

## 12801 - 127 Street NW

### Position of Administration: Support



### Summary

Bylaw 21248 proposes a rezoning from the Medium Scale Residential Zone (RM h16) to the Mixed Use Zone (MU h16 f2.3) to allow for low rise, mixed use development.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. There were no responses received.

Administration supports this application because it:

- Facilitates mixed use development along a secondary corridor near existing transit and active modes of transportation.
- Proposes a scale that is aligned with direction in the Northwest District Plan and District Policy for Secondary Corridors.
- Is compatible with surrounding land uses.

## Application Details

This application was submitted by SPAN Architecture on behalf of Mutti Homes.

## Rezoning

The proposed Mixed Use Zone (MU h16.0 f2.3) would allow development with the following key characteristics:

- Mixed use development that supports growth in nodes and along corridors with a focus on site and building design regulations intended to enhance the public realm and create walkable destinations.
- A maximum height of 16.0 m.
- A floor area ratio of 2.3.

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposal is a standard zone, is in general alignment with the District land use designation Urban Mix, and supports the big city moves of The City Plan. The basic approach included:

## Mailed Notice, April 30, 2025

- Notification radius: 61 metres
- Recipients: 25
- Responses: 0

## Site Signage, June 23 2025

- One rezoning information sign was placed on the property so as to be visible from 127 Street and 128 Avenue.

## Webpage

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

## Notified Community Organizations

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

## Common comments heard:

- None

## Site and Surrounding Area



### Site analysis context

The site is 667 m<sup>2</sup> (0.06 ha) in size, and located on the corner of 127 Street NW and 128 Avenue NW, along a secondary corridor.

In the immediate area, the 127 Street corridor has a mix of residential and commercial development. A variety of office, retail, restaurant, and vehicle support services businesses operate south of the subject site along 127 Street and 127 Avenue in addition to small scale residential development. To the north, existing development is primarily small scale residential (ranging from single detached housing, to multi unit development).

Transit service is available along 127 Street, and 129 Avenue to the north. Active transportation routes are located along 128 Street, 129 Avenue, and south of the site on 127 Street.

	Existing Zoning	Current Development
<b>Subject Site</b>	Medium Scale Residential Zone (RM h16)	Single detached dwelling
<b>North</b>	Medium Scale Residential Zone (RM h16)	Multi-unit Housing
<b>East</b>	Residential Small Lot Zone (RS)	Single detached dwelling
<b>South</b>	Medium Scale Residential Zone (RM h16)	Multi-unit Housing
<b>West</b>	Medium Scale Residential Zone (RM h16)	Single detached dwelling



*View of site from 127 Street showing flanking side (128 Avenue NW)*

## **Application Analysis**

### **The City Plan**

The Big City Moves, “A Community of Communities” and “A Rebuildable City” point the way to deliberately change the city to welcome 1 million more people. The proposed rezoning contributes to the following Big City Moves by:

- Supporting the addition of new infill units.
- Facilitating the creation of 15 minute districts that allow people to easily complete their daily needs.

### **District Plans**

The subject site is located within the Northwest District Plan where it is designated as ‘Urban Mix’. The Urban Mix land use category provides opportunities for a mix of housing types, shops, services, and offices intended to meet the daily needs of residents.

The site location abuts an arterial roadway (127 Street NW) and is within a secondary corridor. Secondary corridors are areas along an arterial or collector roadway that serves as a local destination for surrounding communities and supports residential and employment growth.

District Policy supports low-rise development throughout secondary corridors, while the Mixed Use Zone is intended to be used within nodes and corridors to allow for a range of uses to support housing, recreation, commerce, and employment opportunities.

Site and building design regulations in the mixed use zone promote development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians. The proposed rezoning conforms to District Policy and the Northwest District Plan.

### Land Use Compatibility

The proposed MU Zone is compatible with adjacent RM h16 sites to the north and south which allow the same height and FAR.

When compared to the existing RM h16 Zone, the MU h16 f2.3 Zone allows a wider range of commercial uses, a reduction in the flanking side setback, additional flexibility in how uses can be configured in the building, and less limitations on establishment size.

The MU h16 f2.3 Zone is generally compatible with the single detached dwellings located to the east and west of the site. The difference in allowable height between the RS and MU zones is mitigated by the separation provided by the rear alley (east) and the arterial roadway to the front of the site (west).

	<b>RM h16 Current</b>	<b>MU h16 f2.3 Proposed</b>
<b>Typical Uses</b>	Residential with limited commercial opportunities on the ground floor	Residential, commercial, and community uses (e.g. child care services)
<b>Maximum Height</b>	16.0 m	16.0 m
<b>Maximum Floor Area Ratio</b>	2.3	2.3
<b>Minimum Front Setback (127 Street NW)</b>	1.0 m - 4.5 m	1.0 m - 4.5 m
<b>Minimum Interior Side Setback</b>	3.0 m	3.0 m

<b>Minimum Flanking Side Setback</b> (128 Ave NW)	3.0 m	1.0 m
<b>Minimum Rear Setback</b> (Alley)	3.0 m	0.0 m
<b>Maximum Site Coverage</b>	N/A	N/A

## Mobility

The site is well-served with many transportation options. The Calder Neighbourhood Renewal was completed in 2023 and included neighbourhood bike routes on 129 Avenue NW and 120 Street NW. 127 Street NW is a future district connector bike route. ETS also currently operates crosstown, rapid and local bus service nearby on 127 Street. Vehicular access for the site is required to be taken from the alley.

Upon redevelopment of the site, the owner may be required to reconstruct the alley to a commercial standard, and the owner will be required to construct a publicly accessible sidewalk along the north side of 128 Avenue NW from 127 Street NW to the east property line. Further details will be reviewed at the Development Permit Stage.

## Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary 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 Low Impact Development (LID) or 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.

Written By: Cathal Flynn

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination