

Planning Report

Queen Alexandra, Strathcona, Strathcona Junction

papastew

Edmonton

Land generally bound by Gateway Boulevard NW, 105 Street NW, 81 Avenue NW, and 83 Avenue NW

Position of Administration: Support



Summary

Bylaw 21483 proposes a rezoning from a Direct Control Zone (DC.21390) to a new Direct Control Zone (DC) to allow for the adaptive reuse of a former department store. The proposed DC Zone would exempt the site from the floor area and public space maximums that apply to uses in the broader DC Zone, allow one additional fascia sign and one additional projecting sign along each frontage, and allow for a rooftop public space or amenity area where compatible with the uses on the site. 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.

Administration supports this application because it:

- Encourages the adaptive reuse of a building in the Provincial Historic Area in alignment with The City Plan, and Scona District Plan.

Application Details

This application was submitted by Leder Investments. The proposed Direct Control Zone (DC) makes the following key changes in the sub area:

- Removes floor area and public space maximums.
- Allows for additional signage along roadways.
- Allows for a rooftop public space or amenity area.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Direct Control Zone (DC.21390)	One storey commercial building (Former Army and Navy)
North	Direct Control Zone (DC.21390)	One to two storey commercial buildings
East	Direct Control Zone (DC.21390)	Two storey commercial building
South	Direct Control Zone (DC.21390)	One storey commercial building Surface parking lot
West	Direct Control Zone (DC.21390)	Alley One storey commercial building



View of the site looking Southwest from 82 Avenue NW.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application allows for the adaptive reuse of an existing building, or redevelopment following the broader heritage Direct Control Zone. The basic approach included:

Mailed Notice, Feb 3, 2026

- Notification radius: 60.0 metres
- Recipients: 1000
- Responses: 1
 - In support: 0
 - In opposition: 0
 - Questions only: 1
 - Q: Who will be the future tenant(s) in the building?
 - A: This information is not available at the rezoning stage; however, the applicant's information was provided to the inquirer as they may have additional information.

Site Signage, Mar 20, 2026

- One rezoning information sign was placed on the property so as to be visible from 82 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

Notified Community Organizations

- Strathcona Community League
- Queen Alexandra Community League
- Old Strathcona Business Association
- Central Area Council of Community Leagues

Application Analysis

The City Plan

Avoiding waste at the source, improving diversion rates, and the reuse and recovery of resources is a direction from The City Plan (1.4.1.4). The adaptive reuse of an existing building rather than demolition/new construction achieves this direction.

District Plans

This application aligns with the Scona District Plan and District Policy.

The former Army and Navy building and broader DC Zone are within the Whyte Avenue Primary Corridor, which is characterized as a dense and vibrant urban area along a prominent urban street. The area features diverse travel modes, businesses, and attracts residents from across Edmonton.

The former Army and Navy building and broader DC Zone are also within the Old Strathcona Provincial Historic Area, and the Heritage Character subarea within the Whyte Avenue Commercial Area. The Heritage Character subarea focuses on the preservation of existing and future historic resources and accommodating development which architecturally complements the area's history and heritage.

The proposed DC Zone allows for the adaptive reuse of a building, which is encouraged under District Policy 2.2.1.7. If the building is demolished in the future, redevelopment must be in alignment with the broader DC Zone, ensuring that it complements the heritage characteristics in the area.

Land Use Compatibility



Site analysis context

The site is approximately 1,354 square metres in area and surrounded by public roadways on three sides (82 Avenue NW, and two alleys). The existing building is the former Army and Navy Department Store, which is a one storey commercial building with a basement.

The proposed rezoning would create a new sub-area within the existing Historic Commercial DC Zone to allow for site specific regulation of the site. The sub-area:

- Exempts the site from the floor area and public space maximums that apply to uses in the broader DC Zone.
- Allows a business with frontage along Whyte Avenue NW and 104 Street NW to have one fascia sign and one projecting sign along each frontage.
- Allows for a rooftop public space or amenity area where compatible with the uses on the site, or abutting the site.

Changes to the exterior of the building must be in general conformance with the building elevations in the proposed DC Zone (as shown below):



North Building Elevation



East Building Elevation

The elevations align with the broader DC Zone which emphasizes and retains the original historic, architectural and urban design characteristics of the area. This application allows for flexibility within the building, while ensuring that the exterior is compatible with the surrounding heritage area.

If the building is demolished in the future, development must be in accordance with the broader DC Zone. The proposed DC Zone sub-area is available as an appendix to this report.

Heritage

The former Army and Navy building is not on the Inventory or Registry of Historic Resources, but it is a notable building. It was constructed and opened in 1950, operating for 70 years before closing in 2020. The storefront maintains many original features, including the signage, brickwork, and front window displays.

The building is situated within the Old Strathcona Provincial Historic Area, adjacent to several designated historic resources. The existing Strathcona Historical Commercial DC zone includes specific regulations designed to ensure that development remains compatible with the surrounding heritage resources.

Mobility

The rezoning site is served by multiple transportation modes and is not expected to have a significant impact on the transportation network. 83 Avenue is a district connector bike route and 104 Street (north of 80 Avenue) is a neighbourhood bike route.

ETS currently operates frequent bus service nearby on 82 Avenue NW with local bus service also available on 104 Street NW. The B1 (Eaux Claires to Century Park) and B2 (West Edmonton Mall to Bonnie Doon) mass transit bus routes are anticipated to operate nearby on 82 Avenue NW and 104 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan. Design of 82 Avenue NW is still to be determined, but infrastructure required to accommodate BRT routes on these corridors is anticipated to include improved sidewalks, rebuilt bus stops and a dedicated lane for transit.

Open Space

The location offers opportunities to integrate with the public realm, including the 104 Street urban greenway and alleyway activation under the Old Strathcona Public Realm Strategy, similar to the Spur Line Alley across 82 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.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing and flow rates. 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.

Appendices

1. Proposed DC Zone Sub Area and Appendices

Written By: Saffron Newton

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

17. Sub Area 8 – A&N Exchange

17.1. Purpose

- 17.1.1. To allow for the adaptive reuse of a former department store.

17.2. Area of Application

- 17.2.1. This Sub Area applies to Plan I, Block 62, Lots 5-8, located south of 82 Avenue NW and west of 104 Street NW as shown in Schedule “A” of the Bylaw adopting this Zone, Queen Alexandra.

17.3. Additional Regulations for Specific Uses

- 17.3.1. Despite Section 5.4.5.2 of this Zone, one individual business on Site may have two Fascia Signs in the form of Identification Signs provided that:
 - 17.3.1.1. One Facia Sign is located above the existing building access on 104 Street NW; and
 - 17.3.1.2. The business premises within the building has frontage along 82 Avenue NW and 104 Street NW.
- 17.3.2. Despite Section 5.4.6.2 of this Zone, one individual business on Site may have two Projecting Signs in the form of Identification Signs provided that:
 - 17.3.2.1. One Projecting Sign is located above the existing building access on 104 Street NW; and
 - 17.3.2.2. The business premises within the building has frontage along 82 Avenue NW and 104 Street NW.
- 17.3.3. Despite Section 5.6 and 5.6.1 of this Zone, there are no Floor Area or Public Space maximums for Uses in this Sub-Area.

17.4. Site and Building Regulations

- 17.4.1. Development must be in general conformance with the appendices attached to this Sub Area.
- 17.4.2. Unless specifically excluded or modified in this Sub Area, all Uses and regulations in Sections 4 through 9 of this Zone apply to this Sub Area.
- 17.4.3. If exterior Public Space or Amenity Area is provided within the rooftop

area the Uses must be compatible with other Uses located on or Abutting the Site, having regard for:

- 17.4.3.1. the siting of the exterior Amenity Area or Public Space;
 - 17.4.3.2. the location, size and height of associated temporary structures, including Signs;
 - 17.4.3.3. the location and use of outdoor speakers and amplification systems;
 - 17.4.3.4. screening and buffering; and
 - 17.4.3.5. hours of operation.
- 17.4.4. If the building existing as of April 27, 2026 is demolished or destroyed, redevelopment must be in accordance with Sections 4-9 of this Zone, not this Sub Area and Sub Area appendices, to the satisfaction of the Development Planner in consultation with the City department responsible for heritage preservation.

Appendix 1: North Building Elevation



Appendix 2: East Building Elevation

