

13312 - 142 Street NW

Position of Administration: Support



Summary

Bylaw 21335 proposes a rezoning from the Agriculture Zone (AG) to the Business Employment Zone (BE) to allow for light industrial, limited commercial and limited community uses.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from one person with questions related to the rezoning process.

Administration supports this application because it:

- Aligns with the Northwest District Plan and The City Plan.
- Maintains the community services and light industrial uses that characterize this portion of the McArthur Industrial neighbourhood.
- Provides opportunities for reinvestment, new programming and redevelopment in the Peter Lougheed Multicultural Village.

Application Details

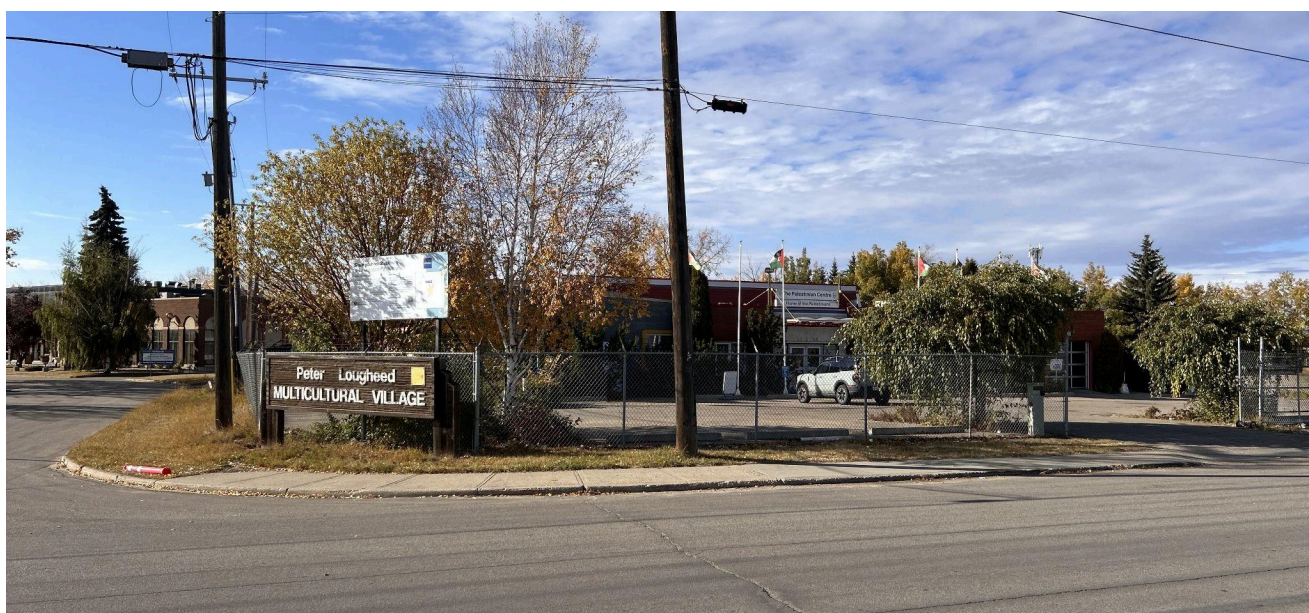
This application was submitted by the Canada Palestine Cultural Association (CPCA).

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

- Limited commercial and community uses (such as childcare, food and drink services, cultural centres and limited retail).
- Light industrial uses with a higher standard of design, operating without creating external Nuisances.
- A maximum height of 16.0m (approximately 4 storeys).

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Canada Palestine Cultural Association (CPCA)
North	Site Specific Development Control Provision (DC2.1049)	Private Education Services, Light Industrial and Limited Manufacturing
East	Alternative Jurisdiction (AJ) Zone	CN Dunvegan Railyard
South	Urban Facilities (UF) Zone	Sikh Society of Alberta
West	Agriculture Zone (AG)	Italian Cultural Centre



The rezoning site, facing northwest from the intersection of 142 Street NW and 133 Avenue NW.



The rezoning site, looking west from 142 Street NW.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning conforms to Northwest District Plan and maintains industrial uses in an area planned for these uses. The basic approach included:

Mailed Notice, August 25, 2025

- Notification radius: 60 metres
- Recipients: 12
- Responses: 1
 - In support: 0
 - In opposition: 0
 - Mixed/Questions only: 1

Site Signage, September 4, 2025

- One (1) rezoning information sign was placed on the property so as to be visible from the corner of 133 Ave NW and 142 St NW.

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

Comments heard:

- Questions about the rezoning process (1)

Application Analysis



Map of the site and surrounding context.

The City Plan

This proposed rezoning contributes to three of The City Plan's Big City Moves: "A Rebuildable City," "A Community of Communities," and "Catalyze and Converge."

This application aligns with "A Rebuildable City" by allowing basic services to be located within close proximity in redeveloping areas, as well as "Community of Communities" by fostering opportunities to connect and expand community programming in one place. This application also supports "Catalyze and Converge" by dedicating land for light industrial and commercial development within an industrial neighborhood, promoting economic investment and job opportunities.

This proposal aligns with Direction 1.1, promoting wellness and offering avenues for connection and engagement through community hubs designed for multicultural and intergenerational gatherings. It also supports Direction 1.2, promoting opportunities for Edmontonians to connect and celebrate cultural heritage and identity. It further aligns with Direction 1.2 by enabling access to childcare facilities throughout Edmonton, and 3.3.2, which directs the continuous improvement of Edmonton's non-residential lands by facilitating the intensification of these areas. This intensification can include the introduction of new commercial uses and mixed uses along the edges of these areas to support the efficient use of existing infrastructure.

Further planning direction for this area is delegated to the Northwest District Plan and District Policy.

District Plans

The McArthur Industrial Neighbourhood is located within the City’s Northwest District Plan outside of a Node or Corridor. The subject site is located within an area designated for Commercial/Industrial Employment land use, as per Map 4: Land Use Concept to 1.25 Million. The Commercial/Industrial Employment uses preserve and dedicate space for employment uses, along with supporting infrastructure and amenities. The proposed rezoning will align with this land use designation by allowing for the development of light industrial, commercial and limited community uses. This proposal brings the property into alignment with the land use designation in the Northeast District Plan.

Land Use Compatibility

The subject site, currently zoned for Agriculture (AG), is located within the Peter Lougheed Multicultural Village. It is located at the northwest corner of 142 Street NW and 133 Avenue NW, across from the CN Dunvegan Railyard. The site formerly served as the Dutch Canadian Club (established in 1990) and has served the CPCA’s Edmonton chapter since early 2025. The AG zone permits this discretionary Community Service use under the Zoning Bylaw as it existed prior to January 1, 2024, which has allowed the site to continue operations as a community centre.

The Peter Lougheed Multicultural Village has developed a strong multicultural identity over the years, despite not being an official Cultural or Heritage area in the Northwest District Plan. Within the Multicultural Village, the site is neighboured by several other community centers, including the Italian Cultural Centre, the Sri Guru Nanak Sikh Gurdwara, the Hindu Society of Alberta, the Jain Society of Alberta, and Chrysalis: An Alberta Society for Citizens with Disabilities.

	AG Current	BE Proposed
Typical Uses	Agriculture Use Community Service (limited to those existing as of January 1, 2024)	Light Industrial Limited Commercial Community Service
Maximum Height	12.0 m	16.0 m
Maximum Floor Area Ratio	N/A	1.6

Minimum Front Setback (142 Street)	7.5 m	4.5 m
Minimum Interior Side Setback	7.5 m	0.0 m
Minimum Flanking Side Setback (133 Avenue)	7.5 m	4.5 m

Compared to the existing AG zone, the BE zone would allow for an additional 4 meters in height and reduced setbacks. 142 Street acts as a buffer between the railyard and the multicultural village, which will preserve the integrity of the BE zone's intended use of Commercial and Minor Industrial uses, which create no external Nuisance.

The proposed Business Employment Zone (BE) is appropriate for this location, as it allows for light industrial uses, commercial uses and limited community uses. The proposed zoning would permit uses more aligned with the Commercial/Industrial Employment land use designation, while still promoting reinvestment in an established Multicultural Village for new community programming and services.

Mobility

The owner may be required to construct a sidewalk along the south side of 133 Avenue NW adjacent to the site at the development permit stage.

ETS bus stops along St Albert Trail provide access to ETS crosstown service. St Albert Transit also operates bus service along this corridor.

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.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing along 133 Avenue NW and 142 Street NW. 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.

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