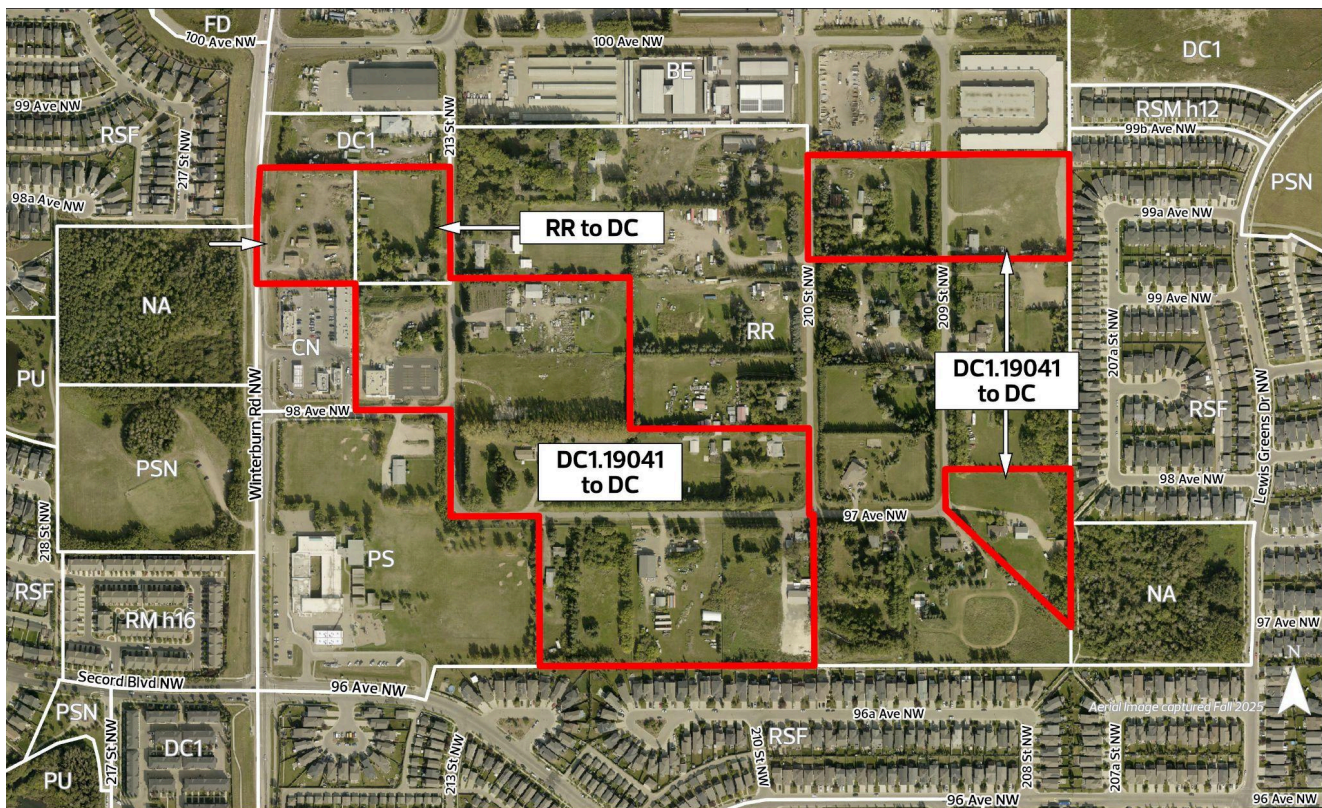


South of 100 Avenue NW and east of Winterburn Road NW and 9828 - 213 Street NW

Position of Administration: Support



Summary

Bylaw 21459 proposes to rezone and replace a Direct Control Zone (DC1.19041) with a new Direct Control Zone (DC). The application would also rezone a Rural Residential Zone (RR) property to the new DC Zone. The proposed DC would allow for equivalent commercial, business, and light industrial uses under the current DC1.19041. The application retains regulations from the current DC1 that reduce land use conflicts with adjacent neighbourhoods and regulations that ensure construction of utility and roadway infrastructure required to service development. Language, Uses and regulations within the DC have been updated to align with the new Zoning Bylaw 20001.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, and information on the City's webpage. Administration received no responses at

the time of writing this report. The applicant did receive two responses to pre-application notification with questions only.

Administration supports this application because it:

- Will allow for the continued development of the business employment neighbourhood.
- Is compatible with existing and surrounding uses.
- Aligns with the Lewis Farms Employment Neighbourhood Structure Plan.

Application Details

This application was submitted by Collaborative Futures on behalf of MYA Enterprises.

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

Area A

- Light industrial and small commercial businesses with enhanced sensitivity to adjacent residential neighbourhoods
- A maximum height of 12.0-14.0 m (approximately 3 storeys)
- A maximum floor area ratio of 1.2

Area B

- Light industrial and small commercial businesses, not immediately adjacent to adjacent residential neighbourhoods
- A maximum height of 16.0 m (approximately 4 storeys)
- A maximum floor area ratio of 1.6

Area C

- Small scale commercial centres and limited Residential Uses
- A maximum height of height 12.0 m (approximately 3 storeys)
- A maximum floor area ratio of 2.0

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Rural Residential (RR)	Rural Residential
North	Direct Control DC1.19798	Rural Residential
East	Rural Residential (RR)	Construction Services
South	Direct Control DC1.19041 (Area B)	Rural Residential

West	Direct Control DC1.19041 (Area C)	Strip Mall Gas Station
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View of site from 213 Street NW looking west

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application aligns with statutory planning for the area and raised little response to pre-application and advance notifications. A second pre-application notification was sent after the area of application was expanded to the entire existing DC1 area.

Pre-Application Notice (from applicant), June 5, 2025

- Notification radius: 60 metres
- Number of recipients: 45
- Number of responses (as reported by the applicant): 1
 - 1 with questions only.

2nd Pre-Application Notice (from applicant), March 16, 2026

- Notification radius: 60 metres (from the entire existing DC1 area)
- Number of recipients: 304
- Number of responses (as reported by the applicant): 8
 - 4 in opposition.
 - 2 Neutral or with questions only.
 - 2 in support.

Mailed Notice, August 26, 2025

- Notification radius: 60 metres
- Recipients: 44

Webpage

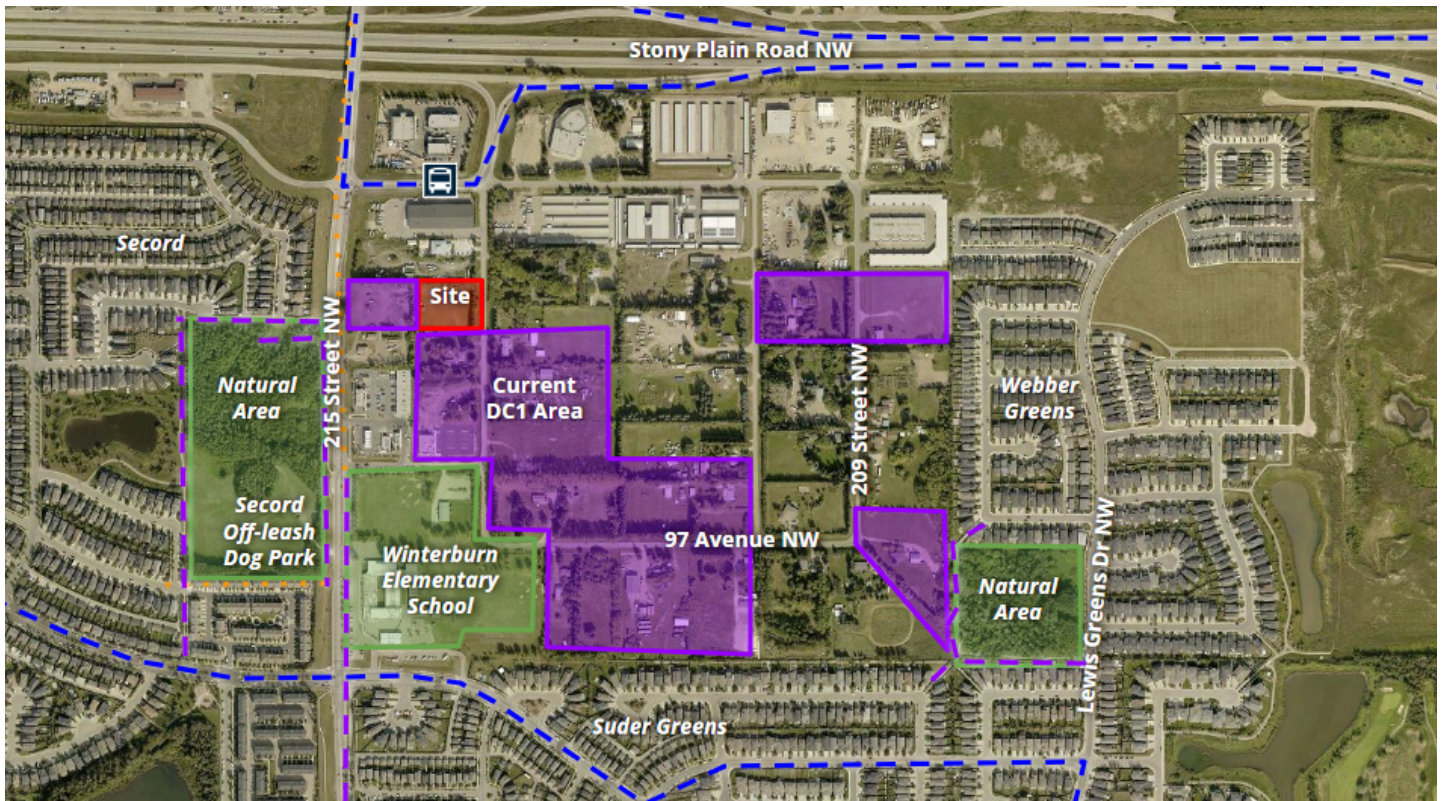
- edmonton.ca/rezoningapplications

Notified Community Organizations

- Lewis Farms Estate Community League

Application Analysis

The neighbourhood is developed with single detached housing, a variety of light industrial uses, vehicle and outdoor storage, self storage, and commercial uses along 215 Street NW. In addition, the Winterburn Elementary School and natural areas are adjacent to this area. The Lewis Farms Business Employment neighbourhood is bordered by three residential neighbourhoods Secord to the west, Suder Greens to the south, and Webber Greens to the east.



Site context map

Neighbourhood Structure Plan

The Lewis Farm Business Employment Neighbourhood Structure Plan (NSP) guides development and designates the site for Business Employment and Potential Private Recreation or Business

Employment land uses. The plan directs these land uses with regulations for properties adjacent to existing rural residential, residential neighbourhoods and natural areas.

The Plan's policies require a DC Zone to minimize land use conflicts between uses, address unique site characteristics and ongoing operation requirements for development in the area. In addition the plan limits new residential uses above commercial development adjacent to 215 Street NW.

This application aligns with the Lewis Farm Business Employment NSP policies by allowing for light industrial, business, and commercial uses. The proposed DC maintains regulations designed to mitigate land use conflicts, which are achieved by requiring greater setbacks, and reduced development intensity adjacent to existing rural residential, residential neighbourhoods and the natural area. The proposed DC continues to uphold the specific regulations that address unique site characteristics and to construct utility and roadway infrastructure required to service development.

Land Use Compatibility

The proposed rezoning will amend existing DC Zoned lands to align with the new Zoning Bylaw 20001, and the DC writing standards. These changes include updates to the structure of the DC, terminology, and removal of redundant regulations that are now found in the new Zoning Bylaw.

Furthermore, the proposed amendment would rezone an additional 1.0 ha site from the Rural Residential Zone (RR) to DC Zone located at 9828 - 213 Street NW (labelled as site in the site context map above).

The proposed DC Zone maintains the vast majority of the regulations and uses in the existing DC1.19041, allowing for light industrial and a variety of small commercial businesses. It also includes regulations to mitigate impacts of development on existing rural residential, residential neighbourhoods and natural areas.

The DC would require new developments to construct improvements, such as upgrades to roads and drainage infrastructure, necessary to serve the development at the development permitting stage. There are also site specific requirements to ensure that all necessary technical reporting is submitted when development is proposed.

There have been some minor changes to the development regulations to bring the zones more closely in line with the standard Business Employment Zone (BE) and Neighbourhood Commercial (CN) Zones. These changes however do not compromise the goal of ensuring compatibility with neighbouring properties.

The most significant changes to the proposed DC Zone removes redundant regulations found in the Zoning Bylaw, and changes in Area B. Area B will have an increase in maximum permitted height from 14 meters to 16 meters and a slight increase in maximum floor area ratio (FAR) from 1.2 to 1.6. The Crematorium use is also removed as a permitted use from Area "A" and Area "B" as it does not align with Zoning Bylaw regulations that require a minimum 300 metre setback distance from existing residential, child care service and school uses.

A summary of notable changes is included as Appendix 1: DC Summary of Changes and a general comparison is provided for each area in the tables below.

	DC1.19041 (Area A) Current	DC (Area A) Proposed
Typical Uses	Limited industrial and a variety of small commercial businesses Uses	Limited industrial and a variety of small commercial businesses Uses
Maximum Height	12.0 - 14.0 m	12.0 - 14.0 m
Maximum Floor Area Ratio	1.2	1.2
Minimum Setback (Abutting a street)	3.0 m	3.0 m
Minimum Setback (Abutting Residential or Natural Areas)	6.0 m	6.0 m
Minimum Setback (Abutting Residential or Natural Areas in adjacent residential nbhds)	10.0 m	10.0 m

	DC1.19041 (Area B) Current	DC (Area B) Proposed
Typical Uses	Light industrial and a variety of small commercial businesses	Light industrial and a variety of small commercial businesses
Maximum Height	14.0 m	16.0 m
Maximum Floor Area Ratio	1.2	1.6
Minimum Setback (Abutting a street)	3.0 m	3.0 m
Minimum Setback (Abutting Residential)	6.0 m	6.0 m

	DC1.19041 (Area C) Current	DC (Area C) Proposed
Typical Uses	Small scale activity centres for commercial businesses, services, social gathering and limited Residential Uses	Small scale activity centres for commercial businesses, services, social gathering and limited Residential Uses
Maximum Height	12.0 m	12.0 m
Maximum Floor Area Ratio	1.5 - 2.0	1.5 - 2.0
Minimum Setback (Abutting a street)	3.0 m	3.0 m
Minimum Setback (Abutting Residential)	3.0 m	3.0 m
Residential	Above-grade	Above-grade

Mobility

Local roads in Lewis Farms Business Employment Neighborhood are over 70 years old and require upgrades to support new development in accordance with the NSP and DC. Requirements include a hybrid cross-section with a sidewalk on at least one side and full underground and above ground servicing. DC Regulation 15.1.1 specifies the locations and requirements for local roadway upgrades.

As a condition of the future Subdivision or Development Permit applications, the owner is responsible for proportionate Lewis Farm ARA fees for arterial construction within the catchment area. Winterburn Road currently features a district bike connector from 98 Avenue to Suder Greens Drive, with a future extension planned north to Stony Plain Road. ETS operates bus service (local route 921) near the site on 100 Avenue. Additional bus service is available nearby on 96 Avenue and Winterburn Road.

Utilities

The proposed rezoning area conforms to the Lewis Farms Commercial Storm and Sanitary Servicing Study, which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available by connection to the existing sewer stubs within Webber Greens and Stewart Greens neighbourhood. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

Appendices

1. DC Zone Changes Summary

Written By: Evan Wong

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

DC Zones Changes Summary – Bylaw 21459

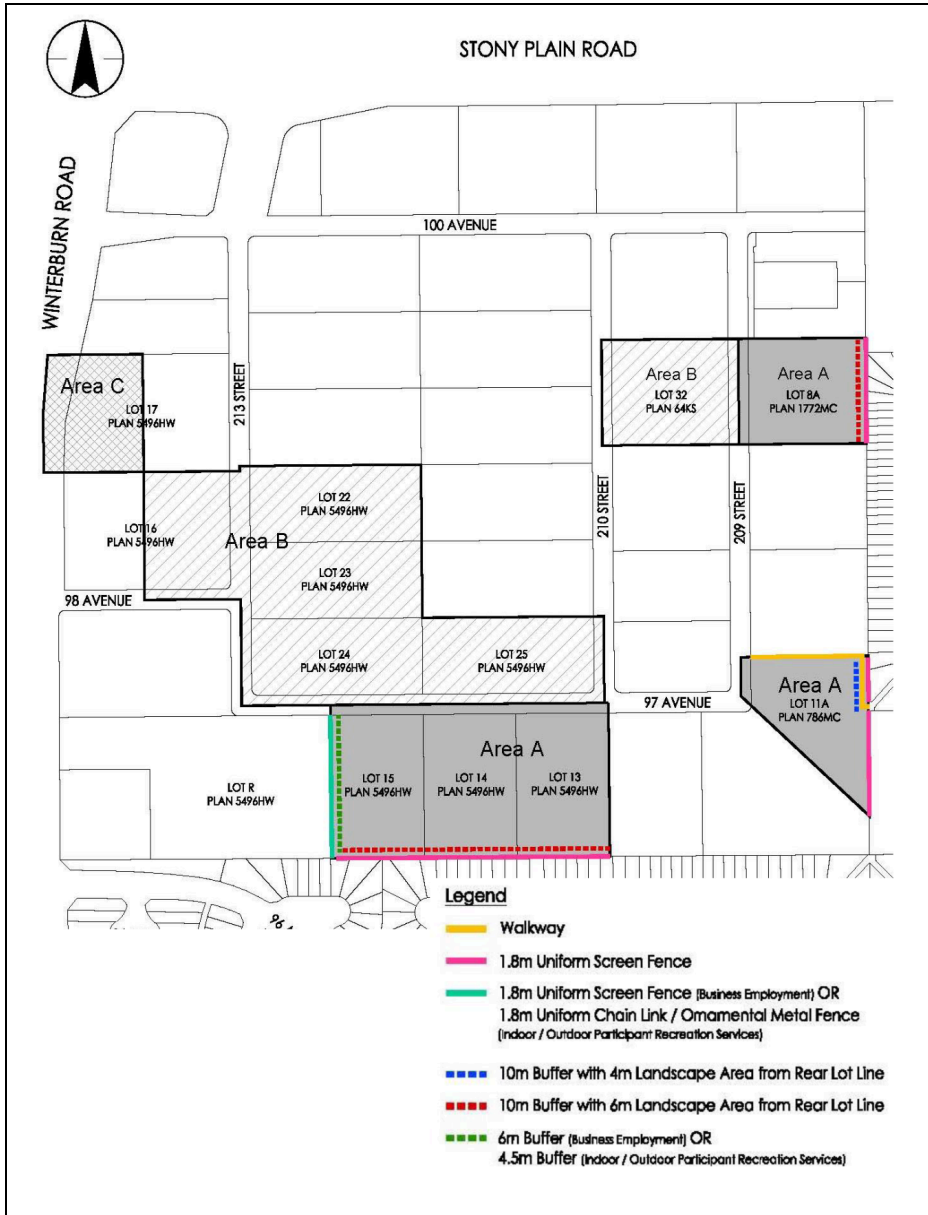
Applications that propose changes to an approved Direct Control (DC) Zone typically include a Change Tracking document to easily identify adjustments between the current and proposed DC Zones and appended to the Council Report.

The current DC Zone was approved in 2020, and since then, Zoning Bylaw 20001 was adopted in 2024 and substantially changed the language and writing standards for new DC zones making the inclusion of a traditional Change Tracking document impractical. In place of this, a detailed summary is provided below which highlights key regulatory adjustments, additions and removals. Also, a comparison of the proposed and current DC appendix maps is provided.

Adjustments	Additions	Removals
<ul style="list-style-type: none">● Increase in the maximum height permitted in Area “B” from 14.0 m to 16.0 m in alignment with the equivalent Business Employment Zone (BE) Zone.● Administrative changes to the Direct Control Zone text; improving regulation clarity.● Administrative changes to the Direct Control Zone text; requiring uses, definitions and references to align with the new Zoning Bylaw 20001.	<ul style="list-style-type: none">● Addition of one property to the DC (Area B).	<ul style="list-style-type: none">● Removal of the Crematorium Use in line with Subsection 6.50 of Zoning Bylaw 20001.● Removal of redundant regulations covered in the Zoning Bylaw and regulations that are no longer necessary.

DC Appendix Map Comparison

Current



Proposed

