

12706 - 118 Street NW

Position of Administration: Non support



Summary

Bylaw 21167 proposes a rezoning from the Neighbourhood Commercial (CN) and the Small Scale Residential (RS) Zones to the Small-Medium Scale Transition Residential (RSM h12) Zone.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from two people, one in support and one in opposition, citing the need for redevelopment in the area and parking concerns, respectively.

Administration does not support this application because it:

- Is not located within a Node or Corridor as identified in the Northwest District Plan.
- The site context does not offer enough to consider District Policy for additional scale.

Application Details

This application was submitted by TSCYEG on behalf of Hameed Pasha Rasheed.

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

- Residential development, including row and multi-unit housing.
- Maximum building height of 12.0 meters.
- Minimum density of 45 Dwellings/ha.
- A maximum site coverage of 60%.

Site and Surrounding Area

The subject site is approximately 0.13 hectares and is located north of 127 Avenue NW and west of 118 Street NW at the edge of the Calder neighbourhood. The Calder neighbourhood is an established neighbourhood serviced by 127 Avenue NW, an arterial roadway, which provides convenient access in and out of the neighbourhood. The site is surrounded by single detached housing on the north side, while land to the west and east is surrounded by a mix of single detached housing, duplex housing, undeveloped land, and a used car lot. South of the site is also a used car lot. There is transit service along 129 Avenue NW.

	Existing Zoning	Current Development
Subject Site	Neighbourhood Commercial Zone (CN) Small Scale Residential Zone (RS)	Single detached housing Residential housing
North	Small Scale Residential Zone (RS)	Single detached housing
East	Business Employment Zone (BE) Small Scale Residential Zone (RS)	Used Car Sales Single detached housing
South	Business Employment Zone (BE)	Used Car Sales
West	Small Scale Residential Zone (RS) Neighbourhood Commercial Zone (CN)	Single detached housing Undeveloped



Street view looking west from 118 Street NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates infill opportunities within an established neighbourhood and garnered no responses in opposition from the advance notice.

Mailed Notice, September 5, 2024

- Notification radius: 60 metres
- Recipients: 101
- Responses: 2
 - In support: 1
 - In opposition: 1

Site Signage, September 25, 2026

- One rezoning information signs was placed on the property so as to be visible from 118 Street NW

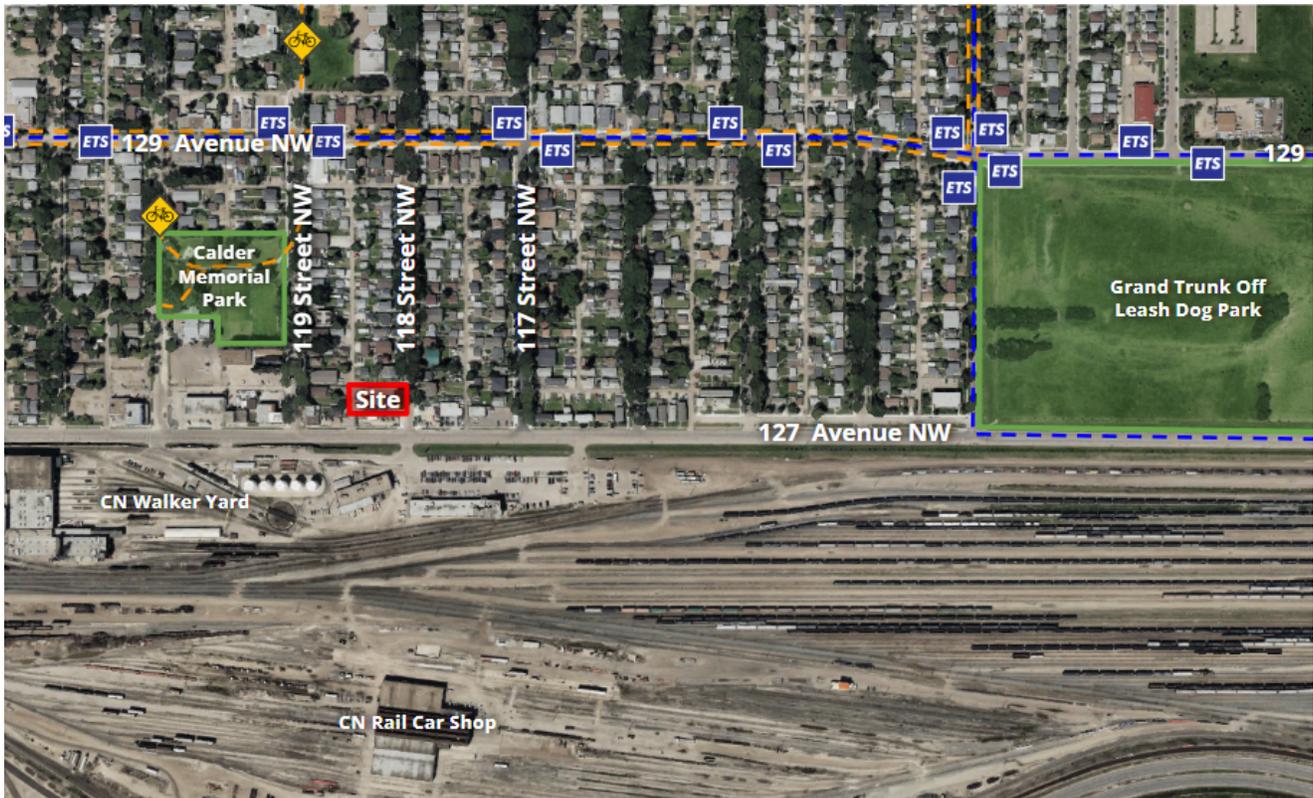
Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Calder Community League

Application Analysis



Site analysis context

The City Plan

The subject site is in a redeveloping area, as identified in The City Plan. The proposed rezoning aligns with the goals and policies of The City Plan by helping to contribute to 50 percent of new units being added through infill. The proposal supports the Big City Move, Rebuildable City, by contributing to the goal of providing 50 percent of net new units added through infill.

District Plan

This application falls within the Northwest District Plan where it is designated as 'Urban Mix', which includes housing, shops, services and offices in one land use category. It includes stand alone residential and commercial development as well as mixed use development. The proposed RSM h12.0 Zone allows for predominantly residential uses and limited commercial use opportunities.

The following District Policy is relevant to this proposed rezoning and is being interpreted by Administration as indicated:

2.5.2.6 - Consider additional scale in locations that meet at least two of the following criteria:

- *In a Node or Corridor Area or within 100 metres of a Node or Corridor Area.*
 - The site does not comply with this criteria.
 - The closest corridor is the 97 Street Secondary corridor which is approximately 2.2 km from the site.

- *Within 400 metres of a Mass Transit Station.*
 - The site does not comply with this criteria.
 - The closest planned Mass Transit station is located off of 113A Street approximately 2.3 km from the site.

- *Along an Arterial Roadway or Collector Roadway.*
 - The site does not comply with this criteria.
 - The site is located off of 118 Street NW which is classified as a local roadway.

- *At a corner site or adjacent to a park or open space.*
 - The site does not comply with this criteria.
 - The site is an interior lot.

- *Adjacent to a site zoned for greater than Small Scale development.*
 - The site complies with this criteria.
 - The site is adjacent to a site to the south which is zoned Business Employment Area (BE) with a maximum height of 16.0 metres.

This site only meets one of the above criteria and suggests that the additional scale sought through the proposed RSM h12.0 Zone is not suitable for this location.

Land Use Compatibility

The subject site is occupied by a mix of low and medium rise residential land uses. If approved, the rezoning will allow for the development of multi-unit housing up to 12.0 m (approximately 3-4 storeys) in height.

The table below summarizes the main regulations of each.

	CN Current	RS Current	RSM h12 Proposed
Typical Uses	Commercial	Residential	Residential
Maximum Height	12.0 m	10.5 m	12.0 m
Minimum Density	N/A	N/A	45 du/ha
Minimum Front Setback (118 Street)	3.0 m	4.5 m	3.0 - 4.5 m
Minimum Interior Side Setback	3.0 m	1.2 m	1.2 - 1.5 m
Minimum Flanking Side Setback (124 Street)	3.0 m	N/A	2.0 m
Minimum Rear Setback (Alley)	0.0 m	10.0 m	5.5 m

Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. ETS operates local transit service through the Calder neighbourhood along 129 Avenue NW, approximately 400m from the rezoning area.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary sewer system in the area and this existing service connection can continue to be utilized.

Low Impact Development (LID) is required 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 the site is reasonably compliant with municipal standards. 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.

Written By: Luke Cormier

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination