

## 10450 - 42 Avenue NW

### Position of Administration: Support



## Summary

Bylaw 21429 proposes a rezoning from the Medium Scale Residential Zone (RM h23) to the General Commercial Zone (CG) to allow for a variety of commercial businesses.

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

Administration supports this application because it:

- Is compatible with surrounding land uses.
- Conforms with District Policy and the Whitemud District Plan by facilitating commercial uses anticipated within the urban mix designation.

## Application Details

This application was submitted by TCSYEG Permit Experts on behalf of Alliance MJ Developments.

This site was recently rezoned from a Direct Control Zone (DC2.298) to the Medium Scale Residential Zone (RM h23) on August 18, 2025. The site has been sold, and the new owners no longer wish to pursue residential opportunities. The applicant's intent is to repurpose the former Lowe's building into several smaller commercial bays, though the proposed CG Zone would also allow for a large format retail store, similar to how the site has functioned in the past.

The proposed General Commercial Zone (CG) would allow development with the following key characteristics:

- A variety of commercial businesses with the potential for residential uses above.
- A maximum building height of 16 metres (approximately 4 storeys).
- A maximum floor area ratio of 3.5.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Medium Scale Residential Zone (RM h23)	Former Lowe's building
<b>North</b>	Medium Scale Residential Zone (RM h16)	2 storey multi-unit housing
	Direct Control Zone (DC2.L)	2 storey multi-unit housing
<b>East</b>	General Commercial Zone (CG)	Commercial uses
<b>South</b>	Direct Control Zone (DC2.415)	4 storey multi-unit housing
	Direct Control Zone (DC2.427)	3 storey multi-unit housing
	General Commercial Zone (CG)	Commercial uses
<b>West</b>	General Commercial Zone (CG)	Commercial uses and Whitemud Crossing Library



*View of the site looking northwest from 42 Avenue NW*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because no responses were received from the mailed notice. The basic approach included:

### **Mailed Notice, November 28, 2025**

- Notification radius: 61 metres
- Recipients: 473
- Responses: 0

### **Site Signage, December 23, 2025**

- Two rezoning information signs were placed on the property so as to be visible from 42 Avenue NW, 105 Street NW and Whitemud Drive NW.

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

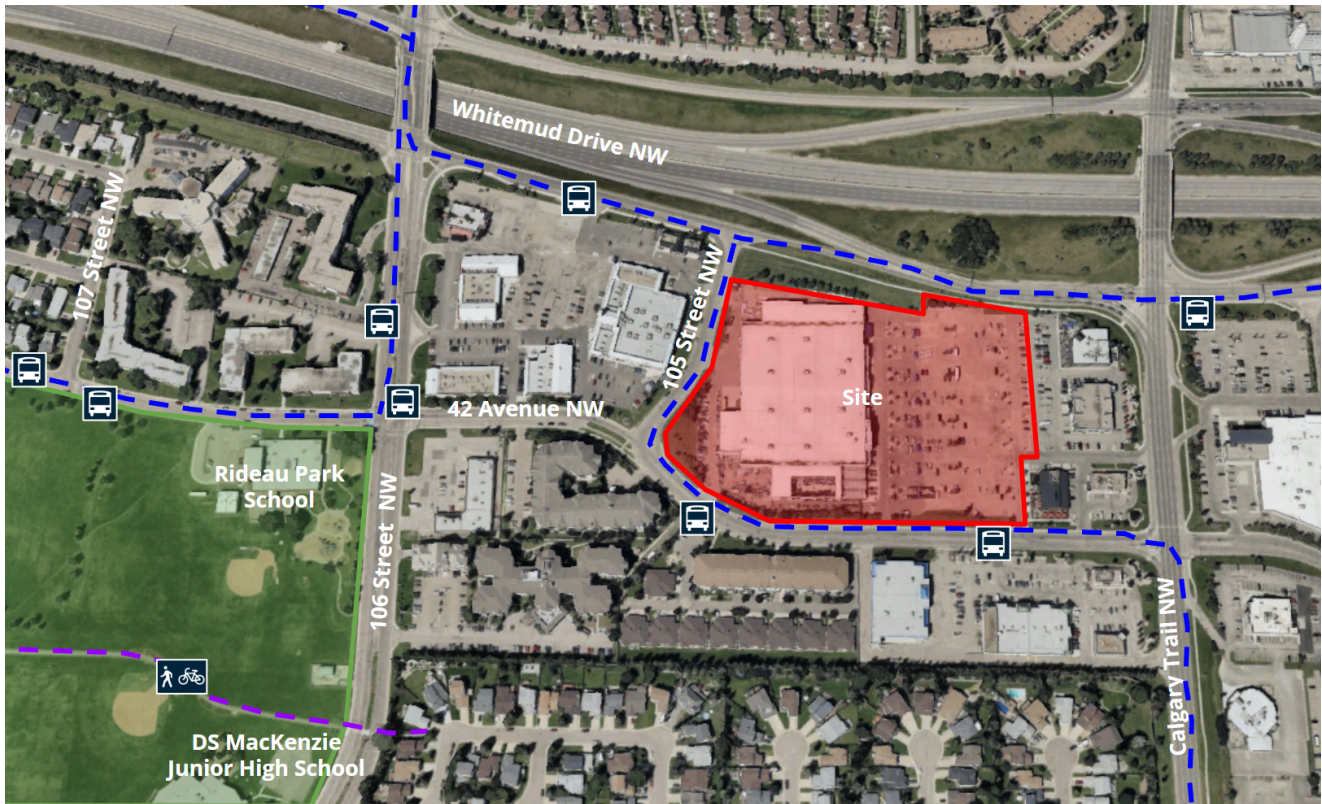
### **Optional Email Notifications**

- [my.edmonton.ca](https://my.edmonton.ca)

### **Notified Community Organizations**

- Duggan Community League
- Southwest Area Council

## Application Analysis



*Site analysis context*

### Whitemud District Plan

Within the Whitemud District Plan, the site is located in the Gateway Boulevard / Calgary Trail Primary Corridor and is designated as Urban Mix, which allows for a blend of residential and commercial development. The proposed CG Zone is generally intended for areas outside of Nodes and Corridors; however, given the existing development on-site and the variety of commercial uses accommodated by the CG Zone, it aligns with District Policy and the District Plan by facilitating commercial development envisioned for the Urban Mix designation.

In addition, the increased range of commercial uses facilitates opportunities to adapt to market conditions which will support and reinforce the corridor's vibrancy and anticipated evolution over time.

### Land Use Compatibility

The proposed zone is compatible with existing surrounding land uses, as the majority of the surrounding sites also fall under the same CG Zone. The 4 storey maximum height allowed in the CG zone is comparable to the 3 and 4 storey apartments south of 42 Avenue NW.

The table below reflects the most likely development scenario of the current and proposed zones.

	<b>RM h23 Current</b>	<b>CG Proposed</b>
<b>Typical Uses</b>	Residential, limited commercial uses	Wide variety of commercial uses, residential opportunities in upper storeys
<b>Maximum Height</b>	23.0 m	16.0 m
<b>Maximum Floor Area Ratio</b>	3.0 - 3.7	3.5
<b>Minimum Setback from Streets</b>	3.0 m - 4.5 m	4.5 - 6.0 m
<b>Minimum Setback From Abutting Sites</b>	3.0 m	0.0 m

## Mobility

Access to the site will continue to be provided from both 105 Street NW and 42 Avenue NW. The proposed rezoning is not expected to significantly alter traffic characteristics compared to the current use. Any future site redevelopment will include a review of sidewalk connections and crosswalk improvements to the building, ensuring safe and convenient pedestrian circulation.

The nearest district connector bike routes are along 111 Street NW and 34 Avenue NW, with a future district connector route planned on 106 Street NW. There is an existing east/west neighbourhood route west of 106 Street NW in the greenway between the Rideau Park School and DS MacKenzie School sites.

ETS currently operates crosstown bus service nearby on Whitemud Drive NW which connects transit riders between Meadows Transit Centre, Southgate Transit Centre, and West Edmonton Mall Transit Centre. Local bus service is also available on 42 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.

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 may be able to perform an Infill Fire Protection Assessment 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