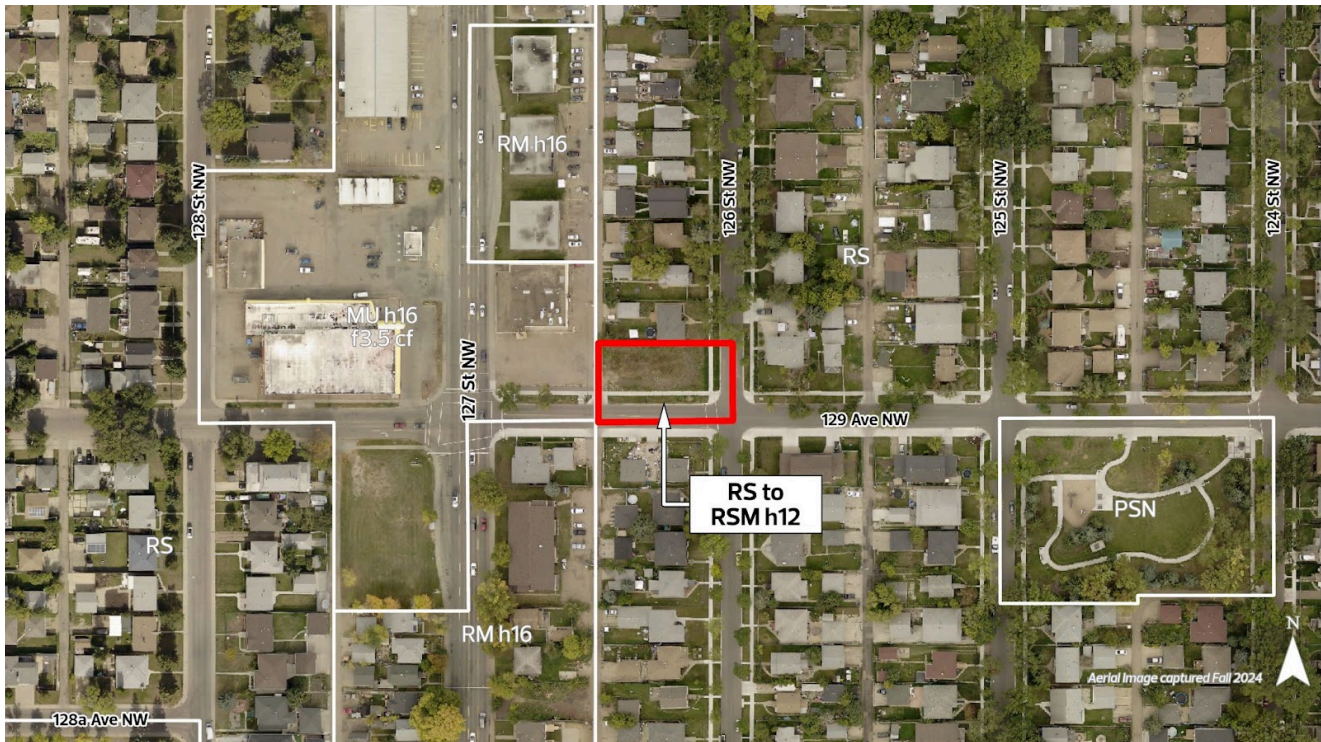


12612 - 129 Avenue NW

Position of Administration: Support



Summary

Bylaw 21298 proposes a rezoning from the Small Scale Residential Zone (RS) to the Small-Medium Scale Transition Residential Zone (RSM h12) to allow a range of small to medium scale housing.

Public engagement for this application included a mailed notice and information on the City's webpage. Administration heard from two (2) people with most concerns related to traffic and parking availability. One of these people expressed support for additional residential units in the neighbourhood.

Administration supports this application because it:

- Complies with the locational criteria outlined in the District Policy 2.5.2.5, which supports a more intense small-scale residential development in this location.
- Is compatible with surrounding residential and commercial land uses.
- Provides additional housing units, while ensuring an appropriate transition in scale.

Application Details

This application was submitted by Satt Engineering on behalf of a private Landowner.

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

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

Site and Surrounding Area

The site is located in the western part of the Calder neighbourhood at the corner of 129 Avenue NW (a collector road) and 126 Street NW (a local road). The site is currently vacant. It is surrounded by small-scale residential properties to the east, north and south. To the west are existing commercial areas zoned for low rise mixed use. The site is adjacent to the 127 Street Secondary Corridor and is within close proximity to several community amenities, including Touchdown Park, Athlone Park, Athlone School, Calder Library, and more. Bus service is available along 129 Avenue with the nearest bus stop located 85 meters from the site.

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Vacant
North	Small Scale Residential Zone (RS)	Single Detached House (two storeys)
East	Small Scale Residential Zone (RS)	Single Detached House (one storey)
West	Mixed Use Zone (MU h16 f3.5 cf)	Single Storey Commercial Building
South	Small Scale Residential Zone (RS)	Single Detached House (one storey)



View of the site looking northwest from the intersection of 129 Avenue NW and 126 Street NW



View of the site looking northwest from the intersection of 129 Avenue NW and 126 Street NW



View of the site looking northeast from the 129 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed RSM h12 Zone aligns with the Northwest District Plan, is a standard zone, and limited additional detail about the proposed development is available at this stage of the project.

Mailed Notice, July 10, 2025

- Notification radius: 60 metres
- Recipients: 144
- Responses: 2
 - In support: 0
 - In opposition: 1
 - Mixed: 1

Site Signage, July 28, 2025

- One rezoning information sign was placed on the property visible from both 126 Street NW and 129 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Calder Community League
- Athlone Community League

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

- The proposed development will contribute to on-street parking and traffic congestion (1)
- Adding more units in the area is supported (1)
- The proposed development will impact neighbourhood character (1)
- Concerned about potential parking spillover onto the commercial parking lot (1)
- Left turn to 129 Ave from 127 Street should be allowed (1)

Application Analysis



Site analysis context

The City Plan

The City Plan identifies the site within a redeveloping area designated for residential uses. The proposed rezoning aligns with the Big City Moves “Rebuildable City” and “Community of Communities” by advancing City Building Outcomes that support residential infill at various scales and designs. It also enables districts to foster a greater mix of land uses by adding housing units near existing services and infrastructure.

Northwest District Plan

The site is within the Northwest District Plan, outside of any identified nodes and corridors. The site is designated for Urban Mix uses. Urban Mix areas include a variety of land uses, including housing, shops, services, community amenities, and offices.

The District Policy 2.5.2.5 supports more intense small-scale residential development on corner lots when at least one qualifying criteria is met. This site meets the requirements as it is a corner lot located along a collector roadway (129 Avenue NW) and is adjacent to the 127 Street Secondary Corridor.

The proposed RSM h12 zone would allow more intense small-scale development. In particular, it would allow for increased height, a reduced rear setback and increased site coverage than the current RS Zone.

Land Use Compatibility

The current RS Zone allows for residential buildings up to 3 storeys. The proposed RSM h12 Zone also allows for buildings up to 3 storeys but permits more intense small scale development with more site coverage, accommodating more floor area. These changes result in the potential for a taller and larger building compared to the RS zone, making it more desirable for row housing and multi-unit housing developments.

The context of the rezoning site supports its suitability for a more intense small-scale residential development. It faces two roadways, has lane access, and is adjacent to a site zoned for larger-scale development, making it well positioned to serve as a transition to the surrounding small-scale residential area.

The proposed RSM h12 Zone is compatible with the surrounding small scale residential area by ensuring an appropriate transition in scale while providing additional housing units.

Below is a comparison of the proposed RSM h12 Zone with the existing RS zone:

	RS Current	RSM h12 Proposed
Typical Uses	Single Detached Housing Semi Detached Housing Multi-unit Housing	Row Housing Multi-unit Housing
Maximum Height	10.5 m	12.0 m
Maximum Site Coverage	45%	60%
Minimum Front Setback (126 Street NW)	4.5 m	3.0 m
Minimum Interior Side Setback	1.5 m	1.5 m
Minimum Rear Setback (Alley)	10.0 m	5.5 m
Density	Maximum of 8 dwellings (based on 75 m ² site area per dwelling)	No maximum density Minimum Density: 45 Dwellings/ha

Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. ETS operates both crosstown and local routing near to the rezoning area providing transit users with connections to University Transit Centre and LRT Station, Kingsway Transit Centre and LRT Station, Castle Downs Transit Centre, Westmount Transit Centre or Eaux Claires Transit Centre.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary sewer system in the area, and the existing service connection 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.

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

Written By: Eyouel Yimer

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination