

17503C, 17503, 17507, 17515, 17519, 17523, 17527, 17531, 17535, 17539, 17543 & 17547 - 100 Avenue NW

Position of Administration: Support



Summary

Bylaw 21389 proposes a rezoning from the Direct Control Zone (DC2.208) (to the Business Commercial Zone (CB) to allow for commercial and limited light industrial businesses.

Public engagement for this application included a mailed notice, site signage, information on the City's webpage. Administration heard from 2 people with most concerns related to the proposed use and potential use of a shared condominium property.

Administration supports this application because it:

- Aligns with statutory planning for the area.
- Is compatible with adjacent land uses.
- Increases development opportunities and simplifies development regulations.

Application Details

This application was submitted by TSCYEG on behalf of a private landowner.

The proposed Business Commercial Zone (CB) would allow development with the following key characteristics:

- A variety of commercial businesses with limited opportunities for Residential Uses.
- A maximum height of 16.0 m (approximately 4 storeys) except for Hotels which have a maximum height of 30.0 m.
- A maximum total floor area ratio of 3.5.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	DC2.208 (Direct Control Zone)	Strip Mall
North	DC2.1035 (Direct Control Zone)	Commercial Plaza
East	DC2.343 (Direct Control Zone)	Future Fitness Facility
South	DC2.1036 (Direct Control Zone)	Commercial Plaza
West	DC2.165 (Direct Control Zone)	Hotel



View of site from 100 Avenue NW looking southeast.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a standard zone, aligns with statutory planning in the area and raised little response to advance notification. The basic approach included:

Mailed Notice, July 16, 2025

- Notification radius: 61 metres
- Recipients: 108
- Responses: 2
 - In opposition: 2

Site Signage, August 5, 2025

- One (1) rezoning information sign was placed on the property so as to be visible from 100 Avenue NW

Webpage

- edmonton.ca/rezoningapplications

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

- Opposed to proposed Childcare Use (2).
- Opposed to use of condominium common areas for a play area.
- Parking congestion.

Application Analysis



Site analysis context

The application area is a 0.51 ha triangular shaped site surrounded by roadways on all sides, located south of 100 Avenue NW between 178 Street NW and 175 Street NW. Bus service is available near the site on 175 Street NW and 100 Avenue NW. There are a variety of small scale commercial businesses in the surrounding area.

The small-scale commercial businesses to the north across 100 Avenue NW and those to the south across 99a Avenue NW are developed as commercial plazas. The building to the east across 175 Street NW is currently under development but expected to become a fitness facility, and a small scale hotel is present to the north west across 100 Avenue NW.

District Policy/West Edmonton District Plan

The site is within the West Henday District Plan which identifies the site as Urban Mix. The Urban Mix land use category provides opportunities for a mix of housing types, shops, services, and offices intended to meet the daily needs of residents.

The site is located within the Stony plain Primary Corridor. Primary Corridors are areas along an Arterial Roadway that serves a citywide or metropolitan-level mobility function and as a destination in itself. Primary Corridors support residential and employment growth.

Primary corridors are envisioned as areas that redevelop and grow over time. The proposed rezoning simplifies the regulations of the site and provides opportunities for additional commercial uses. Low rise and Mid-rise development is supportable throughout Primary

Corridors, and the proposed CB Zone’s maximum height of 16.0 metres (30.0 m for hotel uses) aligns with this direction.

Land Use Compatibility

The proposed Commercial Business Zone (CB) increases the maximum permitted height by 6.0 metres and the maximum floor area ratio by 2.5 compared to the current DC2 Zone. The CB Zone slightly reduces the setback to 100 Avenue NW by 1.5 m. The potential impacts of larger scale development on adjacent sites are mitigated by the surrounding roadways. The CB Zone is ideal for the area as it allows for similar commercial development and limits residential uses. Given the vehicle oriented nature of commercial development in the area, residential uses are largely not compatible without comprehensive redevelopment of the area.

The proposed standard zone simplifies regulations compared to the current DC2 Zone and creates additional opportunities for compatible commercial and light industrial uses. The table below provides a comparison of the current DC2 and proposed CB Zone:

	DC2.208 Current	CB Proposed
Typical Uses	Limited general commercial Uses	Commercial and light industrial Uses
Maximum Height	10.0 m or 2 storeys	16.0 m (30.0m for hotels)
Maximum Floor Area Ratio	1.0	3.5
Minimum Front Setback (100 Avenue)	7.5 m	6.0 m
Minimum Flanking Side Setback (175 Street)	4.5 m	4.5 m
Minimum Rear Setback (99B Avenue)	4.5 m	4.5 m

Environment

Further environmental work, including, but not limited to, a Phase II ESA sampling report, will be required prior to approving a Development Permit for a change of use to include child care on the subject property.

Mobility

The rezoning site is served by the existing transportation network with no changes required with the change in use. Upon any major redevelopment of the site, the owner may be required to construct sidewalks and reconfigure, consolidate, or remove accesses. The improvements will be reviewed at the development permit stage. There are future district connector bike routes on 100 Avenue NW west of 178 Street NW and on 178 Street NW south of 100 Avenue NW. ETS operates numerous bus routes near the rezoning site on 100 Avenue NW, 178 Street NW, 175 Street NW and 170 Street NW. A range of service levels are available on these corridors, including local, crosstown and rapid bus routes. The site has existing vehicular accesses to 100 Avenue NW, 175 Street NW, and to 99A Avenue NW.

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.

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