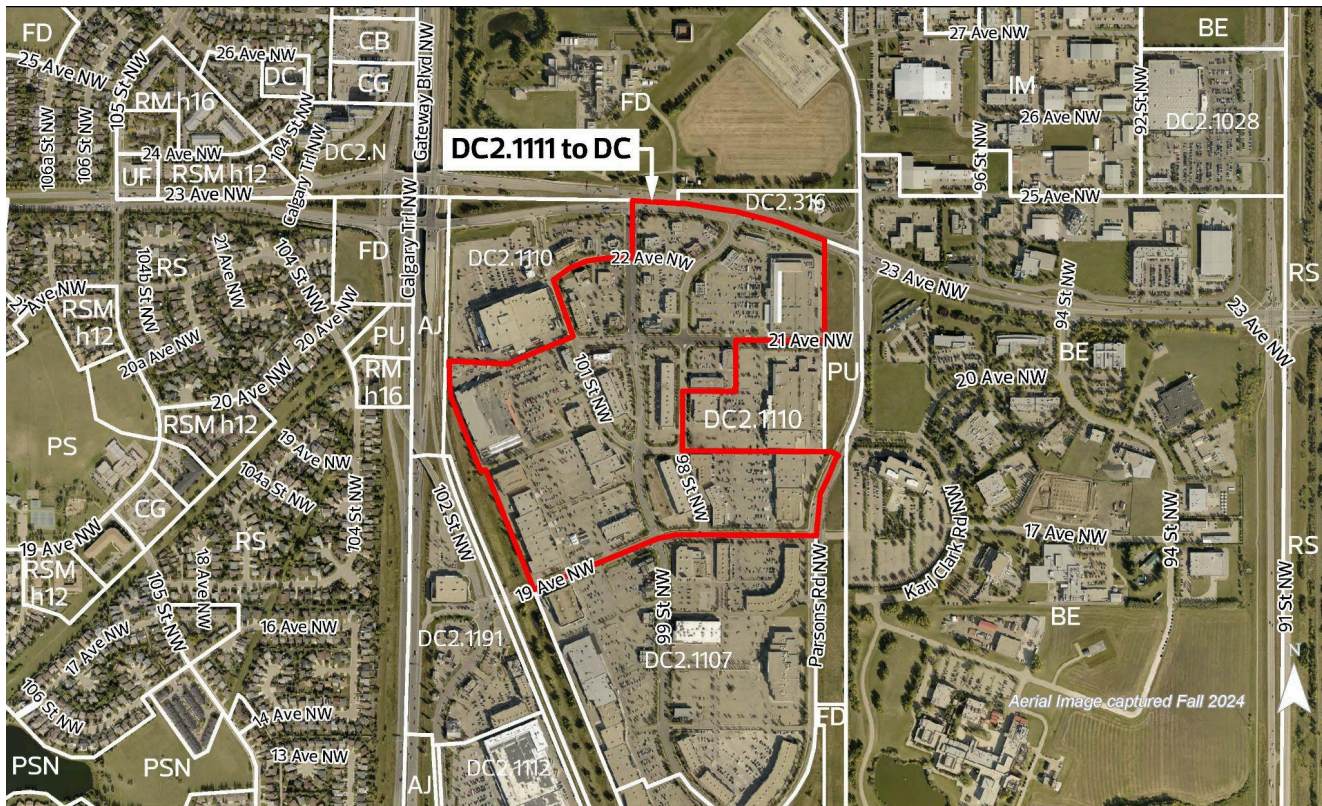


Land generally bounded by 19 Avenue NW, Parsons Road NW, 23 Avenue NW, and the rail line

Position of Administration: Support



Summary

Bylaw 21423 proposes a rezoning from a Direct Control Zone (DC2.1111) to a new Direct Control Zone (DC) to add child care service and cannabis retail stores to the allowable uses. This application also includes administrative amendments to ensure that the new DC Zone aligns with the uses and writing standards of the current zoning bylaw.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage, and information on the City's webpage. Administration heard from three people with questions regarding the application.

Administration supports this application because it:

- Provides additional community and commercial opportunities in South Edmonton Common.
- Is compatible with surrounding land uses.
- Aligns with the goals and policies of The City Plan by contributing to a 15-minute community that allows people to more easily complete their daily needs.

Application Details

This application was submitted by Urban Systems Ltd. on behalf of RioCan Management Inc.

Rezoning

The proposed Direct Control Zone (DC) would allow development with the following key characteristics:

- Nearly identical zone, with the addition of child care service and cannabis retail stores to the list of permitted uses.
- Administrative amendments to the broader DC Zone to ensure that it aligns with the uses and writing standards of the current zoning bylaw.

The Zoning Bylaw requires rezoning signs to be visible from every roadway; however, given the number of roads within the site, it would be unreasonable to post all of the signs required. Administration proposes to reduce the number of rezoning signs required to two.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Direct Control Zone (DC2.1111)	Commercial uses
North	Future Urban Development Zone (FD)	Edmonton Ethane Extraction Plant
	Direct Control Zone (DC2.316)	Animal hospital
East	Direct Control Zone (DC2.1110)	Commercial uses
	Public Utility Zone (PU)	Pipeline and utility corridor
	Business Employment Zone (BE)	Edmonton Research and Development Park
South	Direct Control Zone (DC2.1107)	Commercial uses
West	Direct Control Zone (DC2.1110)	Commercial uses
	Public Utility Zone (PU)	Rail line



View of the site looking southeast from 23 Avenue NW and 99 Street NW (Google street view, June 2025)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because minor amendments are proposed to an existing Direct Control Zone. The basic approach included:

Pre-Application Notice (from applicant), September 17, 2025

- Notification radius: 60 metres
- Number of recipients: 274
- Number of responses (as reported by the applicant): 3
- Main comments received (as reported by the applicant):
 - Map requested of the parcels included in the application
 - Question regarding the proximity of the ethane plant to the rezoning site

Mailed Notice, November 27, 2025

- Notification radius: 60 metres
- Recipients: 274
- Responses: 0

Site Signage, December 12, 2025

- Two rezoning information signs were placed on the property so as to be visible from 23 Avenue NW, 99 Street NW, 19 Avenue NW, and 98 Street NW

Webpage

- edmonton.ca/rezoningapplications

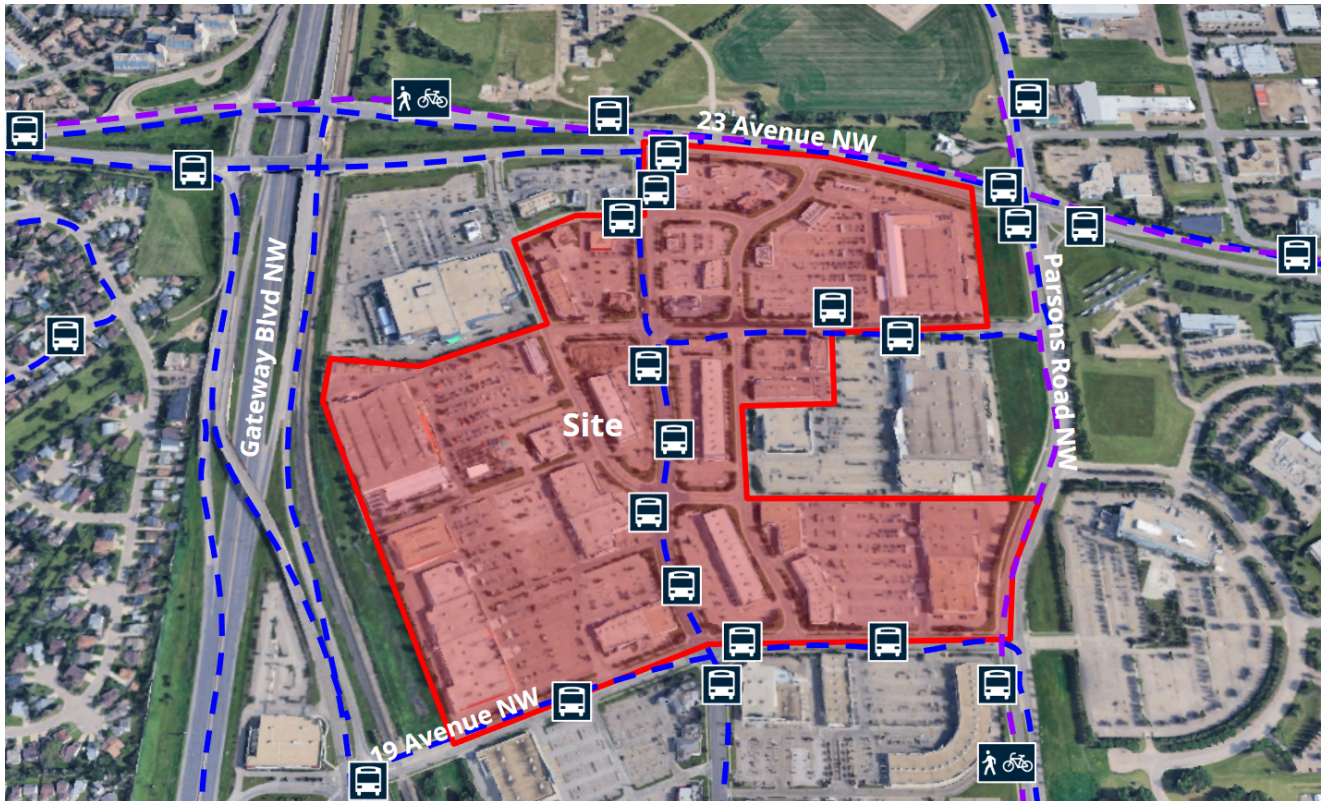
Optional Email Notifications

- my.edmonton.ca

Notified Community Organizations

- Horizon Community League

Application Analysis



Site analysis context

The City Plan

This application aligns with direction in The City Plan to enable accessible child care facilities in a variety of locations throughout the city. It also supports The City Plan's Big City Move 'A Community of Communities' by contributing to a 15-minute community that allows people to more easily complete their daily needs. It does so by introducing additional community and commercial uses to an established commercial site that is well connected by transit and the active modes network.

District Plans

In the Mill Woods and Meadows District Plan, the site is designated as Commercial/Industrial Employment and falls within the South Common District Node. District Nodes are urban centres that provide for the needs of nearby neighbourhoods. They will evolve into diverse transit-oriented communities that offer commercial, employment and other community

amenities within a short walk or bike ride. The proposed rezoning aligns with District Policy and the District Plan by providing a wide variety of uses that support the surrounding area.

Land Use Compatibility

The additional community and commercial uses proposed in the DC Zone are compatible with the existing uses within South Edmonton Common. The addition of cannabis retail stores to the DC Zone aligns with the majority of the other zones within South Edmonton Common and with standard commercial zoning in the Zoning Bylaw. As further outlined in the Risk section below, a risk assessment report found that the risk posed by the surrounding pipelines and ethane plant is low and within acceptable levels for sensitive uses (such as child care services) to operate safely.

Mobility

The rezoning site is adequately served by multiple transportation modes and is not expected to have a significant impact on the transportation network. Parsons Road NW and 23 Avenue NW are district connector bike routes.

ETS operates numerous bus routes near the rezoning site on 23 Avenue NW, 21 Avenue NW, 99 Street NW and 19 Avenue NW. One mass transit bus route is anticipated to operate nearby on 23 Avenue NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan. The rapid district bus route is anticipated to follow similar routing as current ETS frequent bus route 56 in the area.

Risk

A risk assessment report was provided by the applicant to study the risk presented by pipelines in the area and the Edmonton Ethane Extraction Plant to the north of the site. The report indicates that the risk represented by the plant is within acceptable levels and is unlikely to pose a risk to the proposed rezoning site.

The current DC2 Zone has regulations requiring a 15m setback from any pipeline right-of-way. With the findings of the risk assessment, this has been revised to a 5m setback in the proposed DC Zone. This distance can be reviewed and revised at the development permit stage.

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 as per the South Edmonton Common Neighbourhood Design Report. Details of the required stormwater management will be reviewed at the development permit stage.

There is a deficiency in on-street fire protection within the site 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 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.

Written By: Andrea Wadsworth

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination