

# Planning Report

## Yellowhead Corridor East

### Métis

Edmonton

## 12230 - William Short Road NW

### Position of Administration: Support



## Summary

Bylaw 21254 proposes a rezoning from the Medium Industrial Zone (IM) to the Business Employment Zone (BE) to allow for light industrial, child care service and a variety of small commercial businesses up to 4 storeys.

Public engagement for this application included a mailed notice and information on the City's webpage. Administration heard from 1 person who supported proposed rezoning, highlighting that the rezoning could allow the needed daycare services in the area.

Administration supports this application because it:

- Supports The City Plan's goal of intensifying non-residential areas including commercial and mixed uses along their edges to efficiently use existing infrastructure.

- Conforms with the North Central District Plan and District Policy, which supports light industrial and commercial businesses with a higher standard of design within Secondary Corridors and along arterial roadways.
- Is compatible with surrounding land uses.

## Application Details

This application was submitted by TCSYEG on behalf of GTL Property Investments Inc.

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

- Light industrial uses and a variety of small commercial businesses with a higher standard of design.
- Community uses including Child Care Services.
- A maximum height of 16 m (approximately 4 storeys).
- Floor Area Ratio of 1.6.

## Site and Surrounding Area

The site is located along Fort Road NW, an Arterial Roadway, and at the southern edge of the Yellowhead Corridor East neighbourhood. It is surrounded by commercial and light industrial uses. The site is currently developed with a single storey building. Across Fort Road NW is the Elmwood Park residential neighbourhood. The property to the west is IM Zoned commercial use, while to the east are BE zoned commercial uses. To the south are medium industrial uses. The site is well serviced by transit, with the nearest bus stop located within 50 m.

	Existing Zoning	Current Development
<b>Subject Site</b>	Medium Industrial Zone (IM)	Commercial Use
<b>North</b>	Neighbourhood Parks and Services Zone (PSN) & Small Scale Residential Zone (RS)	Park & Residential Uses
<b>East</b>	Business Employment Zone (BE)	Commercial Uses
<b>West</b>	Medium Industrial Zone (IM)	Commercial Uses
<b>South</b>	Medium Industrial Zone (IM)	Minor Industrial (Industrial Paint Store, Trailer Rental)



*View of the site looking north from Fort Road NW*

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area through standard zoning. The basic approach included:

### Mailed Notice, April 17, 2025

- Notification radius: 120 metres
- Recipients: 152
- Responses: 1
  - In support: 1 (100%)
  - In opposition: 0
  - Mixed/Questions only: 0

### Webpage

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

### Notified Community Organizations

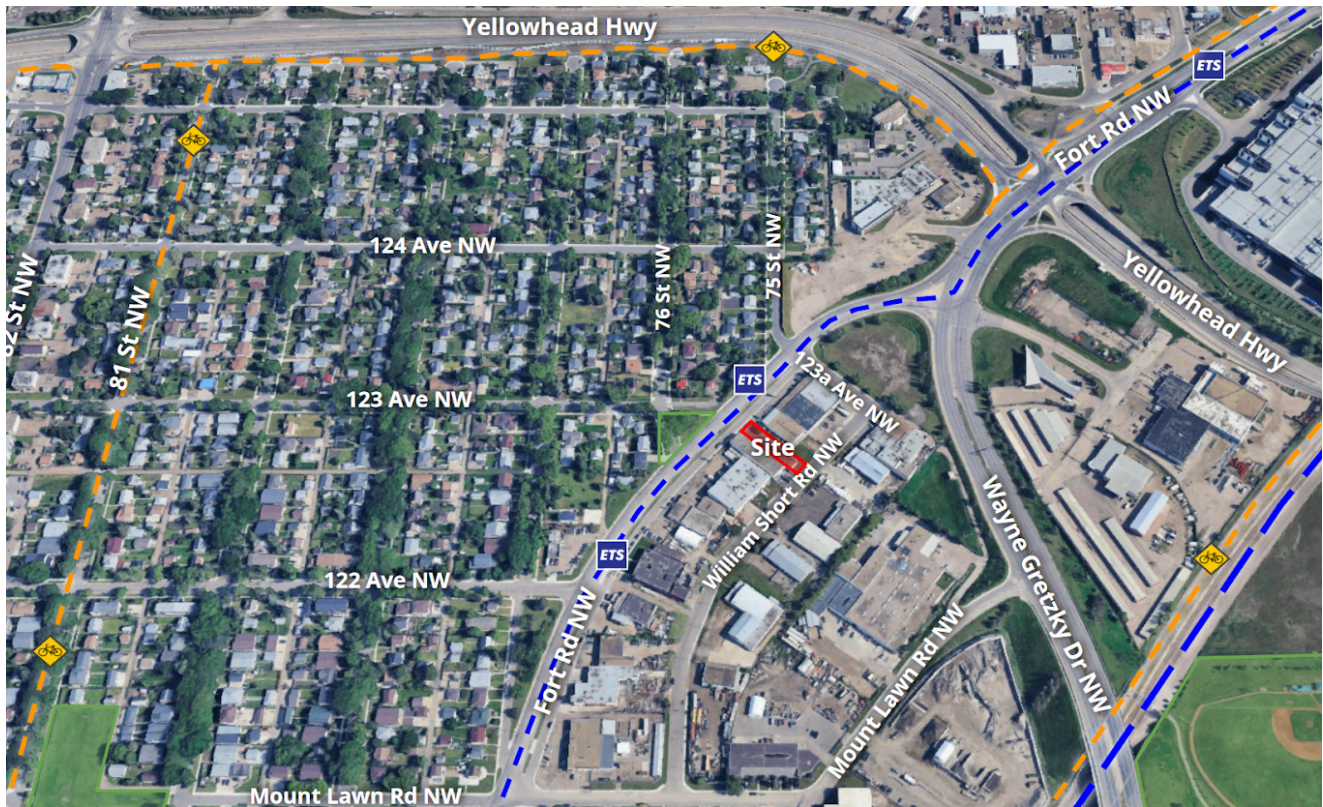
- Eastwood Community League
- Elmwood Park Community League



