

Planning Report

Strathcona Industrial Park

Karhiio

Edmonton

3807 - 98 Street NW

Position of Administration: Support



Summary

Bylaw 21253 proposes a rezoning from the Medium Industrial (IM) Zone to the Business Employment (BE) Zone to allow for 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 responses were received at the time this report was written.

Administration supports this application because the proposed rezoning:

- Is compatible with surrounding land uses.
- Will allow for a wider range of uses within the existing building.
- Supports The City Plan's goal to promote the continuous improvement, evolution and intensification of Edmonton's non-residential lands.

Application Details

This application was submitted by Clarity Development Advisory on behalf of Canderel Management (West) Inc.

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

- A maximum height of 16 metres.
- A maximum Floor Area Ratio of 1.6.
- Light industrial and a variety of commercial businesses.

Site and Surrounding Area

The subject site is located at the southeast corner of 39 Avenue NW and 98 Street NW within the Strathcona Industrial Park neighborhood which is characterized by commercial and industrial development.

	Existing Zoning	Current Development
Subject Site	Medium Industrial (IM)	Two storey mixed use commercial/industrial building
North	Business Employment (BE)	One storey mixed use commercial/industrial building
East	Business Employment (BE)	Two storey mixed use commercial/industrial building
South	Business Employment (BE)	Two storey mixed use commercial/industrial building
West	Medium Industrial (IM)	Minor industrial development (Grizzly Trucks)



View of the site looking east from 98 Street NW (Google Street View - July 2024)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning is to a standard zone of the same industrial category in the Zoning Bylaw and is compatible with the surrounding land uses. Furthermore, the proposed rezoning aligns with statutory and planning policies in place.

The basic approach included:

Mailed Notice, April 1, 2025

- Notification radius: 60 metres
- Recipients: 184
- Responses: 0

Site Signage, June 24, 2025

- One rezoning information sign was placed on the property so as to be visible from 98 Street NW and 39 Avenue NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

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

Application Analysis



Strathcona Industrial Park Neighbourhood Context Map

The City Plan

The City Plan identifies the site to be within the redeveloping non-residential area of the city. The proposed rezoning supports The City Plan’s Big City move “Catalyze and Coverage” by supporting employment, providing reinvestment opportunities and facilitating the intensification of industrial and commercial lands.

District Plans

The site is located within the Mill Woods and Meadows District Plan and is designated for Commercial and Industrial Employment. It is located north of the 34 Avenue Secondary Corridor within an established commercial and industrial-focused area. The proposed rezoning aligns with District Policy 2.5.3.4.a which allows for the conversion from medium industrial to other non-residential zones when site conditions/context makes the development of medium or heavy industrial uses impractical. A two-storey, mixed-use office/warehouse building has been built on

the subject site. This structure is more suitable for small, light industrial operations that do not create external nuisances, as opposed to medium or heavy industrial uses which often involve outdoor storage or operations.

Land Use Compatibility



Site analysis context

There are policies in the Industrial Investment Action Plan (IIAP) and District Policy which aim to protect, invest in, and grow medium and industrial lands within Commercial/Industrial Employment areas. Despite these, this rezoning is considered practical due to current site conditions and the surrounding environment. The area is primarily zoned BE to the north, south, and east, with IM zoning to the west. Consequently, the rezoning is compatible with adjacent properties, existing building development, and its impact is expected to be minimal.

Furthermore, changing from the existing IM Zone to BE Zone results in a reduced height and floor area ratio and promotes a higher standard of building and site design with future redevelopment. It also opens up opportunities for various commercial and community uses not permitted in the IM Zone (e.g., Child Care Services, Food and Drink Services, Health Services). Importantly, the BE Zone still retains the capacity for industrial development, thereby safeguarding industrial-enabling investments.

	IM Current	BE Proposed
Typical Uses	Indoor Sales and Service (limited) Minor Industrial	Minor Industrial Office Food and Drink Service Indoor Sales and Service Child Care Service

Maximum Height	18.0 m	16.0 m
Maximum Floor Area Ratio	2.0	1.6
Minimum Front Setback (98 Street NW)	3.0 m	4.5 m
Minimum Interior Side Setback	0.0 m	0.0 m
Minimum Flanking Side Setback (39 Avenue NW)	3.0 m	4.5 m
Minimum Rear Setback	0.0 m	0.0 m

Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. ETS currently operates local and community bus service nearby on 97 Street NW and 39 Avenue NW. Local bus service is also available on 99 Street NW.

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 would be reviewed at the Development Permit stage.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. An Infill Fire Protection Assessment (IFPA) conducted by Edmonton Fire Rescue, Fire Protection Engineer, will be conditioned 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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Branch: Development Services

Section: Planning Coordination