

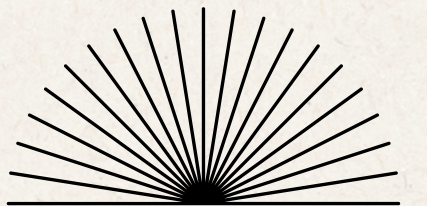


TCS YEG | May 2025

12706 - 12708 118 ST NW Rezoning Proposal

PRESENTED BY:
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PRESENTED TO:
City of Edmonton



Project Overview

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Address: 12706 & 12708 118 St NW

Current Zone:

- **RS Zone** (Small Scale Residential Zone)
- **CN Zone** (Commercial Neighbourhood Zone)

Proposed Zone:

- **RSM h12** (Small-Medium Scale Transition Residential Zone)

Objective:

To combine the abutting lots located at 12706 & 12708 118 St, and rezone the property to the RSM h12 Zone. The goal of this rezoning is to develop a multi-unit residential building comprising of 40 Units. The proposed development will provide a medium-density housing option within the Calder Neighbourhood. To accommodate the needs of different residents, Units will have 1-3 bedrooms.



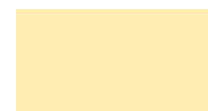
Site Context:

- The Site is currently located in the RS and CN Zones.
- The property South of the Site is Zoned BE.
- Due to the Sites proximity to an automotive shop, a Phase 2 Environmental Site Assessment was conducted recently. The ESA determined that there was no contamination observed on the Site.

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Legend:



RS Zone



BE Zone



CN Zone

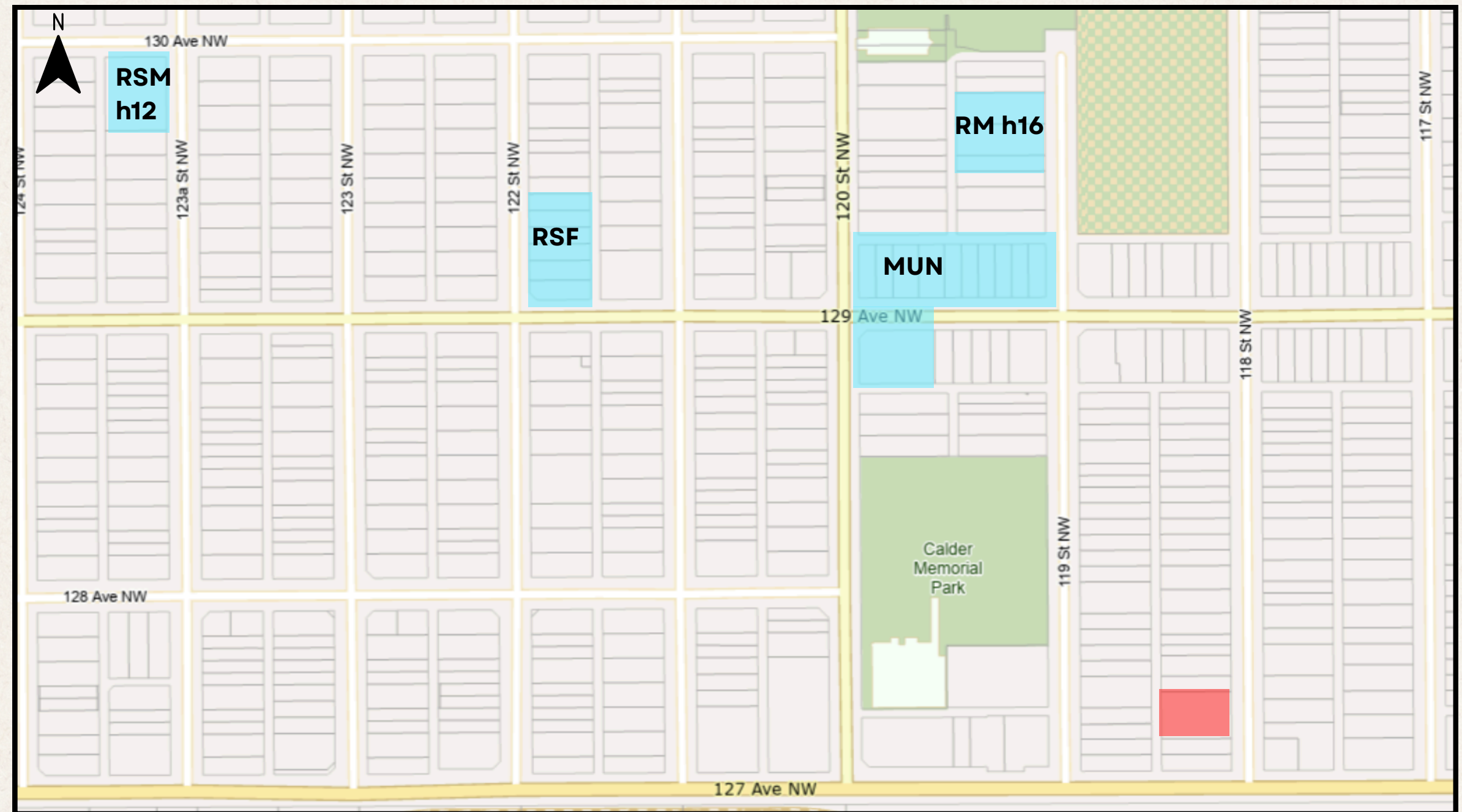


Proposed
Development

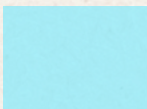
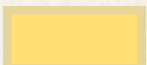
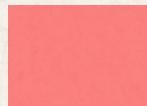

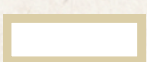
Site Context:

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- The following map highlights current residential areas near the proposed Site with a maximum height of 12 -16 m in proximity to local, collector, and arterial roads.
- The proposed Site and highlighted examples are not along a Primary or Secondary Corridor.
- However, the proposed Site has access to the 127th Ave arterial roadway, providing a transition between the busy road and the low-density Residential area.
- The examples highlighted on the map allow for greater height and density, yet are surrounded by roads intended for less traffic.



Legend:

	Residential Area max Height 12 - 16 m		Arterial Roads
	Proposed Site		Collector Roads
			Local Roads

Zone Comparison:

- A portion of the proposed development is on an Interior Site in the RS Zone, meaning the building can only accommodate 8 units instead of the proposed 40.
- The maximum height for the RS Zone is 10.5 m, restricting the height of the proposed development.
- The section of the Lot zoned CN already allows for a maximum height of 12 m.
- Due to the split zoning of the Site, redevelopment opportunities are limited.
- Rezoning the Site to RSM would create a combination of both current zones, allowing for more opportunities for the Site to be redeveloped.
- Since the proposed development is for 40 Units, a variance would be required to reach the Minimum Density requirements for the RSM Zone.

Zone:	Max Height: (meters)	Density Regulations:
RS Zone (Current Zone)	10.5 m	<ul style="list-style-type: none">• The maximum number of Dwellings on an Interior Site is 8.
CN Zone (Current Zone)	12 m	<ul style="list-style-type: none">• N/A
RSM h12 Zone (Proposed Zone)	12 m	<ul style="list-style-type: none">• Minimum Density is 45 Dwellings/ha

Alignment with City Policy:

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- According to **The City Plan**, the Site is within the Redeveloping Area dedicated to Residential Infill.
- Located in proximity to the 137th Ave and 97th Street Primary Corridors, and the 127th Street Secondary Corridor.
- Near the Castle Downs and Northgate-Northtown District Nodes and multiple Major Recreation Parks.
- The Site also has close access to the Active Transportation Network, Mass Transit Network, and Urban Greenways.
- According to the District Plans, the Site is considered Urban Mix, which provides opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents. It includes stand alone residential and commercial development as well as mixed use development.
- The proposed development would provide a medium density housing option adjacent to local commercial developments.

Alignment with City Policy:

- The following table highlights specific goals within **The City Plan** that the proposed development would help achieve.

Section:	Corresponding Policy:
1.2.2.4	Encourage medium and high density residential development that serves households about the average Edmonton household size.
1.3.1.3	Encourage diverse design and development in all neighbourhoods so communities can continue to evolve over time.
1.3.3.4	Enable all districts to achieve more income diverse neighbourhoods and a greater mix of land uses.
2.2.1.6	Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area.
2.3.1.2	Encourage residential and nonresidential redevelopment that contributes to the livability and adaptability of districts.

Community Reception:

- A total of 7 community members commented about the redevelopment of the Site.
- Participants lived on the same street as the proposed development.
- Comments discussed the need to revitalize the Site to address current safety concerns, and potential concerns around parking if the Site is redeveloped.
- Out of the 7 participants, 6 said yes in support of the Sites redevelopment. Meaning that 85% of the participants support the redevelopment of the Site.
- The following table highlights the participants response to the question “Do you think it’s a good idea to redevelop 12706 + 12708 118th Ave?”

Participant #:	Support:	Comment Summary:
1	Yes	<ul style="list-style-type: none">• Current safety concerns
2	Yes	<ul style="list-style-type: none">• No comment
3	No	<ul style="list-style-type: none">• Parking problems
4	Yes	<ul style="list-style-type: none">• Parking concerns
5	Yes	<ul style="list-style-type: none">• Parking and current safety concerns
6	Yes	<ul style="list-style-type: none">• Parking concerns
7	Yes	<ul style="list-style-type: none">• Current safety concerns

Rezoning Proposal Summary:

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- There are limited redevelopment opportunities due to the split zoning of the Site.
- Rezoning to RSM h12 will allow for the intended height and density of the proposed development.
- The proposed development will provide more housing options within the area and create a transition between the abutting BE Zone, arterial road, and the surrounding small-scale residential developments.
- Other residential areas close to the Site already allow for developments with similar height and density.
- Due to the Sites proximity to an automotive shop, a Phase 2 Environmental Site Assessment was conducted recently. The ESA determined that there was no contamination observed on the Site.
- The proposed development will accommodate different housing needs by offering Units with 1-3 bedrooms.
- The proposed development aligns with the goals of The City Plan and District Plans.
- The redevelopment of the Site is supported by the surrounding community.