## Comment heard:

- The proposed rezoning could allow for the development of the much needed daycare service in the area.

## Application Analysis



*Site analysis context*

## The City Plan

The City Plan identifies the site within the redeveloping non-residential area of the City and along a Secondary Corridor. The proposed rezoning supports The City Plan's Big City move "Catalyze and Coverage" by supporting employment, providing reinvestment opportunities and facilitating the redevelopment and intensification of industrial and commercial lands.

## District Plans

The site is located within the North Central District Plan, which designates it for Commercial and Industrial Employment. It is located in the Fort Road Secondary Corridor, which encourages commercial intensification and mixed-use development over time.

The proposed rezoning aligns with District Policy 2.5.3.3, which supports light industrial and commercial businesses with a higher standard of design along Arterial Roadways and within Non-Residential Intensification Areas.

### Land Use Compatibility

When compared with the existing IM Zone, the proposed BE Zone will allow for reduced height and floor area ratio. Additionally, the BE Zone allows a variety of uses such as child care service, health service, food and drink service, major and minor indoor entertainment, among others, which are not permitted in the existing IM Zone. By expanding the land use opportunities, the rezoning has potential to attract business and investment to the area. This makes it particularly suitable for sites located along arterial roadways and within identified corridors.

The site is located on the periphery of the industrial area, abutting an arterial roadway. This aligns with the purpose of the BE Zone, which is intended for light industrial and commercial activities in transitional areas between industrial and non-industrial uses. It also provides a more compatible interface with the adjacent Elmwood Park residential neighbourhood.

With a lot size of 930 m<sup>2</sup>, the site is less practical for medium industrial development. Surrounding IM-zoned properties along Fort Road are already in commercial use, signaling a shift in how this area is evolving.

The rezoning is specifically intended to accommodate a child care service, which is not permitted under the existing IM Zone. The BE Zone would support a more appropriate land use transition, enhance compatibility with nearby residential areas, and promote improved urban design and aesthetics, which are key objectives for sites in nodes and corridors.

Below is a comparison table of the proposed BE Zone with the existing IM zone:

	IM Current	BE Proposed
Typical Uses	Minor Industrial Outdoor Sales & Service Crematorium Office	Minor Industrial Indoor Sales & Service Child Care Service Office Health Service Food and Drink Service
Maximum Height	18.0 m	16.0 m
Maximum Floor Area Ratio	2.0	1.6

<b>Minimum Front Setback</b> (Fort Road )	3.0 m	6.0 m
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## Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. ETS currently operates frequent and OWL bus service nearby on Fort Road.

## Utilities

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.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination