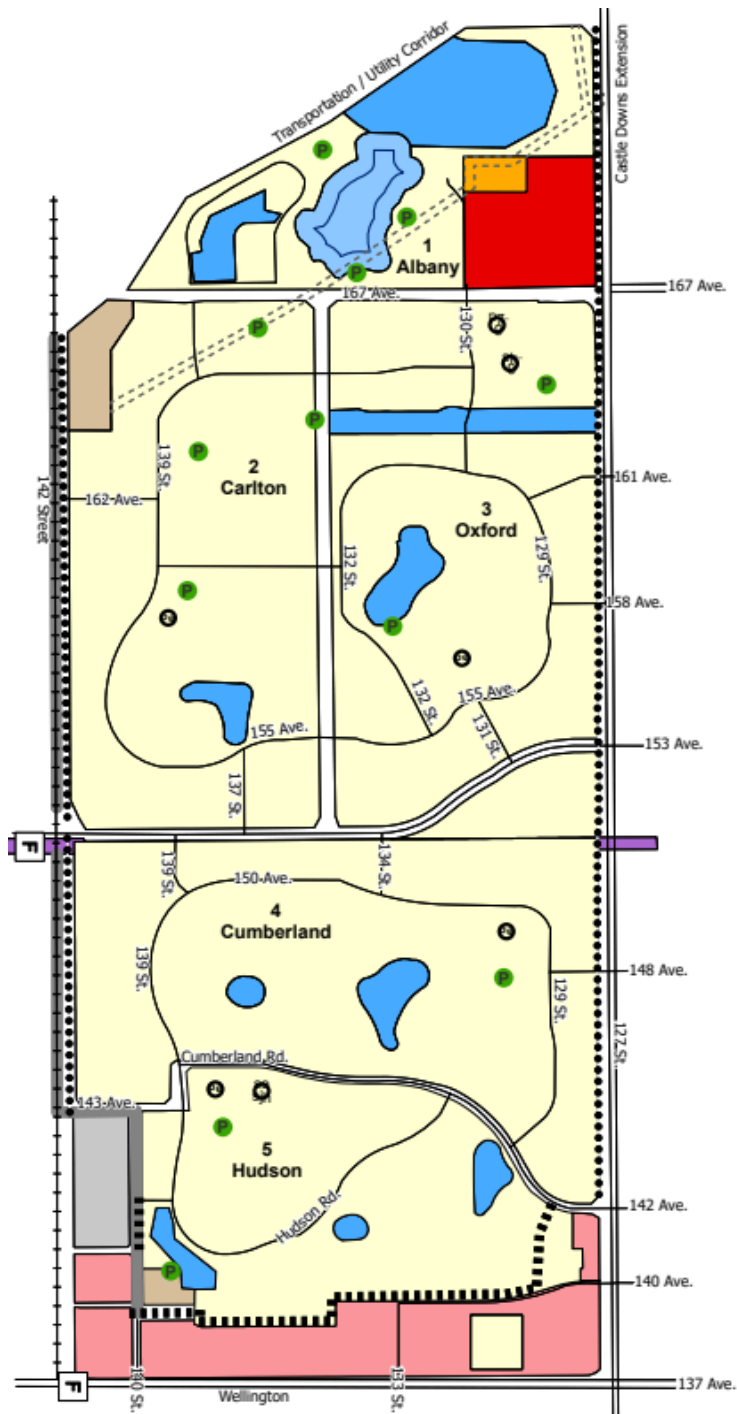
### THE PALISADES AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS

LAND USE	Area (ha)	% of GDA		
<b>Gross Area</b>	<b>590.00</b>			
Natural Area	10.87			
Utility Right of Way (Private Corporation)	6.28			
Pipeline Right of Way (Private Corporation)	4.81			
167 Avenue	3.52			
153 Avenue	6.56			
<b>Gross Developable Area</b>	<b>557.96</b>		<b>Units</b>	<b>Population</b>
Parks and Schools	48.67	8.72%		
<b>Net Developable Area</b>	<b>509.67</b>			
Business Commercial	38.75	7.61%		
Business Industrial	5.47	1.07%		
Neighbourhood Commercial	4.05	0.80%		
Residential*	444.65	87.30%	6,641	22,048
Institutional	10.26	2.02%		
Mixed Use Commercial/ Residential**	6.11	1.20%		
<b>Total</b>	<b>509.29</b>	<b>100.00</b>		

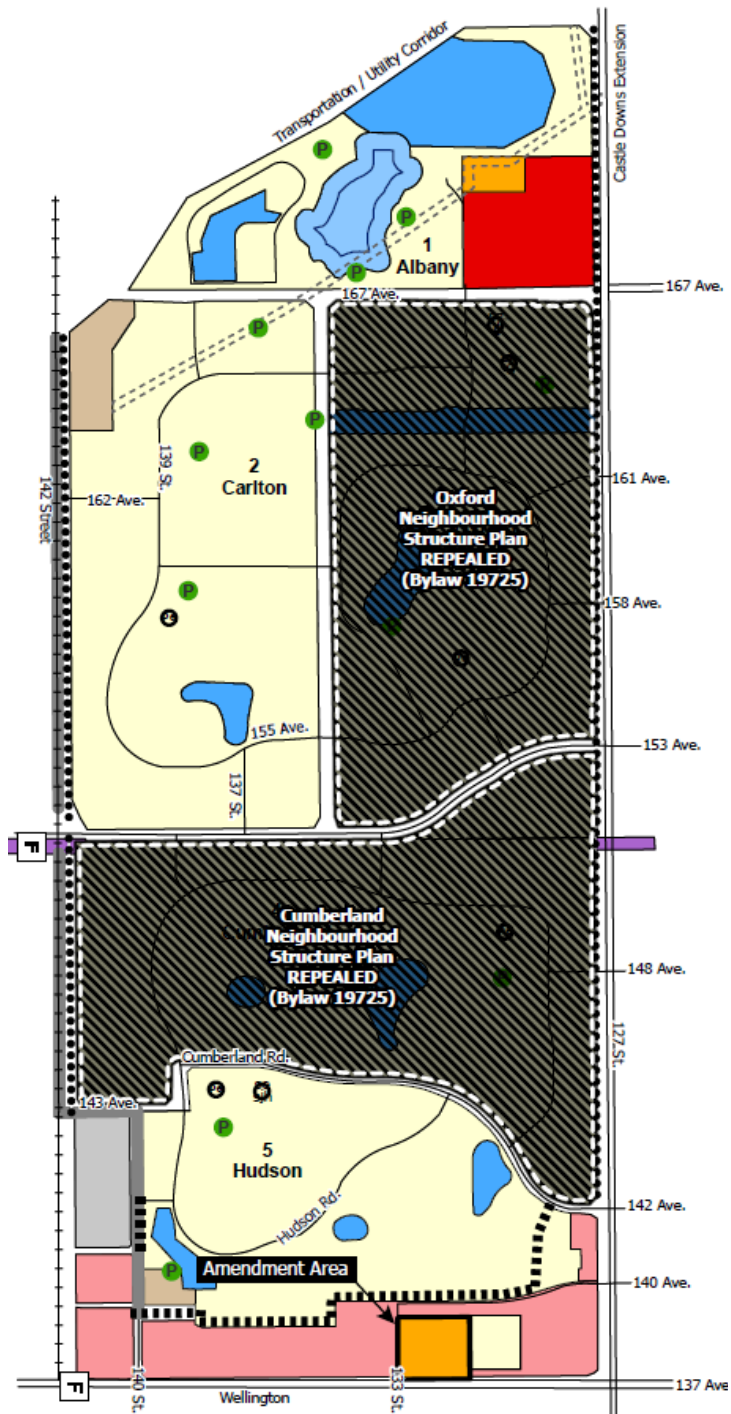
Density: 41.1 persons per gross developable hectare

\*Includes stormwater management facilities, collector and local roads

\*\*Units and Population not provided for Mixed Use Commercial / Residential areas. Refer to Neighbourhood Structure Plans (NSPs) for detailed information referring to these metrics.



Current Palisades ASP Bylaw 20902



Proposed Palisades ASP Bylaw 21263

