

7105 - 50 Street NW, 7013 - 50 Street NW, and 4905 - 72 Avenue NW Position of Administration: Support



Summary

Bylaw 21492 proposes a rezoning from the Future Urban Development Zone (FD) to the Business Employment Zone (BE) to allow for light industrial and small commercial businesses.

Public engagement for this application included a mailed notice and information on the City's webpage. No feedback was received.

Administration supports this application because it:

- Provides the opportunity for employment uses in an existing employment area of the city.
- Aligns with higher-level policy including The City Plan and District Policy.
- Is compatible with current and future land uses.

Application Details

This application was submitted by Span Architecture Inc. on behalf of Upturn Developments Inc. The proposed Business Employment Zone (BE) would allow development with the following key characteristics:

- Light industrial and a variety of small commercial businesses with a higher standard of design
- A maximum height of 16.0 metres
- A maximum Floor Area Ratio (FAR) of 1.6

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Future Urban Development Zone (FD)	Former landscaping supply business
North	Business Employment Zone (BE)	Business employment uses
East	Future Urban Development Zone (FD)	Former landscaping supply business
South	Business Employment Zone (BE)	Vacant
West	Business Employment Zone (BE)	Used vehicle sales



Photo of site, looking east from 50 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a change consistent with the approved Southeast District Plan and completes anticipated development for the area. The basic approach included:

Mailed Notice, November 24, 2025

- Notification radius: 60 metres
- Recipients: 42
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

Notified Community Organizations

- N/A

Application Analysis



Site analysis context

Southeast District Plan & District Policy

The Southeast District Plan designates the site as 'Commercial/Industrial Employment'. District Policy 2.5.3.3 supports light industrial and commercial businesses with a higher standard of design along arterial roadways, which aligns well with the purpose of the proposed BE Zone.

Land Use Compatibility

The existing FD zone allows for agricultural and rural uses as well as limited, temporary development of community, commercial and outdoor storage uses. The FD zone is generally intended as an interim zone until the lands are required for future development as contemplated by a statutory plan.

In comparison, the proposed BE Zone allows for a variety of light industrial and small commercial businesses. The BE zone requires development with a higher standard of design, which carries out their operations in a manner where no nuisance is created outside an enclosed building.

The BE zone is compatible with and complementary to the surrounding light industrial and business employment uses. The BE zone is intended to be used along arterial and collector roads and also serves as a logical transition to buffer the more intensive medium industrial activity located to the east of the site.

Mobility

Vehicular access to the site may be limited to 72 Avenue NW as 50 Street NW is planned to be a six lane arterial roadway. Site access management and road right-of-way dedication may be required and will be reviewed as development progresses. Upon development, the owner may also be required to construct the missing sidewalk along 72 Avenue NW adjacent to the site to connect to the shared pathway along the east side of 50 Street NW.

ETS operates crosstown and school special bus service on 50 Street NW and the site is roughly a 50 metre walking distance to nearby bus stops. A mass transit bus route is anticipated to operate on 50 Street NW in the future mass transit network associated with the 1.25 million population scenario of The City Plan. This route is likely to be similar to existing crosstown service on the corridor, but with increased frequencies.

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 will be reviewed at the Development Permit stage.

Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would 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: Dan Boric

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination