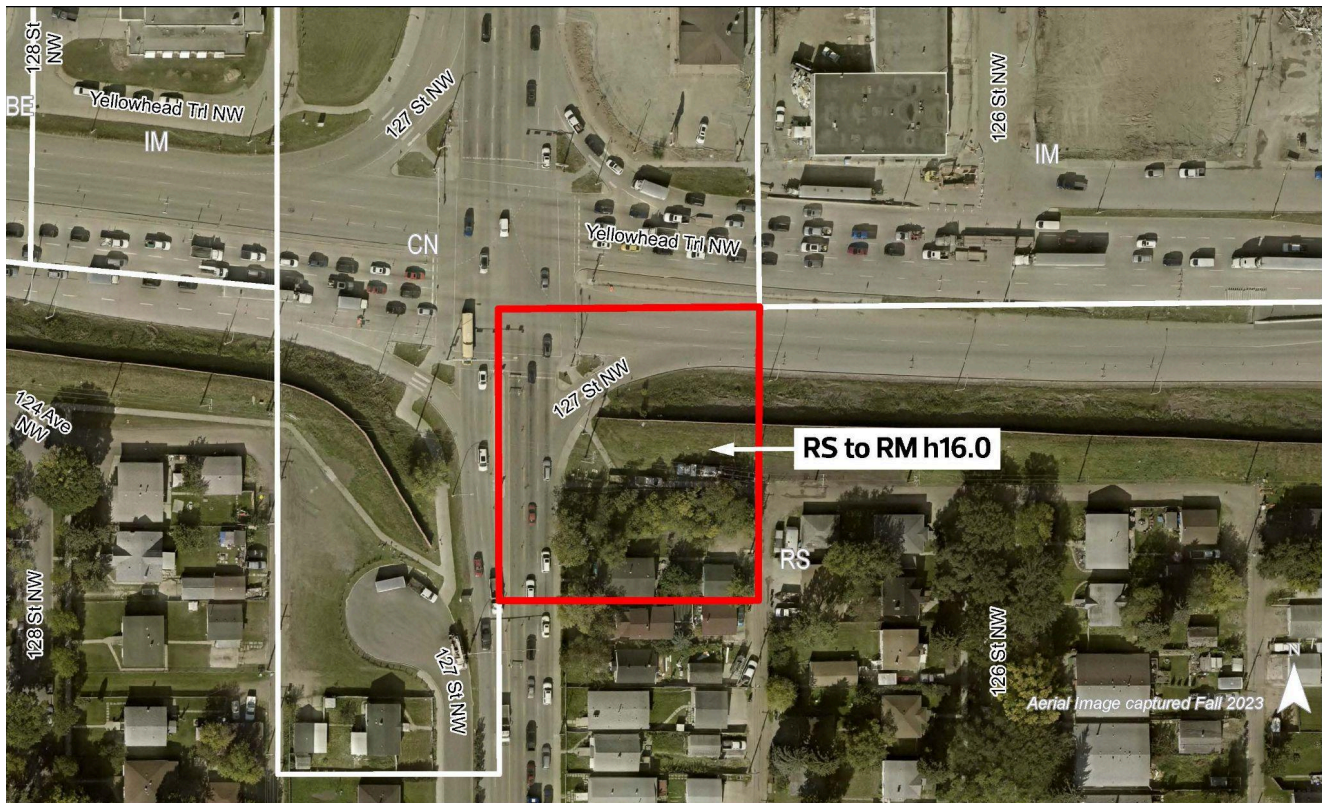


12425 & 12431 - 127 Street NW Position of Administration: Support



Summary

Bylaw 20987 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h16.0) to allow medium scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. One household was heard from and is in opposition. Most concerns were related to the impacts of the condition of the site, and the current and future construction that is impacting the well being of residents.

Administration supports this application because it:

- Contributes to The City Plan Big City Move to be a rebuildable city by adding new infill units.

- Aligns with the District Policy and the Central District Plan to support intensification along a Secondary Corridor.
- Is compatible with surrounding land uses.

Application Details

This application was submitted by EINS Development Consulting Ltd. on behalf of Patricia Elliot.

