

12145 & 12153 - 66 Street NW Position of Administration: Support



Summary

Bylaw 21278 proposes a rezoning from the Medium Scale Residential Zone (RM h16.0 Zone) to the Business Employment Zone (BE) to allow for light industrial and small commercial businesses. Charter Bylaw 21277 proposes an amendment to the North Central District Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from one person with concerns related to excessive noise at midnight and early morning arising from adjacent local businesses operations.

Administration supports this application because it:

- Is compatible with the surrounding land use.

- Aligns the zoning with the existing minor industrial use and enables more efficient land use.

Application Details

This application was submitted by Alberta Sweeprite.

Rezoning

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

- A maximum height of 16.0 metres.
- A maximum Floor Area Ratio of 1.6.
- Light industrial and a variety of commercial businesses.

Plan Amendment

To facilitate the proposed rezoning, an amendment to Map 4: Land Use Concept to 1.25 Million of the North Central District Plan is proposed to redesignate the subject site from 'Urban Mix' to 'Commercial/Industrial Employment'.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h16.0 Zone)	Minor Industrial
North	Neighbourhood Commercial Zone (CN)	Commercial
East	Small Scale Residential Zone (RS)	Single Detached Houses
South	Medium Scale Residential Zone (RM h16.0 Zone)	Minor Industrial
West	Neighbourhood Commercial Zone (CN)	Commercial



View of the site looking southeast from 66 Street NW & 122 Avenue NW



View of the site looking east from 66 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the advance notice of the proposed land use change garnered one response. The basic approach included:

Mailed Notice, May 22, 2025

- Notification radius: 61 metres
- Recipients: 61
- Responses: 1
 - In opposition: 1

Webpage

- edmonton.ca/rezoningapplications

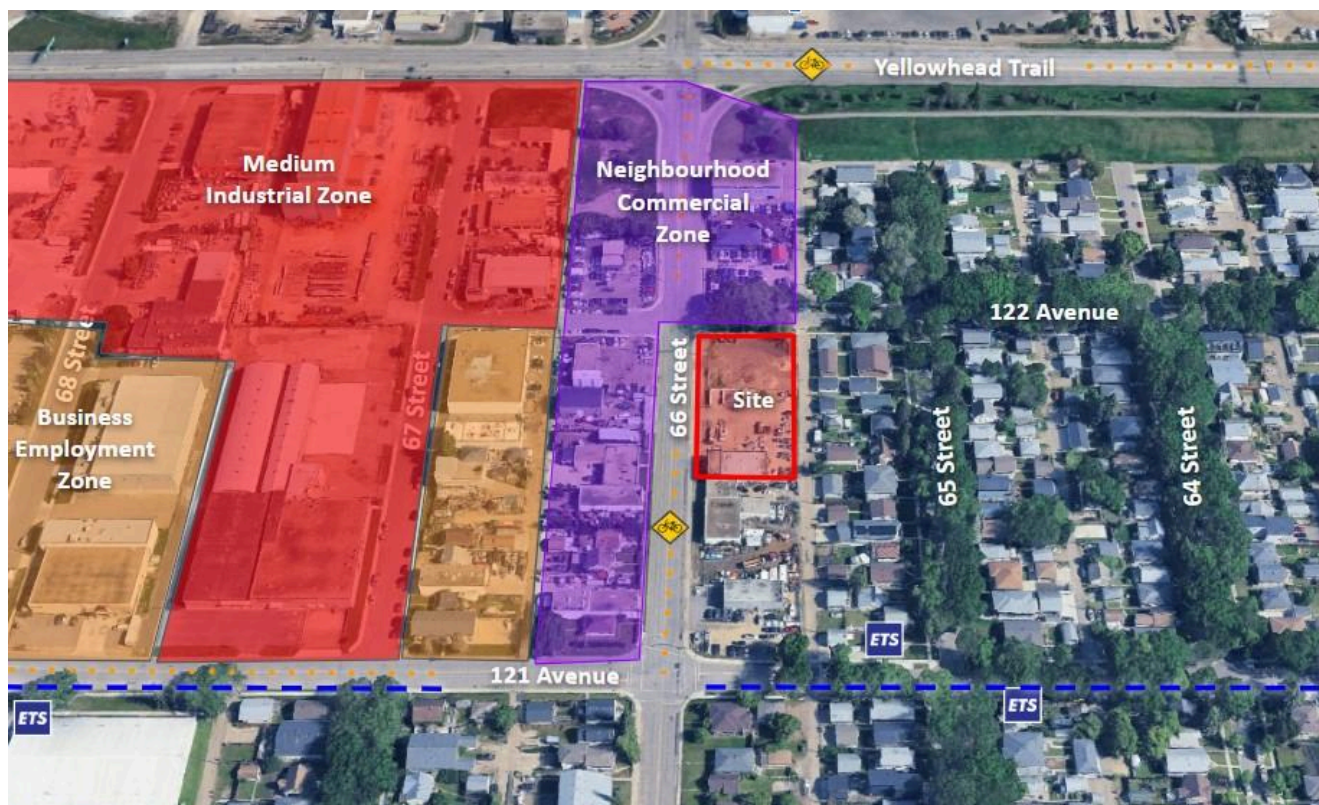
Notified Community Organizations

- Montrose Community League

Common comments heard (number of similar comments in brackets beside comments below):

- The existing businesses operating in the area cause excessive noise at midnight and early morning.

Application Analysis



Site analysis context

The City Plan

The proposed rezoning contributes to the direction outlined in The City Plan by encouraging redevelopment that contributes to the adaptability of an area.

North Central District Plan

In the North Central District Plan, the subject site is designated 'Urban Mix', which includes housing, shops, services and offices in one land use category. The proposed rezoning allows for light industrial uses which are not anticipated in the Urban Mix land use category. Therefore, to facilitate the proposed rezoning, an amendment is needed to redesignate the subject site from 'Urban Mix' to 'Commercial/Industrial Employment'. The following District Policy is relevant to this proposed rezoning:

2.5.3.3 - Support light industrial and commercial businesses with a higher standard of design along Arterial Roadways, at Mass Transit Stations, and within Non-Residential Intensification Areas.

- The site partially complies with this policy. The proposed BE Zone allows for light industrial and commercial businesses with a higher standard of design and the site is located along an arterial road but neither along mass transit station nor within non-residential intensification area.

2.5.3.5 - Discourage the creation of irregular or insufficiently-sized industrial sites, and support the consolidation of such sites where they exist to enable more efficient land use.

- The proposal aligns with this policy. This application allows the continued use of the sites as light industrial.

The proposed rezoning meets the intent of the District Policy for proposed Commercial/Industrial Employment land use designation. Therefore, the proposed rezoning is considered appropriate at this location.

Land Use Compatibility

When compared with the existing RM h16.0 Zone, the proposed BE Zone would allow for similar height, reduced Floor Area Ratio (FAR), increased setbacks, except reduced setback from the alley, light industrial and variety of commercial uses. It is noteworthy to mention that residential uses are not permitted in the proposed BE Zone.

	RM h16.0 Current	BE Proposed
Typical Uses	Residential Limited commercial	Light Industrial Commercial
Maximum Height	16.0 m	16.0 m

Maximum Floor Area Ratio	2.3	1.6
Minimum Front Setback (122 Avenue NW)	1.0 m - 3.0 m	4.5 m
Minimum Interior Side Setback	3.0 m	6.0 m
Minimum Flanking Side Setback (66 Street NW)	1.0 m - 4.5 m	6.0 m
Minimum Rear Setback (Alley)	3.0 m	0.0 m

The subject site is located on a corner lot, at the intersection of 66 Street NW (arterial road) and 122 Avenue NW (local road) and currently accommodates a minor industrial use. It abuts a RM h16.0 zoned site on the south side, which similar to the subject site, operates as a minor industrial use. With a maximum height of 16.0 metres and a FAR of 1.6, the BE Zone allows for a built form which is similar to what is permitted under the existing RM h16.0 Zone but with increased setbacks, except reduced rear setback.

The BE Zone is also intended to be more sensitive and compatible with non-industrial uses such as residential (across north-south alley) and commercial uses (across 66 Street NW & 122 Avenue NW). Additionally, the subject site is surrounded by roadways on three sides, which act as a buffer and help to reduce the impact of the use. Additionally, to mitigate the impacts of the proposed redevelopment on the abutting site, the BE Zone requires an interior setback of 6.0 m, which is greater than what is required in the existing RM h16.0 Zone.

Therefore, the proposed BE Zone would have minimal impact on the abutting property and is appropriate for this location.

Mobility

The site is served by multiple transportation options. It is located near On Demand bus service along 121 Avenue NW and 66 Street NW with active On Demand stops located at 121 Avenue NW and 65 Street NW. Local and Frequent bus service is available along 118 Avenue NW. As part of the Active Transportation Network Expansion project, several bike routes will be implemented

in the Montrose neighbourhood in 2025 and 2026, including along 64 Street NW and 119 Avenue NW.

The rezoning will have minimal impacts to the transportation network. Upon redevelopment, the site access may need to be modified to meet the City of Edmonton's Access Management Guidelines, including consolidating and/or removing accesses. If the site takes access from the alley, the owner will be required to upgrade the north/south alley from 121 Avenue NW to 122 Avenue NW. This requirement would be further reviewed at the development permit stage.

Utilities

Sanitary and storm service connections are available to the site. With redevelopment on-site stormwater management, and a reduced discharge rate will be required.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing and flow rates. The developer will be required to contact the Edmonton Fire Rescue Services (EFRS) to address this deficiency. 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 infrastructure changes required by this application.

Appendices

1. North Central District Plan Proposed Map Amendment

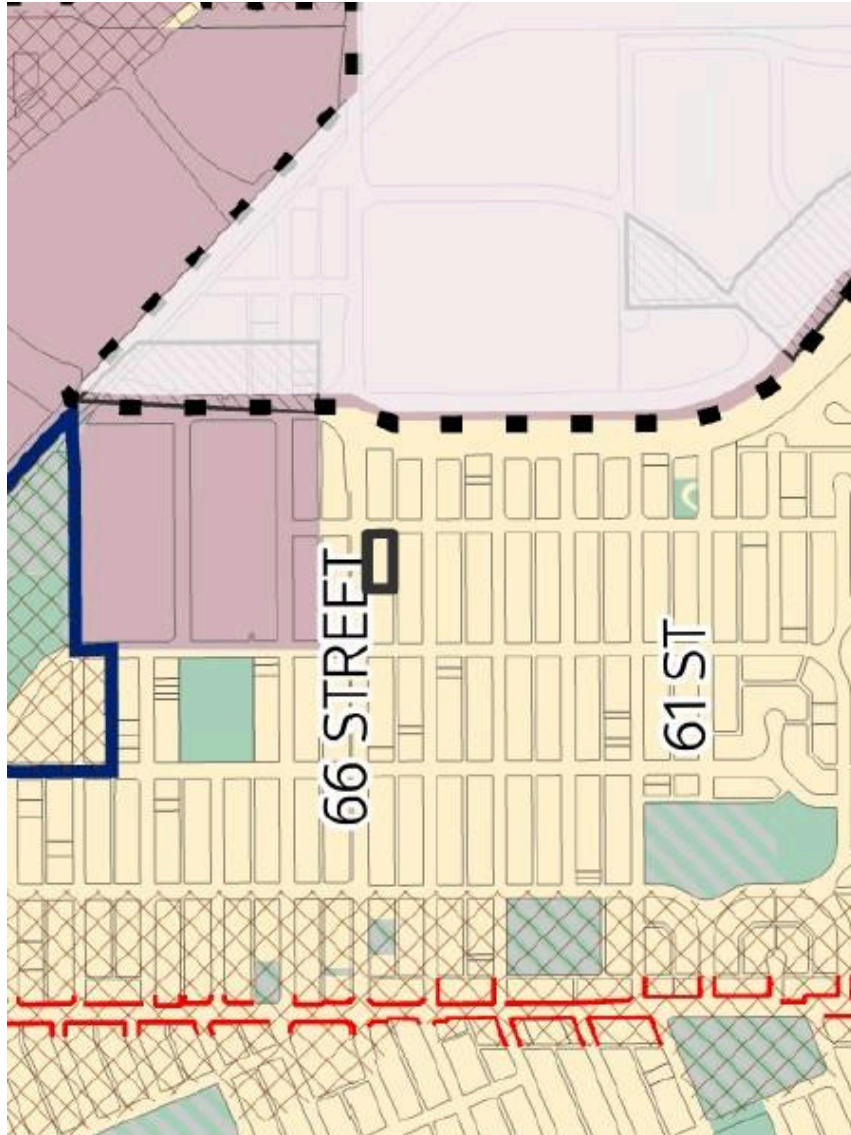
Written By: Abhimanyu Jamwal

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

North Central District Plan Proposed Map Amendment



Current Map 4: Land Use Concept to 1.25 Million



Proposed Map 4: Land Use Concept to 1.25 Million