

## 9501, 9505, 9507, 9515, 9519 & 9523 - 155 Street NW

### Position of Administration: Support



## Summary

Bylaw 21127 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, information on the City's webpage, and an Engaged Edmonton webpage. Administration heard from 27 people, with 18 in opposition, 8 in support and one requested for more information on the proposal. Most concerns were related to increase in height, and residents believe it will change the existing character of the neighbourhood, block sunlight and cast shadow on the adjacent properties.

Administration supports this application because it:

- Is 200 metres from the future LRT Station.
- Complies with District Policy to support Low Rise development in Urban Mix.

- Enables people to easily complete their daily needs with close proximity to open space, schools, active travel options and commercial amenities.

## Application Details

This application was submitted by Span Architecture on behalf of the Landowner.

## Rezoning

The proposed Medium Scale Residential Zone (RM h16.0) would allow development with the following key characteristics:

- Maximum height of 16.0 metres (approximately 4 storeys).
- A maximum floor area ratio of 2.3.
- Limited opportunities for commercial uses at the ground floor.

## Site and Surrounding Area

|              | Existing Zoning                   | Current Development                                      |
|--------------|-----------------------------------|--|
| Subject Site | Small Scale Residential Zone (RS) | Single Detached Houses                                   |
| North        | Small Scale Residential Zone (RS) | Single Detached House                                    |
| East         | Small Scale Residential Zone (RS) | Single Detached Houses                                   |
| South        | Small Scale Residential Zone (RS) | Single Detached Houses                                   |
| West         | Mixed Use Zone (MU h16 f3.5 cf)   | Parking Lot, Multi-unit Housing & Single Detached Houses |





*View of the site looking southeast from 155 Street NW (Source: Google Maps)*



*View of the site looking north from 95 Avenue NW*

## **Community Insights**

This application was brought forward to the public using a broadened approach. This approach was selected because the application is proposed in an area where previous applications have prompted extensive public response. The broadened approach included:



## **Mailed Notice, January 29, 2025**

An initial mailed notice was sent with proposed land use changes for 9501, 9505 & 9507 - 155 Street NW.

- Notification radius: 60 metres
- Recipients: 110
- Responses: 9
  - In opposition: 8
  - Mixed/Questions only: 1

## **Engaged Edmonton Webpage, April 28, 2025 to May 11, 2025**

At the applicant's request, two additional lots (9515 & 9519 - 155 Street NW) were incorporated into the proposal and residents were notified of the change through Engaged Edmonton Page (online engagement) notice.

- Notification radius: 120 metres
- Visited the page: 245
- Submitted a question or forum response: 18
  - In support: 8
  - In opposition: 10

## **Site Signage, July 23, 2025**

- One rezoning information sign was placed on the property so as to be visible from 95 Avenue NW & 155 Street NW intersection.

## **Webpage**

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

## **Notified Community Organizations**

- West Jasper - Sherwood Community League

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

### Concerns

- The proposed redevelopment will block the sunlight and cast shadow to the properties to the north and other adjacent properties. (9x)
- The proposed redevelopment is too tall and it will change the existing character of the neighbourhood. (8x)

- There are existing high density developments in and around the neighbourhood. Therefore, the proposal is not necessary. (7x)
- The existing residents and employees of the medical facility across the street use all of the available street parking, which has led to parking congestion in the area. (7x)
- Due to infill development, the neighbourhood is losing trees on private properties. (4x)  
The City ignores concerns raised by the residents. (4x)

### Support

- The subject site is located adjacent to an existing commercial development, in proximity to a future LRT station and is ideal for medium scale mixed use development. (7x)
- The proposed redevelopment allows for opportunity for additional commercial amenities in the neighbourhood.

### Suggestions

- 4 - 6 storey development should be restricted to Primary and Secondary Corridors. (4x)
- The proposed redevelopment design should be finalized simultaneous to rezoning and residents should have greater say in the approval process.
- The City should pause development along 95 Avenue NW, between 156 & 149 Street NW.
- The developer should provide affordable housing.

### Mixed/Questions

- Need more information on the proposal.

A full "What We Heard" Public Engagement Report is found in appendix 1. Since the engagement concluded, an additional lot (9523 - 155 Street NW) has been added to the proposal, increasing the total number of sites to six.

## **Application Analysis**

### **The City Plan**

The proposed rezoning aligns with the big city move 'A Community of Communities' by enabling 15-minute districts that allow people to easily complete their daily needs.

### **West Jasper Place District Plan**

In the Jasper Place District Plan, the subject site is not located within a Node or Corridor boundary and is designated 'Urban Mix', which includes housing, shops, services and offices in one land use category. The proposed RM h16.0 Zone allows for predominantly residential uses and limited opportunity for commercial uses. The following District Policy is relevant to this proposed rezoning:

*2.5.2.6 - Support Low Rise development (residential, commercial or mixed use) in locations outside of Nodes and Corridors that meets at least one of the following criteria:*

- On corner sites at the edge of the neighbourhood where the block face fronts onto an Arterial Roadway or Collector Roadway.
- On or adjacent to sites zoned for greater than Small Scale development or for commercial or mixed use development and along an Arterial Roadway or Collector Roadway.
- Within 400 metres of Mass Transit Stations and along an Arterial Roadway or Collector Roadway.

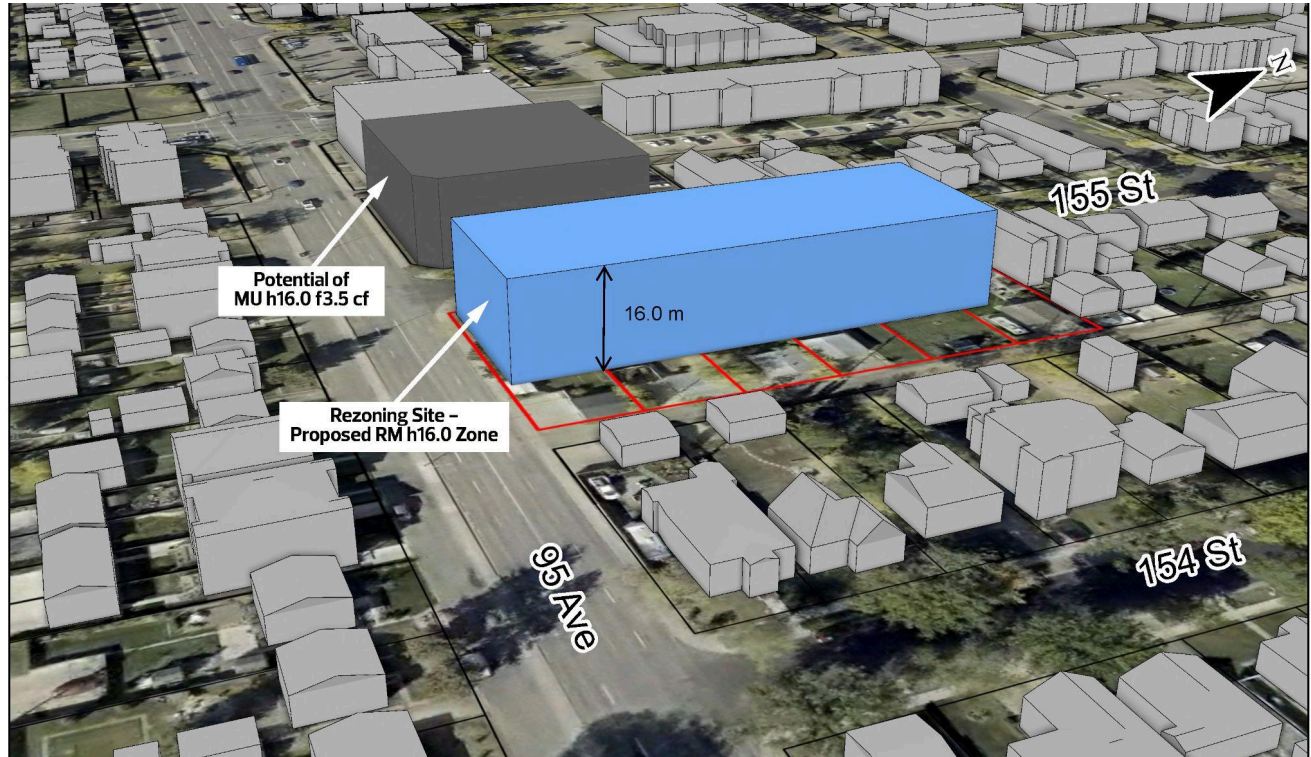
This site aligns with the Jasper Place District Plan and District Policy as this corner site is approximately 200 metres from the future Glenwood LRT Station, is located along 95 Avenue NW (a collector roadway) and adjacent (across 155 Street NW) to a Mixed Use zoned (MU h16.0 f3.5 cf) site. Low rise development is appropriate at this location, and the proposed RM h16.0 Zone aligns with this direction.

### Land Use Compatibility

When compared with the existing RS Zone, the proposed RM h16.0 Zone would allow for an increase in height, reduced front and rear setbacks, increased interior setback and potential increase in flanking setbacks.

|  | <b>RS<br/>Current</b>             | <b>RM h16.0<br/>Proposed</b>      |
|--|-----------------------------------|-----------------------------------|
| <b>Typical Uses</b>                                    | Residential<br>Limited commercial | Residential<br>Limited commercial |
| <b>Maximum Height</b>                                  | 10.5 m                            | 16.0 m                            |
| <b>Maximum Site Coverage / Floor Area Ratio</b>        | 45% - 47%                         | 2.3                               |
| <b>Minimum Front Setback</b><br>(155 Street NW)        | 4.5 m                             | 1.0 m - 3.0 m                     |
| <b>Minimum Interior Side Setback</b>                   | 1.2 m - 1.5 m                     | 3.0 m                             |
| <b>Minimum Flanking Side Setback</b><br>(95 Avenue NW) | 1.2 m - 2.0 m                     | 1.0 m - 4.5 m                     |

|                                     |        |       |
|-------------------------------------|--------|-------|
| <b>Minimum Rear Setback (Alley)</b> | 10.0 m | 3.0 m |
|-------------------------------------|--------|-------|



*3D Model of proposed RM h16.0 Zone showing maximum floor area ratio & height with increased interior and rear setbacks*





#### *Site analysis context*

The subject site is located on a corner site, at the edge of the neighbourhood, and abutting a smaller scale residential development on the north side. With a maximum height of 16.0 metres and a Floor Area Ratio of 2.3, the proposed RM h16.0 Zone allows for a larger structure than permitted under the existing RS Zone.

The subject site is surrounded by roadways on three sides, which act as a buffer and help to reduce the impact of the redevelopment. Additionally, to mitigate the impacts of the proposed redevelopment on the abutting site, the proposed RM h16.0 Zone requires an interior setback of 3.0 m, which is greater than what is required in the existing RS Zone. Therefore, the proposed RM h16.0 Zone would have minimal impact on the abutting property and is appropriate for this location.

### **Mobility**

Vehicular access to the site is required exclusively from the abutting lane. The existing alley is graveled, and, depending on the scale of development and associated use of the alley, upgrades to a paved standard may be required at the development permit stage. The two existing vehicular accesses to 155 Street are required to be removed upon the redevelopment of this site. Given the site's proximity to a future LRT station, the Applicant has been advised that Transportation Demand Management strategies are highly recommended to promote active transportation and reduce vehicle demand.

ETS operates frequent transit near the rezoning site on 95 Avenue NW and the future Glenwood LRT Stop is within 200 metres walking distance of the subject property.



## Utilities

Sanitary and storm service connections are available to the site. On-site stormwater management will be required with the proposed development.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to contact the Edmonton Fire Rescue Services (EFRS) to address this deficiency. EFRS will perform an Infill Fire Protection Assessment 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.

Written By: Abhimanyu Jamwal

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination