

10503 - 129 Street NW Position of Administration: Support



Summary

Charter Bylaw 20809 proposes a rezoning from the Small Scale Residential Zone (RS) to the Small-medium Scale Transition Residential Zone (RSM h12.0) to allow for a range of small to medium scale residential development up 12.0 metres in height (approx. 3 storeys).

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Four people were heard from, all in opposition. Most concerns were related to increased height creating privacy and shadow issues, and a desire for new buildings to reflect the vibrancy, family oriented and historical nature of the area.

Administration supports this application because it:

- Aligns with The City Plan by facilitating intensification within the Stony Plain Road primary corridor and supporting mass transit investment (Valley Line - West LRT).
- Is compatible in scale with the existing surrounding development, and would diversify housing types in the Westmount neighbourhood.

Application Details

This application was submitted by Rajesh Shah. The proposed Small-medium Scale Transition Residential Zone (RSM h12.0) would allow for small scale residential development with the following key characteristics:

- A maximum height of 12.0 metres (approx. 3 storeys).
- A maximum site coverage of 60%.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single detached housing
North	Small Scale Residential Zone (RS)	Single detached housing
East	Medium Scale Residential Zone (RM h23.0)	Vacant land
South	Small Scale Residential Zone (RS)	Single detached housing
West	Small Scale Residential Zone (RS)	Single detached housing



View of the site looking northeast from 129 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 standard residential zone, and few responses were received to the mailed notice. The basic approach included:

Mailed Notice, February 27, 2024

- Notification radius: 60 metres
- Recipients: 27
- Responses: 4
 - In support: 0
 - In opposition: 4
 - Mixed/Questions only: 0

Site Signage, March 14, 2024

- One rezoning information sign was placed on the property so as to be visible from 129 Street NW and Stony Plain Road NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Westmount Community League

Common comments heard:

- Maintain the existing height/massing. Additional height/massing will have privacy and shadow impacts.
- The design of future buildings should factor in the vibrancy, family oriented nature, and historical nature of the area.
- There will be a reduction of greenspace, and biodiversity.
- Preserving the existing building on site has heritage, and climate change mitigation value.
- This rezoning contributes to gentrification in the area, and speculative rezoning increases land value. New units will not be affordable.
- If units are sold, the elevated land value does not benefit the community. If units are rented, renters seldom contribute to the betterment and diversity of the community and this is a disproportionate burden to current residents.
- Other rezonings in the area have occurred (10504 - 127 St and 10504 - 128 St), and collectively will place additional strain on existing infrastructure, increased population density, roadway and alleyway usage, and construction activity.

Application Analysis

The City Plan

In The City Plan, the site is within the Stony Plain Road primary corridor, and Stony Plain Road NW is identified as a city-wide mass transit route (future valley-line west LRT). Primary corridors are envisioned to be prominent urban streets designed for living, working, and moving. Primary corridors include a wide range of activities supported by mixed-use development and mass transit. The envisioned scale for primary corridors is mostly mid-rise with some high-rise development; however, the 741 square metre site size is appropriate for the smaller scale possible in the RSM h12.0 Zone. The proposed rezoning meets the goals of a “community of communities” (50% of trips made by transit and active transportation), and a “rebuildable city” (50% of new units added through infill city-wide, and 600k additional residents welcomed to the redeveloping area).

Heritage

The existing building on site is on the Inventory of Historic Resources in Edmonton. Built in 1923, the Foote Residence is a rare example of a brick Craftsman home in the Westmount neighbourhood. Although the Foote Residence is identified as a building that merits conservation, it is not formally protected. Information about registering the building, as well as, funding available was shared with the applicant. The applicant does not plan to retain the Foote Residence when the site is redeveloped.

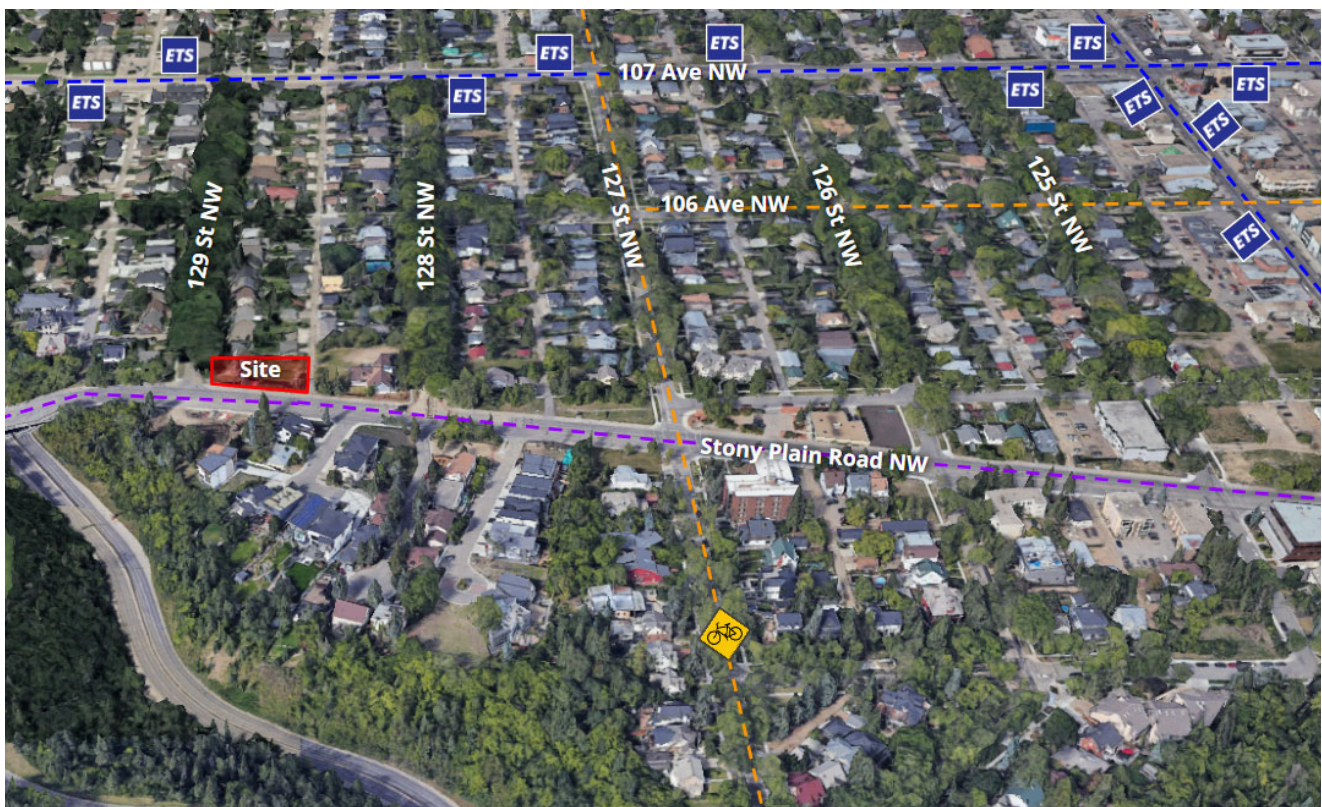
Draft District Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

The site is within the draft Central District Plan boundary. *Map 7: Node and Corridor Boundaries* identifies that the site is within the Stony Plain Road primary corridor. The draft District Policy supports low-rise and mid-rise development throughout primary corridors (2.5.6.1). Although the proposed RSM h12.0 Zone could be considered an underdevelopment relative to the scale permitted throughout primary corridors, the RSM h12.0 Zone is appropriate due to the site size (741 square metres). In addition, not all properties within a given corridor will redevelop to the full scale envisioned in The City Plan/draft District Plans.

The draft District Policy encourages properties on the Inventory of Historic Resources in Edmonton to become Designated Municipal Historic Resources (2.3.2.2); however, the applicant is not obligated to designate the building.

Land Use Compatibility



Site analysis context

The proposed RSM h12.0 Zone would allow for small to medium scale multi-unit residential development up to 12.0 metres in height. The proposed zone allows for 1.5 metres of additional height, and 15% additional site coverage than the current RS Zone. The minimum setback from 129 St NW and the rear alley are reduced in the proposed zone (setback from 129 St NW reduced from 4.5 m to 3.0 m, and rear setback reduced from 10.0 m to 5.5 m). The minimum

interior setback (north) and minimum setback from Stony Plain Road NW are identical in the current and proposed zones (1.5 m and 2.0 m, respectively).

The proposed zone would allow for a gentle increase in density, and is compatible with the existing surrounding zoning. Public roadways to the east, west, and south side provide additional separation between the site and surrounding sites. A minimum setback of 1.5 metres will be provided between a new building on site, and the shared property line with the abutting site to the north which is most directly impacted by the proposed rezoning.

In the proposed RSM h12.0 Zone, new single detached, semi-detached, and duplex housing is not permitted as the RSM h12.0 Zone encourages denser forms of residential development (e.g. multi-unit housing and row housing).

Although the current and proposed zone include commercial uses, commercial uses are not possible at this location due to locational requirements in the RS and RSM h12.0 Zones. For commercial uses to be permitted, the site would have to abut a site in a non-residential zone that permits commercial uses: the site currently abuts a residential zone.

A table comparing key differences between the current and proposed zone is provided below:

	RS Zone Current	RSM h12.0 Zone Proposed
Typical Uses	Residential	Residential (excluding single detached, semi-detached, and duplex housing)
Commercial Uses	Not permitted	
Maximum Height	10.5 m	12.0 m
Maximum Site Coverage	45%	60%
Minimum Front Setback (129 St NW)	4.5 m	3.0 m
Minimum Interior Side Setback (north)	1.2 m or 1.5 m (if multi-unit housing faces an interior or flanking side lot line)	

Minimum Flanking Side Setback (Stony Plain Road NW)	1.2 m or 2.0 m (if a main entrance of a principal dwelling faces the flanking side lot line)	2.0 m
Minimum Rear Setback (Alley)	10.0 m	5.5 m
Maximum Number of Dwellings	Nine	No maximum
Rear Attached Garages	Not permitted	Permitted

Mobility

For the proposed rezoning vehicle access will be restricted to the abutting alley east of the site. Upon redevelopment, the owner will be required to upgrade the alley. The requirements for the alley upgrade will be further reviewed at the Development Permit stage.

Construction of the Valley Line West LRT is underway. With the construction of the LRT, access to Stony Plain Road will be restricted to right-in/right-out at the abutting alley and 129 Street.

Frequent Transit service is along 107 Avenue with stops approximately 400 metres from the property. The future Glenora LRT Stop is less than a 500 metre walk from the rezoning area.

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.

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.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that upgrades to municipal fire protection infrastructure are not required. This could potentially be re-evaluated at the development permit stage. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

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