

11603 - 75 Avenue NW

Position of Administration: Support



Summary

Bylaw 21184 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 housing.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Administration heard from 9 people, including the Belgravia community league, all of whom were in opposition. Most concerns were related to traffic congestion and shortcutting, and neighbourhood character.

Administration supports this application because it:

- Will facilitate an increase in residential density in a redeveloping area of the City near transit and active modes of transportation.

- Proposes a scale that is compatible with the surrounding neighbourhood and aligned with direction in the Scona District Plan and District Policy.

Application Details

This application was submitted by Situate Inc. on behalf of Kaimar Properties Inc.

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

- Small scale residential development in the form of row housing and multi-unit housing.
- A maximum height of 12.0 metres (approximately 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 house
North	Small Scale Residential Zone (RS)	Single detached housing
East	Small Scale Residential Zone (RS)	Single detached house
South	Small Scale Residential Zone (RS)	Single detached housing
West	Small Scale Residential Zone (RS)	Single detached house



View of the site, looking south from 75 Avenue NW

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because it proposes a rezoning to a standard zone of the same category in the Zoning Bylaw. The basic broadened approach included:

Mailed Notice, March 4, 2025

- Notification radius: 120 metres
- Recipients: 214
- Responses: 9, all in opposition

Site Signage, March 24, 2025

- One rezoning information sign was placed on the property so as to be visible from 116 Street NW and 75 Avenue NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Belgravia Community League

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

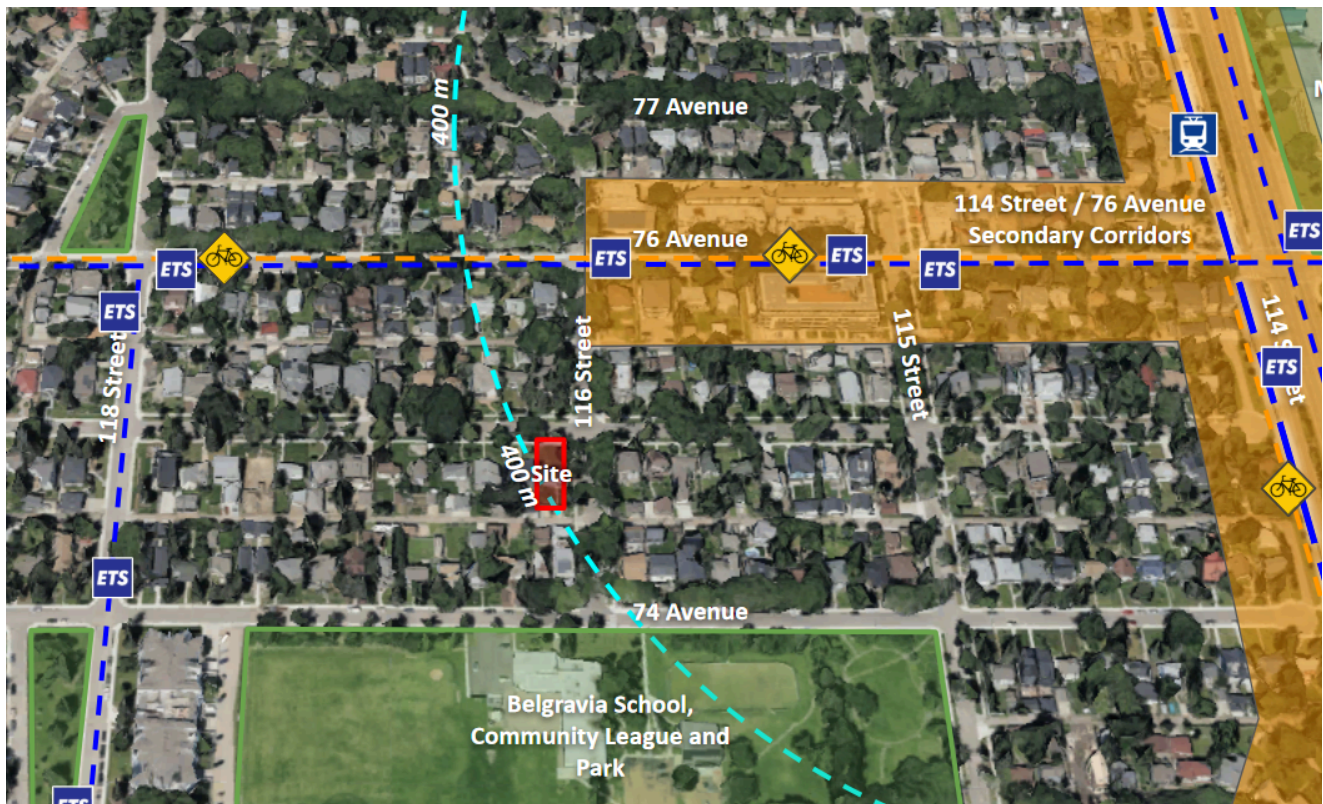
- This proposal will further exacerbate the traffic and parking congestion in an area that is already experiencing high volumes of traffic from shortcutting (7x).
- This proposal is contributing to the erosion of the single family housing character of the area (3x).
- There are too many infill projects happening in the area (2x).
- Loss of sunlight from the additional height being requested through this application (2x)
- Removal of mature trees (2x).
- The site is not suitable for this type of development, being located within the interior of the neighborhood.

The Belgravia Community League also provided a position of non-support, stating concerns regarding the City's approach to infill that is leading to speculation, unaffordability, adverse climate impacts, and the potential for new development to be used as an airbnb or lodging housing purpose.

Suggestion heard:

- Pause infill projects until the issues of congestion and shortcutting are fixed (2x).
- Let the changes made through the Zoning Bylaw Renewal play out, before approving rezonings for additional scale and density.

Application Analysis



Site analysis context

The City Plan

The proposed rezoning aligns with two Big City Moves in The City Plan: “A Rebuildable City”, and a “Community of Communities”. Goals associated with a Rebuildable City include adding 50% of net new units through infill city-wide, and welcoming 600,000 additional residents into the redeveloping area. Goals associated with the Community of Communities include: 50% of trips made by transit and active transportation, and the creation of areas that allow people to meet their daily needs within 15-minutes of where they live.

District Plans

The Belgravia neighbourhood is located within the Scona District Plan. The site is located within the Urban Mix land use designation, and is south of the 76 Avenue Secondary Corridor. The Urban Mix designation includes all types of housing, shops, services, and offices in one land use category. Outside of nodes and corridors, Urban Mix allows for small scale buildings (up to 3 storeys) throughout.

The current RS Zone is consistent with the urban mix designation allowing up to 3 storeys in height. The proposed RSM h12.0 also allows for 3 storeys, but with an additional 1.5 meter of height and an additional 15% of site coverage. Policy 2.5.2.6 of the District Policy provides direction for situations like this where additional scale can be considered, as long as the site can meet at least two contextual criteria. These criteria are outlined in the table below with an associated assessment of whether this site is compliant or not:

District Policy Criteria for Consideration of Additional Scale	Analysis	Compliance (Yes or No)
In a Node or Corridor Area or within 100 metres of a Node or Corridor Area	The site is within 100 metres of the 76 Avenue Secondary Corridor (approx. 65 metres to the south).	Yes
Within 400 metres of a Mass Transit Station	The site is approximately 375 metres from the McKernan/Belgravia LRT Station.	Yes
Along an Arterial Roadway or a Collector Roadway	Adjacent streets are local roadways.	No
At a corner site or adjacent to a park or open space	This site is located on a corner.	Yes
Adjacent to a site zoned for greater than Small Scale development	Adjacent sites are zoned for small scale development.	No

With this site meeting 3 criteria, additional scale, as proposed by the RSM h12 Zone, can be considered for this site. The compatibility of the proposed zone at this location is elaborated on further below.

Land Use Compatibility

The current RS Zone on this site allows for small scale residential development up to 3 storeys in height. This includes everything from a single detached house up to a 3 storey, 8 unit multi-unit housing building. The proposed RSM Zone, with a height modifier of 12 meters, a maximum site coverage of 60%, and smaller front and rear setbacks, would allow for a taller and larger 3 storey building than the existing zone. Key differences between both zones are outlined below.

	RS Zone Current	RSM h12.0 Proposed
Typical Uses	Small scale residential	

Maximum Height	10.5 m	12.0 m
Minimum Front Setback (75 Avenue NW)	4.5 m	3.0 m
Minimum Interior Side Setback	1.2 m	1.5 m
Minimum Flanking Side Setback (116 Street NW)	2.0 m	2.0 m
Minimum Rear Setback (Alley)	10.0 m	5.5 m
Maximum Site Coverage	45 %	60%
Maximum Number of Dwellings	8	n/a

This site is located on a corner where it has the benefit of being surrounded on three of its four sides by either roads or an alley. This creates natural buffer space that will help create a sensitive transition from the additional scale of the RSM h12 Zone to surrounding properties. To mitigate impacts to the abutting property to the west, a multi-unit building on this site will require a larger of 1.5 meters from the shared property line.

Mobility

Minimal impacts to the mobility network are anticipated with this rezoning as the site is a single lot that is well served by multiple travel modes. It is located close to neighbourhood connector bike routes along 115 Street NW, 114 Street NW and University Avenue NW and a district connector bike route along 76 Avenue NW. Numerous bus routes operate near the site on 76 Avenue NW and 114 Street NW. The McKernan/Belgravia LRT Station is just over a 400 metre walking distance to the site and mass transit bus routes (similar to existing frequent and rapid bus routes in the area) are anticipated to operate on 114 Street NW in the future mass transit network associated with the 1.25 million population scenario of the City Plan.

Through public engagement with this application, Administration has received feedback regarding the significant peak hour traffic congestion within the Belgravia neighbourhood. This congestion is generally due to high commuter traffic volumes along the 114 Street NW and University Avenue NW arterials interacting with the at-grade Capital Line LRT at the University Avenue NW and 76 Avenue NW intersections. Motorists have been using Belgravia's interior roads to bypass the busier arterial routes.

At the April 8, 2025 City Council meeting, Council passed a motion directing Administration to undertake a traffic assessment in this area and come up with options for optimizing the road network and reducing short cutting. To help reduce shortcutting in the interim, "Local Traffic Only" signs were installed south of University Avenue NW along Saskatchewan Drive NW, 119 Street NW, and 115 Street NW. Administration has also submitted feedback through Google Maps to prevent the identification of alternate routes through the neighbourhood.

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 at the development permit stage. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the development permit stage to potentially 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 infrastructure changes required by this application.

Written By: Stuart Carlyle

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination