

## 12412 -127 Avenue NW and 12707 - 125 STREET NW

### Position of Administration: Support



### Summary

Bylaw 21262 proposes a rezoning from the Small Scale Residential Zone (RS) to the Small-Medium Scale Transition Residential Zone (RSM h12) to allow for the development of small-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 person with most concerns related to increased density, traffic, limited parking and no bus stops along 127 avenue NW.

Administration supports this application because it:

- Contributes to The City Plan's big city moves "Rebuildable City" and "Community of Communities"

- Proposes a scale that is compatible with the surrounding neighbourhood and aligns with the policy direction within the District Policy and Northwest District Plan

## Application Details

This application was submitted by the City of Edmonton's Real Estate Branch on behalf of the City of Edmonton's Housing Action Plan.

## Rezoning

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

- A range of small scale housing up to to 3 storeys in height (12m)
- A maximum site coverage of 60%
- Limited commercial opportunities

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Small Scale Residential Zone (RS)	Undeveloped
<b>North</b>	Small Scale Residential Zone (RS)	Small scale housing
<b>East</b>	Neighbourhood Commercial Zone (CN)	Automotive Shop
<b>South</b>	Medium Density Zone (IM)	Warehousing and office buildings, and outside storage
<b>West</b>	Small Scale Residential Zone (RS)	Small scale housing



*View of site looking north from 127 Avenue NW*

## **Community Insights**

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

### **Mailed Notice, June 20, 2025**

- Notification radius: 120 metres
- Recipients: 124
- Responses: 1
  - In support: 0
  - In opposition: 1
  - Mixed/Questions only: 0
- Main concerns received:
  - Increased traffic and onstreet parking
  - Increased density
  - No bus stops along 127 Avenue NW
  - The site is incompatible with the automotive services and the industrial uses

### **Site Signage, June 20, 2025**

- One rezoning information sign was placed on the property so as to be visible from 127 avenue NW

### **Webpage**

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

### **Notified Community Organizations**

- Calder Community League
- Edmonton Area Council One Society Area Council

### **Application Analysis**

The subject site is located north of 127 Avenue NW and west of 124 Street NW at the edge of the Calder neighbourhood. The Calder neighbourhood is an established residential neighbourhood and includes various housing types, open spaces, and commercial uses. The neighborhood is 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 and west sides, while land to the east contains automotive services. South of the site is medium industrial land uses including warehousing, office and vehicle storage. There is transit service along 129 Avenue NW and 127 Street NW. Active modes of transportation are located along 127 Street NW.





*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” by:

- adding 50% of net new units through infill city-wide, and
- allowing people to meet their daily needs within 15-minutes of where they live

## District Policy/Northwest District Plan

The Calder neighbourhood is located within the District Northwest Plan which designates the site as Urban Mix land use, and on an Urban Greenway. 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. In addition, the site is located along 127 Avenue NW and Arterial Roadway.

Urban Greenways serve both a mobility and open space function. They have enhanced landscaping that provides contact with nature and species that move through the greenway, and connect people to parks, schools, services and community amenities. The proposed rezoning conforms to Urban Greenways intent as there is an existing walkway along 127 Avenue NW, that provides connection to services along 217 Street NW.

District Policy 2.5.2.5. states; within the redeveloping areas support more intense Small Scale residential development with greater massing on corner sites in locations outside of a Node or

Corridor Area that meet at least one of the following 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 Height	Analysis	Compliance (Yes or No)
Within 100 metres of a Node or Corridor Area	The site is not in a Node or Corridor, or within 100m of a Node or Corridor	No
Within 400 metres of a Mass Transit Station	Not within 400 metres of a Mass Transit Station.	No
Along an Arterial Roadway or a Collector Roadway	127 Avenue NW is an Arterial roadway.	Yes

The proposed rezoning conforms to District Policy 2.5.2.5 as it is a corner lot and along an Arterial Roadway.

### Land Use Compatibility

When compared to the RS Zone, the RSm h12 will allow for greater height, site coverage and reduced setbacks. As a result, the RSM h12 will have the opportunity for a taller and larger development. The RSM h12.0 Zone is considered compatible with the mix of land uses in the immediate area including existing small scale residential buildings and the commercial development to the west. While the land to the south is zoned for medium industrial uses, it is separated by 127 Avenue NW (an Arterial Roadway) , which provides a buffer to the existing and proposed residential zones.

The proposed RSM h12 Zone conforms to the District policy and the Northwest District Plan.

	<b>RS Zone Current</b>	<b>RSM h12.0 Zone Proposed</b>
<b>Typical Uses</b>	Residential	
<b>Maximum Height</b>	10.5 m	12.0 m
<b>Maximum Site Coverage</b>	45%	60%

<b>Minimum Front Setback</b>	4.5 m	3.0 m
<b>Minimum Interior Side Setbacks</b> (North)	1.2 m	1.2 m
<b>Minimum Flanking Side Setbacks</b>	2.0 m	2.0 m
<b>Minimum Rear Setback</b> (Alley)	10.0 m	5.5 m
<b>Number of Dwellings</b>	Maximum 12 (Site) No minimum	45 Dwellings/ha Min of 4 (Site)

## Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. ETS operates numerous bus routes near the rezoning site on 129 Avenue and 127 Street. A range of service levels are available on these corridors, including local, crosstown and rapid bus routes.

## Utilities

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.

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

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