

12421 - 127 Street NW

Position of Administration: Support



Summary

Bylaw 21199 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h16.0) to allow for medium scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from one resident who expressed concerns related to on-street parking.

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.

Application Details

This application was submitted by EINS Development Consulting Ltd.

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

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single detached housing
North	Medium Scale Residential Zone (RM)	Single detached housing (demolition approved)
East	Small Scale Residential Zone (RS)	Single detached housing
South	Small Scale Residential Zone (RS)	Single detached housing
West	Neighbourhood Commercial Zone (CN)	Single detached housing (Development Permit approved for new commercial building)



View of the site looking east from 127 Street (Google Street View, May 2023)



View of the site from the alley, looking west (Google Street View, May 2023)

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, April 17, 2025

- Notification radius: 60 metres
- Recipients: 35
- Responses: 1
 - In Opposition: 1

Site Signage, May 06, 2025

- 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

- Where will future residents park?

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.

District Plans

The Central District Plan designates the property as being within the 127 Street Secondary Corridor where low-rise buildings, being up to 4 storeys in height, can be supported.

Land Use Compatibility

The proposed zoning is consistent with the zoning of the two adjacent northern properties; it has the potential to enable the creation of a larger corner site of approximately 1,200 square metres.

	RS Zone Current	RM h16.0 Zone Proposed
Typical Uses	Residential	Residential
Maximum Height	10.5 m	16.0 m
Maximum Site Coverage	45% - 47%	N/A
Maximum Floor Area Ratio	N/A	2.3, with opportunity for 1.4 bonus FAR
Minimum Front Setback (127 Street)	4.5 m	4.5 m
Minimum Interior Side Setback	1.2 - 1.5 m	3.0 m
Minimum Rear Setback (Alley)	10.0 m	3.0 m

Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. The alley abutting the site to the East may require upgrades upon redevelopment to better support access to the development. ETS operates rapid, crosstown and local bus routes near the rezoning site on 127 Street.

The nearby intersection of 127 Street and Yellowhead Trail is currently being converted to an interchange as part of the Yellowhead Trail Conversion Program Project. Construction for the project started in the Fall of 2023 and is anticipated to be complete by 2027.

Utilities

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing an engineered 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 and flow rates . 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.

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Branch: Development Services

Section: Planning Coordination