The proposed Medium Scale Residential Zone (RM h16.0) would allow development with the following key characteristics:

- Residential development to a maximum height of 16.0 m.
- A maximum floor area ratio of 2.3 with opportunity for bonus FAR.
- A minimum density of 45 dwellings /ha.

Site and Surrounding Area

The proposed rezoning is a corner site that consists of two lots totalling 847.5 m² and is located at the southeast intersection of Yellowhead Trail and 127 Street NW.

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single detached housing
North	Neighbourhood Commercial Zone (CN)	Yellowhead Trail & undeveloped commercial lot
East	Small Scale Residential Zone (RS)	Single detached housing across alley
South	Small Scale Residential Zone (RS)	Single detached housing
West	Neighbourhood Commercial Zone (CN)	Road right-of-way, 127 Street turnaround



View of the site from the alley, looking west (Google Earth)



View of the interface between the site and Yellowhead Trail, from the alley, looking west (Google Earth)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because a standard zone is requested, the proposal complies with city policy, and there was minimal response to the mailed notice. The basic approach included:

Mailed Notice, August 27, 2024

- Notification radius: 61 metres, including lots to the west boundary of 125 Street, to the north boundary of 123 Avenue, and to the north of 12302 - 127 Street NW.
- Recipients: 73
- Responses: 2
 - Both in opposition and with questions

Site Signage, Sept. 3, 2024

- One rezoning information sign was placed on the property so as to be visible from 127 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Prince Charles Community League
- Sherbrooke Community League

Common comments heard (number of similar comments in brackets beside comments below):

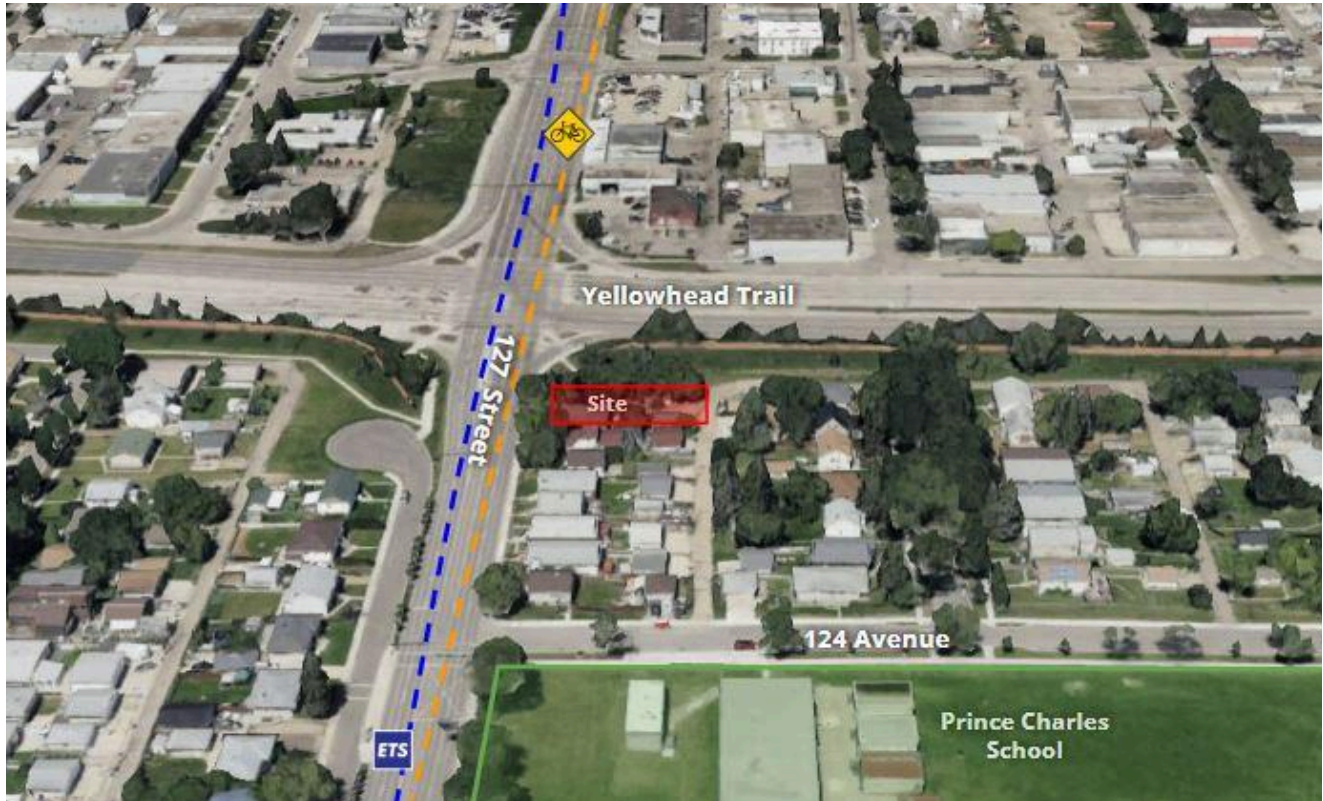
- The building on the site is in poor condition and attracts derelict activities to the site and surrounding neighbourhood creating safety concerns. (2)
- The current and future construction activity is/will be impacting the wellbeing of residents. (2)
- Will result in parking concerns and impacts to the alley. (2)
- Lack of lighting in the alley. (2)

In response to concerns, citizens were provided/advised the following:

- A weblink to the Yellowhead Trail project as this construction is a separate matter from the proposed rezoning.
- The Good Neighbour Guide for information that may be useful during the infill construction stage of the subject site.
- The weblink to Problem Properties in Edmonton which defines and provides information on how to deal with problem properties.
- The applicant's contact information so they can be kept abreast of the timelines and the future development of the site, as well as share their concerns regarding the condition of the site.

- Given Council's approval of Open Option Parking in June 2020, parking is no longer regulated by the City. It is left up to the developer to determine at the development permit stage the amount of parking, if any, that will be provided.
- Any necessary improvements to the alley will be reviewed / determined at the development permit stage.

Application Analysis



Site analysis context

The City Plan

The proposed rezoning contributes to the Big City Moves to create a rebuildable City by providing the opportunity for more new infill units.

Central District Plan

The site is identified as Urban Mix in the Central District Plan on Map 4: Land Use Concept to 1.25 Million, and is located within the 127 Street Secondary Corridor.

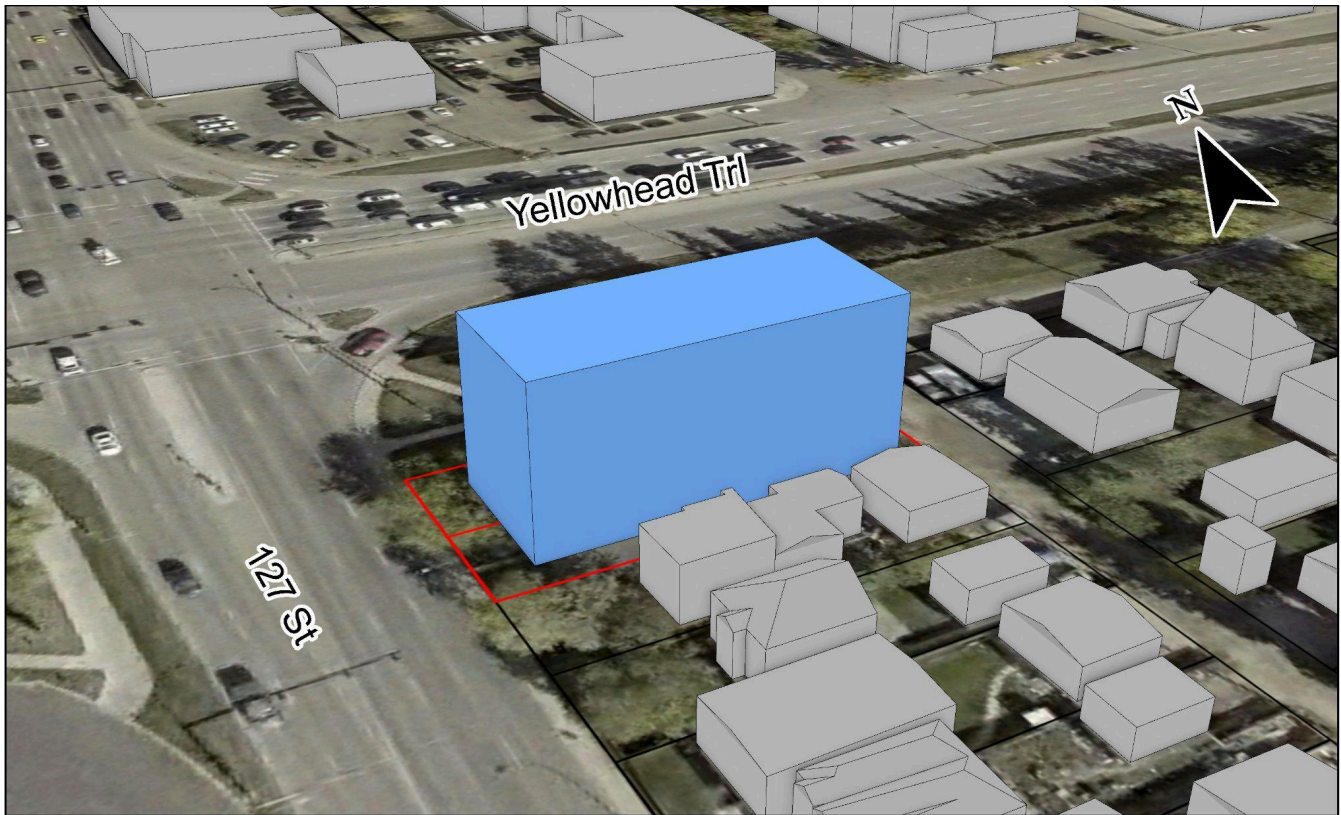
Secondary corridors are areas along prominent residential and commercial streets that serve as a local destination for surrounding neighbourhoods. They connect to nodes, feature diverse travel modes and may evolve as more commercial or residential over time.

The proposed rezoning aligns with district policy 2.4.7.1 - Support Low Rise development throughout Secondary Corridors. Low rise development is considered to be buildings four storeys in height.

Land Use Compatibility

The proposed rezoning is compatible with surrounding land uses. A residential development to the maximum height of 16.0 m under the proposed RM h16.0 Zone would require a minimum 3.0 m setback abutting the RS zoned property to the south, which has a maximum height of 10.5 m. This is a 1.5 m increase from the setback requirement of the RS Zone. The building could be longer under the RM h16.0 Zone given the minimum alley setback is 7.0 m less than the RS Zone.

	RS Zone Current	RM h16.0 Zone Proposed
Typical Uses	Residential	Residential
Maximum Height	10.5 m	16.0 m
Maximum Site Coverage	45%, with opportunity for +2%	N/A
Maximum Floor Area Ratio	N/A	2.3, with opportunity for 1.4 bonus FAR
Minimum Setbacks	4.5 m (Front - 127 Street) 1.2 - 1.5 m (Interior, abutting RS) 1.2 - 2.0 m (Flanking, Yellowhead Trail) 10.0 m (Rear - Alley)	4.5 m (Non-treed boulevard) 3.0 m (abutting RS) 3.0 m (Yellowhead Trail) 3.0 m (Alley)



3D Model

Mobility

Vehicular access to the site must be from the abutting alley. Upon redevelopment of the site, alley upgrades may be required. This will be reviewed further at the development permit stage.

ETS operates rapid, crosstown and local bus routes near the rezoning site on 127 Street. The site is roughly 100m walking distance to the nearest bus stop on 127 Street.

Utilities

A sanitary service connection is available to the site. No storm service currently exists to the site. Either Low Impact Development (LID) must be utilized with the proposed development, or a storm service with onsite stormwater management will be required.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to address this deficiency; however, an Infill Fire Protection Assessment (IFPA) may potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met. An IFPA has been requested and the results will inform what upgrades or conditions will be required 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.

Written By: Cyndie Prpich

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination