

# Planning Report

## Huff Bremner Estate Industrial

### Anirniq

Edmonton

**14807 - 118 Avenue NW**

**Position of Administration: Support**



## Summary

Bylaw 21261 proposes a rezoning from the Medium Industrial Zone (IM) to the Business Employment Zone (BE) to allow light industrial and small commercial businesses.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. No response was received at the time of writing this report.

Administration supports this application because it:

- Supports redevelopment and intensification of industrial lands in an established non-residential area.
- Supports light industrial and commercial businesses with a higher standard of design along Arterial Roadways.

- Is compatible with the surrounding development.

## Application Details

This application was submitted by UMC Property Management.

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

- Light industrial and a variety of small commercial business uses.
- A maximum height of 16.0m.
- A maximum floor area ratio of 1.6.

## Site and Surrounding Area

The site contains retail, office, and logistics warehouse buildings. The site is surrounded by a mixture of Business Employment Zone (BE) and Medium Industrial (IM) zoned properties. The area is primarily business commercial in nature with uses such as offices, consumer and business retail, and a commercial school. Transit is available along 118 Avenue NW.

	Existing Zoning	Current Development
<b>Subject Site</b>	Medium Industrial Zone (IM)	Business Commercial and Offices
<b>North</b>	Business Employment (BE) Medium Industrial Zone (IM)	Offices
<b>East</b>	Medium Industrial Zone (IM)	Business Commercial and Offices
<b>South</b>	Medium Industrial Zone (IM)	Business Commercial
<b>West</b>	Business Employment Zone (BE)	Commercial





*View of site from 118 Ave looking southeast*



*View of Site from 149 Street looking northeast*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the application raised no responses to advanced notification. The basic approach included: mailed notices, site signage and information on the City's webpage.

