

## 12719 - 118 Avenue NW

### Position of Administration: Support



## Summary

Bylaw 21200 proposes a rezoning from the Medium Scale Residential Zone (RM h16) to the Medium Scale Residential Zone (RM h23) 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 three community members: one expressed support with reservations, citing concerns related to parking availability and potential congestion; the other two expressed full support for the application.

Administration supports this application because it:

- Aligns with the Central District Plan and The City Plan policies for infill and corridor growth
- Increases housing density in a Primary Corridor with access to transit and services
- Maintains a compatible scale with the surrounding residential development

## Application Details

This application was submitted by Lumia Real Estate Inc. The proposed Medium Scale Residential Zone (RM h23) would allow development with the following key characteristics:

- Multi-unit housing up to 6 storeys (23 metres) in height.
- A maximum Floor Area Ratio of 3.0.
- Limited opportunities for ground floor commercial uses.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Medium Scale Residential Zone (RM h16)	Multi-unit housing (3-storey apartment)
<b>North</b>	Medium Scale Residential Zone (RM h16)	118 Avenue (Arterial Road) Multi-unit housing (3-storey apartment)
<b>East</b>	Medium Scale Residential Zone (RM h16)	Multi-unit housing (3-storey apartment)
<b>South</b>	Small Scale Residential Zone (RS)	Single detached housing
<b>West</b>	Medium Scale Residential Zone (RM h16)	129 Street (Collector Road) Multi-unit housing (3-storey apartment)



*View of the site looking east from 129 Street NW*

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a rezoning to a standard zone of the same category, and no plan amendment was required. The basic approach included:

### Mailed Notice, April 2, 2025

- Notification radius: 60 metres
- Recipients: 336
- Responses: 3
  - In support: 2
  - Mixed/Questions only: 1

### Site Signage, May 21, 2025

- One (1) rezoning information sign was placed on the northwest corner of the property so as to be visible from the intersection of 129 Street NW and 118 Avenue NW.

### Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### Notified Community Organizations

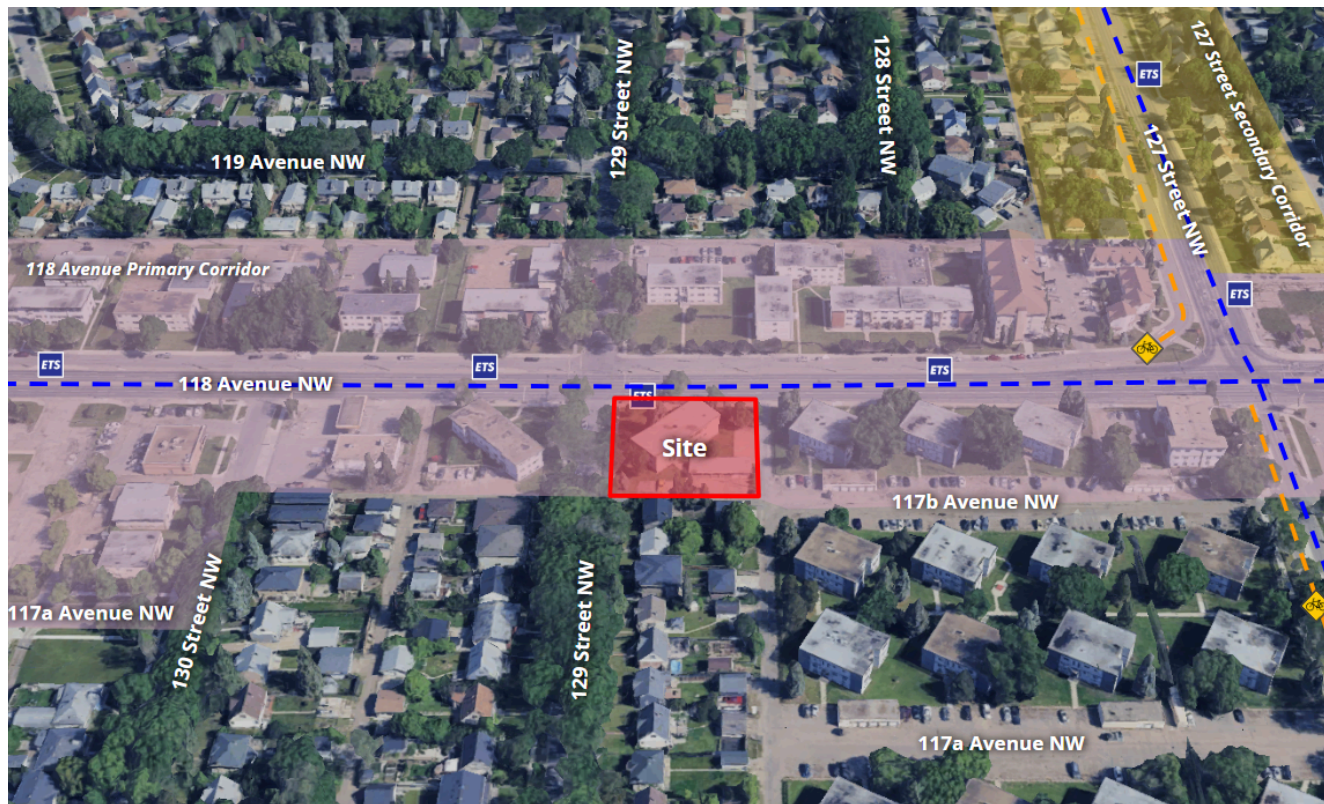
- Inglewood Community League
- Sherbrooke Community League
- The Crossroads Business Improvement Area

### Common comments heard:

- Concerns about parking availability, noting that the addition of a 6-storey development could worsen existing parking issues on 129 Street.
- Support for the proposal, provided that ample parking is included with any new development on the site.



## Application Analysis



*Site analysis context*

### The City Plan

The subject site is located within a redeveloping area as identified in The City Plan, and will play a role in supporting Edmonton's population growth from 1 million to 1.25 million. The proposed rezoning aligns with the Plan's policies that promote growth through compact infill development within existing neighbourhoods. Additionally, the application supports the "Rebuildable City" Big City Move, which aims to accommodate 600,000 new residents in redeveloping areas. By enabling new infill housing, this proposal contributes to a more diverse and dense housing supply along a primary corridor, consistent with the city's long-term growth vision.

### District Plans

The site is located within the Central District Plan and is designated as Urban Mix. While the Area-Specific Policy (A.1 Inglewood) applies, a comprehensive proposal under a Direct Control Zone was not required, as the proposed zoning meets all relevant criteria set out in the policy. The site is situated within the Kingsway / 118 Avenue Primary Corridor. Primary Corridors are envisioned as vibrant urban areas along prominent streets that support residential and employment growth. The proposed rezoning is consistent with this vision, and aligns with the District Policy, which supports Mid Rise development throughout Primary Corridors.



## Land Use Compatibility

The proposal is compatible with both existing and planned surrounding land uses. The proposed RM h23 zone would accommodate mid-rise residential development up to six storeys, with opportunities for commercial uses at the ground level. This zoning supports a gradual increase in scale from the adjacent RM h16-zoned lots. Existing setback requirements will remain unchanged, and the rear lane will continue to provide an additional buffer between the proposed development and the RS (Small Scale Residential) lots located to the south.

	<b>RM h16 Current</b>	<b>RM h23 Proposed</b>
<b>Typical Uses</b>	Multi-unit residential development with limited commercial and community opportunities at ground level.	
<b>Maximum Height</b>	16.0 m	23.0 m
<b>Maximum Floor Area Ratio</b>	2.3 FAR	3.0 FAR
<b>Minimum Density</b>	45 dwelling units per hectare	75 dwelling units per hectare
<b>Minimum Setback</b> (118 Avenue)	3.0 m (minimum setback where a treed boulevard is present)	
<b>Minimum Setback</b> (129 Street)	3.0 m (minimum setback where a treed boulevard is present)	
<b>Minimum Setback</b> (South Alley)	3.0 m (minimum setback abutting alleys)	
<b>Minimum Setback</b> (East Alley)	3.0 m (minimum setback abutting alleys)	

## Mobility

The rezoning site is adequately served by many transportation mode options and is not expected to have a significant impact on the transportation network. Vehicular access is required to be from the alley. The owner may be required to upgrade the alley to a commercial

standard abutting the site. The details of this requirement will be assessed at the development permit stage. 127 Street NW is an existing district connector bike route.

ETS operates numerous bus routes near the rezoning site on 118 Avenue NW, 127 Street NW and St Albert Trail NW. A range of service levels are available on these corridors, including local, crosstown and rapid bus routes.

## 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. 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 providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

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