

9933 - 63 Avenue NW

Position of Administration: Support



Summary

Bylaw 21238 proposes a rezoning from the Mixed Use Zone (MU h40 f7 cf) to the Business Commercial Zone (CB).

Public engagement for this application included a mailed notice and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Accommodates the wide range of existing commercial uses on the site.
- Provides a transition between the commercial development surrounding the intersection of 99 Street NW and 62 Avenue NW, and industrial development to the south.

Application Details

This application was submitted by Eins Development Consulting Ltd. on behalf of the landowner.

Rezoning

The proposed CB Zone would allow for commercial uses with a maximum height of 16 metres (approximately 4 storeys) for all development except hotels which have a maximum height of 30 metres (approximately 9 storeys). The rezoning will accommodate an existing 3 storey hotel on the site and a range of other 1 storey commercial services. It will also accommodate an intended Food and Drink Service on the undeveloped portion of the site, for which a development permit has already been received.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Mixed Use Zone (MU h40 f7 cf)	Commercial
North	Business Employment Zone (BE) Medium Industrial Zone (IM)	Commercial & Light Industrial
East	Business Employment Zone (BE) Medium Industrial Zone (IM)	Commercial & Light Industrial
South	Business Employment Zone (BE) Heavy Industrial Zone (IH)	Commercial & Industrial
West	Business Employment Zone (BE) Heavy Industrial Zone (IH)	Commercial & Industrial



View of the site facing south from 63 Avenue NW



View of the site facing west from 99 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the advance notification raised no response. The basic approach included:

Mailed Notice, April 7, 2025

- Notification radius: 60 metres
- Recipients: 80
- Responses: None

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- None. The Rosedale Industrial neighbourhood is not currently within the boundaries of a community league.

Application Analysis



Site analysis context

The City Plan

The proposed CB Zone aligns with two of The City Plan's directions regarding commercial sites. Firstly, it facilitates redevelopment and intensification of industrial and commercial lands in established non-residential areas supported by mass transit. In the case of the subject site, mass transit is available via multiple bus stops to the north and east. Secondly, the rezoning facilitates intensification of a non-residential area along its edge to efficiently use existing infrastructure.

District Plans

The site is within the 99 Street and Argyll Road/63 Avenue Secondary Corridors, which serve as local destinations for surrounding neighbourhoods. The CB Zone, as compared to alternatives such as the CG Zone, which is generally intended for locations outside of the Nodes and Corridors, is more compatible with the commercial and industrial development surrounding the intersection of 99 Street NW and 63 Avenue NW.

Additionally, the site is designated as Commercial/Industrial Employment in the Southeast District Plan. This land use category excludes residential uses and is intended for employment only. The CB Zone aligns best with this designation compared to alternatives like the MU or CG Zone, as it limits residential uses exclusively to Supportive Housing while still providing a wide range of commercial opportunities.

Land Use Compatibility

The site was previously rezoned to MU h40 f7 cf based on standardized criteria when the current Zoning Bylaw came into effect in 2024. The site is located adjacent to two arterial roadways, with existing vehicle-oriented services located throughout the area, including a car wash and multiple vehicle repair shops. The MU zone does not allow vehicle support services, despite the compatibility of these uses with the surrounding context, and allows for development that is less compatible with the surrounding industrial lands, as compared to the proposed CB Zone.

The City has also received a development permit application for a Food and Drink Service development that includes a drive through, which would be allowed under the proposed CB Zone and would intensify development on the site, increasing the utilization of existing infrastructure. While the proposed zone accommodates the existing development on the site, it also provides for future redevelopment opportunities that will serve as a transition to industrial lands located immediately to the north, south, east, and west.

Mobility

ETS operates local bus service on both 63 Avenue and 99 Street, with one bus stop immediately adjacent to the site, and four others located within 200 metres.

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.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to address this deficiency at the Development Permit stage. 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.

Written By: Tom Lippiatt

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination