

11302 - 72 Avenue NW

Position of Administration: Support



Summary

Bylaw 21229 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 13 people with most concerns related to the ongoing construction on site, and concern that the developer is retroactively asking for permission to build, or not following the approved development permit.

Administration supports this application because it:

- Proposes a scale that is compatible with the surrounding neighbourhood and aligned with direction in the Scona District Plan and District Policy.
- Is located at the edge of the McKernan neighbourhood, and is compatible in scale with the surrounding land uses.

Application Details

This application was submitted by Everfor Studio Ltd. on behalf of the landowner.

The proposed Small-Medium Scale Transition Residential Zone (RSM h12.0) would allow development with the following key characteristics:

- For a range of small to medium scale housing.
- A maximum height of 12.0 metres.
- A maximum site coverage of 60%.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Small scale residential
North	Small Scale Residential Zone (RS)	Small scale residential
East	Small Scale Residential Zone (RS)	Small scale residential
South	Small Scale Residential Zone (RS)	Open space (treed area with a bench)
West	Small Scale Residential Zone (RS)	Small scale residential



Image 1 - View of the site looking northwest from the intersection of 113 Street NW and 72 Avenue NW.

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because past applications in the area have prompted extensive community interest. The broadened approach included:

Mailed Notice, April 11, 2025

- Notification radius: 120.0 metres
- Recipients: 119
- Responses: 13
 - In support: 0
 - In opposition: 8
 - Neutral: 3
 - Questions only: 2

Site Signage, April 30, 2025

- One rezoning information sign was placed on the property so as to be visible from 72 Avenue NW and 113 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- McKernan Community League
- Parkallen Community League
- Central Community Area Council

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

- Concern that ongoing construction is in contravention of rules (e.g. construction without a permit, construction in contravention of a permit, and/or rezoning retroactively to allow ongoing construction) (8).
- Concern about the effectiveness of enforcement efforts and/or want development compliance to ensure ongoing construction is following the permit (5).
- If the developer is not following their permit, there should be consequences (e.g. increased scrutiny for their applications / demolition of non-conforming buildings) (5).
- Developers/applicants should be held to their intent (5).

- Concerns about potential impacts from infill (e.g. crime, on-street parking congestion due to limited destinations on the LRT/car reliance, unattractive buildings, impacts to sewer/water systems, tenure, maintenance obligations) (4).
- The RS Zone is sufficient, RSM should only be considered within nodes and corridors (4).
- City Council and administration do not listen to residents (4).
- Concern that additional buildings on site cannot be added without variances (e.g. additional site coverage, reduced greenspace/landscaping and/or reduced setbacks) (3).
- The development permit sign is not posted on site (3).
- Concern about ongoing change in the neighbourhood, and the number of rezoning applications (2).
- McKernan is a single family neighbourhood/redevelopment should occur elsewhere (2).
- Additional housing is not needed, and it will not decrease housing costs (1).
- The Zoning Bylaw should be repealed (1).

Due to the ongoing construction on the site, residents were concerned that the construction was taking place without the appropriate approvals in place, and that the applicant was retroactively asking for approval. Administration shared that there is an approved development permit under the current RS Zone for the ongoing construction on the site. Some residents are also concerned that the ongoing construction is not following the approved development permit. Administration shared information on how to contact the development compliance team to start an inquiry into the matter.

At the time of writing this report, no formal feedback from the community league was received.

Application Analysis

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 big city move 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.

Scona District Plan

The McKernan neighbourhood is located within the Scona District Plan. The subject site is located within the Urban Mix land use designation, and is within the 114 Street Secondary Corridor. Low-rise development (i.e. 4 storeys) is supported throughout Secondary Corridors. The Urban Mix designation includes all types of housing, shops, services, and offices in one land use category. The proposed RSM h12.0 Zone is supported at this location.

Land Use Compatibility



Image 2, Site analysis context

The current RS Zone allows for a range of small scale residential developments up to 3 storeys in height. This includes a range of built forms from single detached housing to multi-unit housing. A maximum of 7 dwellings are allowed under the current zone.

A development permit for 4 row housing dwellings and 3 secondary suite dwellings on the site (total of 7 dwellings) was issued on June 18, 2024 and the building is currently under construction as shown in Image 1.

Key differences between the RS Zone and RSM h12.0 Zone include:

- An additional 1.5 metres of height in the RSM h12.0 Zone
- An additional 15% site coverage in the RSM h12.0 Zone
- No maximum number of dwellings in the RSM h12.0 Zone

The proposed RSM h12.0 Zone is compatible in scale with the surrounding small scale development, and is appropriate at this location. The site is a corner site located at the southern edge of the McKernan neighbourhood. It is surrounded by public roadways on three sides (72 Ave NW, 113 St NW, and an alley), and a minimum setback of 1.2 metres is required from the abutting single detached house.

A comparison of key differences between the zones is provided below:

	RS Zone Current	RSM h12.0 Zone Proposed
Typical Uses	Residential	
Maximum Height	10.5 m	12.0 m
Maximum Site Coverage	45%	60%
Maximum Number of Dwellings	No minimum Maximum: 7	Minimum: 3 No maximum
Minimum Front Setback (72 Avenue NW)	4.5 m	
Minimum Interior Side Setback	1.2 m	
Minimum Flanking Side Setback (113 Street NW)	1.2 m	2.0 m
Minimum Rear Setback (Alley)	10.0 m	5.5 m
Commercial Uses	Not permitted	
Minimum Soft Landscaping	30%	25%



Current: RS Zone 3D Model



Proposed: RSM h12.0 Zone 3D Model

Mobility

Vehicle access for the proposed rezoning site would be restricted to the abutting alley. This site is well connected to various transportation mode options. 71 Avenue NW is an existing neighbourhood bike route, and 112 Street NW is an existing District Connector Bike route. Numerous bus routes operate near the site on 114 Street NW and Belgravia Road NW.

The McKernan/Belgravia LRT Station is roughly 550 metres 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.

Utilities

A sanitary service connection is available 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. 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 (i.e. construction of a new hydrant), assuming certain criteria are met.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

Written By: Saffron Newton

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination