

12208 - 132 Avenue NW

Position of Administration: Support



Summary

Bylaw 21073 proposes a rezoning from the Small Scale Residential Zone (RS) to the Small-Medium Scale Transition Residential Zone (RSM h12.0) to allow for small scale residential development up to 3 storeys.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from 17 people, with the majority in opposition to the proposed rezoning. Most concerns were related to parking congestion, privacy, traffic, and the building being too tall and out of character for the area.

Administration supports this application because it:

- Conforms with the Northwest District Plan that supports additional scale and density in this location

- Is compatible with surrounding land uses
- Provides additional housing units while ensuring an appropriate transition in scale.

Application Details

This application was submitted by Eins Development Consulting Ltd. on behalf of the owner of the property.

The proposed Small-Medium Scale Transition Residential Zone (RSM h12) would allow development with the following key characteristics:

- A range of small scale housing up to to 3 storeys in height (12m)
- A maximum site coverage of 60%
- Limited commercial opportunities.

Site and Surrounding Area

The site is located at the corner of 132 Avenue NW (collector road) and 123 Street NW (local road), at the southern edge of the Kensington neighborhood. The site is currently a single detached house with surrounding small scale residential development, primarily in the form of single detached housing. It is located near Chalmers, Park and Kensington Shopping Centre. Bus service is available along 132 Ave, with the nearest bus stop located approximately 60 meters from the site.

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single Detached House
North	Small Scale Residential Zone (RS)	Single Detached House
East	Small Scale Residential Zone (RS)	Single Detached House
West	Small Scale Residential Zone (RS)	123 Street, Single Detached House
South	Small Scale Residential Zone (RS)	132 Avenue, Single Detached House



View of the site looking northeast from the intersection of 132 Avenue NW and 123 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed RSM h12.0 Zone aligns with the Northwest District Plan, is a standard zone, and limited additional detail about the proposed development is available at this stage of the project.

Mailed Notice, December 19, 2024

- Notification radius: 60 metres
- Recipients: 42
- Responses: 17
 - In support: 0 (0%)
 - In opposition: 16 (94%)
 - Mixed/Questions only: 1 (6%)

Site Signage, December 16, 2024

- One rezoning information sign was placed on the property visible from both 103 Street NW and 113 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Kensington Community League
- Calder Community League

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

- The proposed development will contribute to on-street parking and traffic congestion (9)
- Additional density contributes to increasing crime and nuisance, devaluing surrounding properties (3)
- The site has significant redevelopment potential without rezoning (1)
- The proposed development alters neighbourhood character (4)
- Development of a larger building impacts the privacy of neighbouring properties (2)
- The existing sewer and stormwater system in this area cannot support this type of development (1)

Application Analysis

The rezoning site is situated on the southern edge of the Kensington neighborhood, surrounded by small-scale residential uses. It is conveniently located in close proximity to parks, schools, a library, and a commercial area.



Site analysis context

The City Plan

The City Plan identifies the site as a redeveloping area designated for residential uses. This area is expected to contribute to Edmonton's growth to the 1.25 million population horizon. The proposed development aligns with the City Building Outcomes of supporting residential infill at various scales and designs, and enabling districts to foster more income-diverse neighbourhoods and a greater mix of land uses by providing additional housing units near existing services and infrastructure.

Northwest District Plan

The site is within the Northwest District Plan outside of nodes and corridors, and is designated for Urban Mix uses. Urban Mix includes a variety of land uses, including housing, shops, services, and offices.

The proposed RSM h12.0 zone would allow a larger scale development, with increased height, a reduced rear setback and increased site coverage than the current RS Zone.

The District Plan supports additional scale in Urban Mix areas when at least two qualifying criteria are met. This site meets the requirements as it is located at a corner and along a collector roadway (132 Avenue NW), making it suitable for additional scale.

Land Use Compatibility

The current RS Zone allows for residential buildings up to 3 storeys. The proposed RSM h12 Zone also allows for buildings up to 3 storeys but permits more site coverage, accommodating more floor area. These changes result in the potential for a taller and larger building compared to the RS zone, making it more desirable for row housing and multi-unit housing developments.

The proposed RSM h12 Zone is compatible with the surrounding small scale residential area by ensuring an appropriate transition in scale while providing additional housing units.

Below is a comparison of the proposed RSM h12 Zone with the existing RS zone:

	RS Current	RSM h12 Proposed
Typical Uses	Single Detached Housing Row Housing Multi-unit Housing	Row Housing Multi-unit Housing
Maximum Height	10.5 m	12.0 m
Maximum Site Coverage	45%	60%
Minimum Front Setback (123 Street NW)	4.5 m	3.0 m
Minimum Interior Side Setback	1.5 m	1.5 m
Minimum Flanking Side Setback (132 Ave NW)	2.0 m	2.0 m
Minimum Rear Setback (Alley)	10.0 m	5.5 m
Density	Maximum of 8 dwellings (based of 75 m2 site area per dwelling)	No maximum density Minimum Density: 45 Dwellings/ha

Mobility

Upon redevelopment of the site, the existing access to 132 Avenue NW must be removed and the sidewalk, curb and gutter, and boulevard restored. The new vehicular access must be from the abutting lane ETS operates frequent and local bus routes along 132 Avenue.

The 132 Avenue Renewal project is underway and the section adjacent to the rezoning site is anticipated to be reconstructed in 2026. This project includes the removal of two drive lanes in order to renew the roads, sidewalks, curbs, gutters, and bus stops, as well as new bike lanes.

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.

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.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. A request to Edmonton Fire Rescue Services (FRS) for an Infill Fire Protection Protection Assessment (IFPA) has been made; however, the results are not yet known. The developer will be required to address this deficiency. Subject to the assessment review, there is potential at the Development Permit stage to 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 providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Appendix

1. Site Context Map

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Branch: Development Services

Section: Planning Coordination

Site Context Map