## Mailed Notice, April 8, 2025

- Notification radius: 60 metres
- Recipients: 95
- Responses: 0

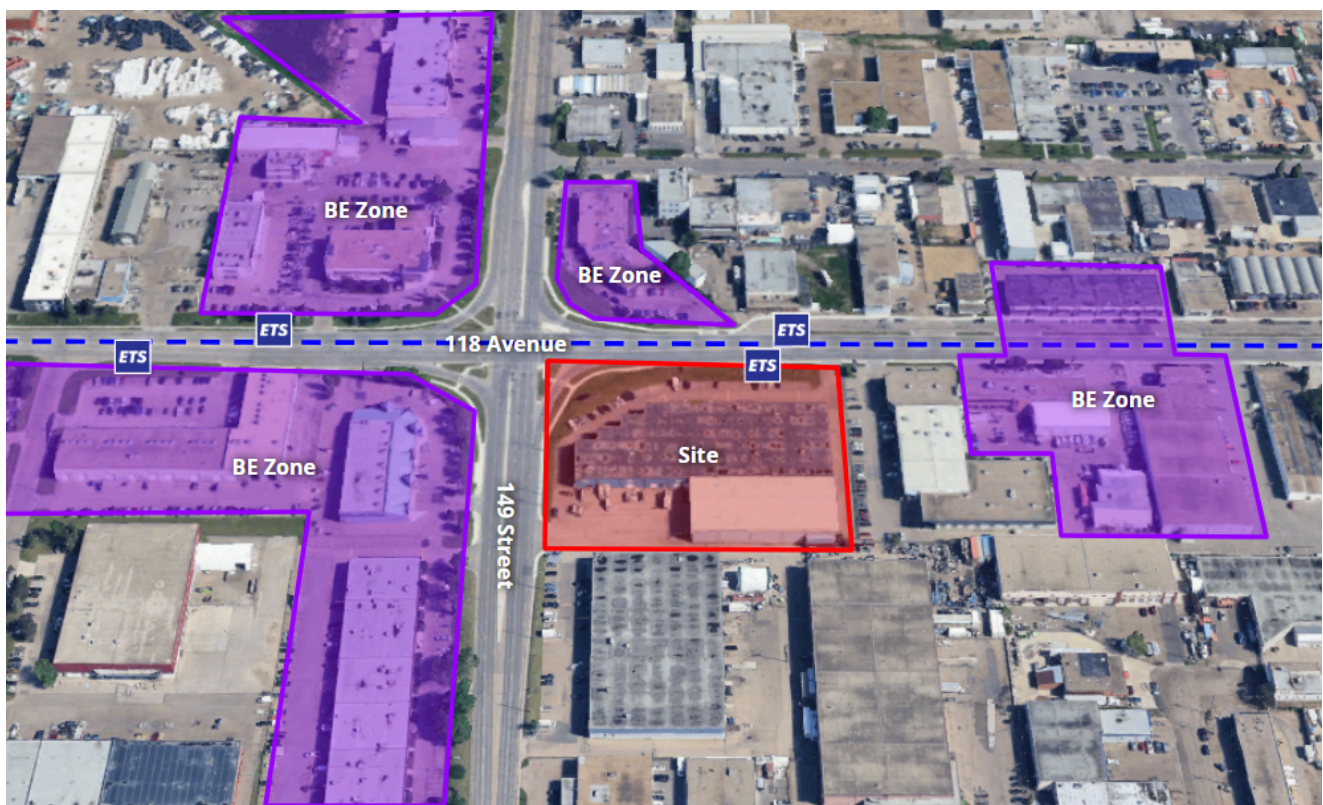
## Site Signage, April 15, 2025

- One rezoning information signs was placed on the property so as to be visible from 149 Street and 118 Avenue

## Webpage

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

## Application Analysis



*Site analysis context*

## The City Plan

The application aligns with the City Plan by promoting the continuous improvement, evolution and intensification of Edmonton's non-residential lands.

## District Policy/Jasper Place District Plan

The Jasper Place District Plan, designates the site for Commercial and Industrial Employment. The proposed rezoning conforms to the Jasper Place District Plan.

The proposed rezoning and site location criteria aligns with District Policy 2.5.3.3, which supports light industrial and commercial businesses with a higher standard of design along Arterial Roadways.

## 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.

The subject site's location abuts the intersection of two arterial roadways (118 Avenue NW and 149 Street NW). This aligns with the purpose of the BE Zone, which is intended for light industrial and commercial activities in transitional areas between light industrial and medium industrial uses with improved urban design and aesthetics. This makes it particularly suitable for sites located along arterial roadways. The height and scale of the proposed zone is compatible with those in the area.

	<b>IM Current</b>	<b>BE Proposed</b>
<b>Typical Uses</b>	Minor Industrial Office Outdoor Sales and Service	Minor Industrial Office Outdoor Sales and Service Food and Drink Service Child Care Service Major and Minor Indoor entertainment Health Service
<b>Maximum Height</b>	18.0 m	16.0 m
<b>Maximum Floor Area Ratio</b>	2.0	1.6
<b>Minimum Front Setback (118 Ave)</b>	3.0 m	6.0 m



<b>Minimum Interior Side Setback</b>	0.0 m	0.0 m
<b>Minimum Flanking Side Setback</b> (149 Street)	3.0 m	6.0 m
<b>Minimum Rear Setback</b> (Alley)	0.0 m	0.0 m

## Mobility

The site is connected to multiple transportation options. There is an existing district connector bike route on 142 Street NW north of 118 Avenue NW, and future district connector bike routes along 118 Avenue NW and on 142 Avenue NW south of 118 Avenue NW. ETS operates bus service nearby on 118 Avenue NW. A bus stop is located adjacent to the site on 118 Avenue. This bus stop must be retained if the site is redeveloped in the future.

Vehicle access for the rezoning area will be from the existing locations. This rezoning will have minimal impacts to the transportation network. Upon future redevelopment, the owner may be required to construct improved sidewalk connections from the site entrance to the nearby bus stop.

## Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary sewer system in the area and the existing service connection can continue to be utilized.

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.

Written By: Evan Wong

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination