

11571 - University Avenue NW

Position of Administration: Support



Summary

Bylaw 21255 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, and information on the City's webpage. Administration heard from 10 people with most concerns related to parking and privacy.

Administration supports this application because it:

- Contributes to the big city moves to be a Rebuildable City and a Community of Communities.
- Supports development at the edge of a Major Node that provides transition to small-scale housing in the neighbourhood interior.

Application Details

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

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

- A 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)	Small Scale Housing
North	Alternative Jurisdiction Zone (AJ)	University of Alberta
East	Small Scale Residential Zone (RS)	Small Scale Housing
South	Small Scale Residential Zone (RS)	Small Scale Housing
West	Small Scale Residential Zone (RS)	Small Scale Housing



Image 1 - View of the site looking south from University Avenue NW



Image 2 - View of the site looking east from University 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, June 9, 2025

- Notification radius: 120 metres
- Recipients: 161
- Responses: 10
 - In support: 0
 - In opposition: 9
 - Mixed/Questions only: 1

*The mailed notice was originally sent out on April 24, 2025 with an error in the file planner's email address. A corrected version was sent out on June 9, 2025.

Site Signage, June 25, 2025

- One rezoning information sign was placed on the property so as to be visible from University Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Belgravia Community League
- Windsor Park Community League
- McKernan District Community League
- Central Area Council of Community Leagues

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

- Additional building height will result in a loss of privacy and increase in shadowing (5x).
- This rezoning would cause parking congestion and would also disrupt the traffic pattern on University Avenue and the access road (4x).
- Support for infill and density in the form of small scale housing, but general concern about the rate and scale of recent infill development in the area (4x).
- The area doesn't have the infrastructure to support more intense housing, nevermind the ability to support commercial development, which would significantly change the neighbourhood (3x).
- Wrong location for higher intensity development (there's enough density on 114th Street, and it would not be compatible with the adjacent properties here) (3x).
- Concern regarding excessive noise and waste disposal from higher intensity developments, and the potential for them to be used as Airbnbs.
- Discontent with lack of parking requirements in the Zoning Bylaw (Development permits for the site should include parking requirements).

Application Analysis

The City Plan

The proposed rezoning aligns with the big city moves of "A Rebuildable City" and "A Community of Communities" by supporting the creation of new infill units and contributing to the creation of 15 minute districts where residents can easily meet their daily needs.

District Plans

Within the Scona District Plan, the site is located in the Urban Mix land use designation and directly adjacent to the University Garneau Major Node, which has University Avenue as its southern border.

The Urban Mix supports development at the edges of Nodes and Corridors that provides transition to the scale of the surrounding development. The Medium Scale Residential Zone

enables a transition from the larger building forms of the major node to the predominantly small scale housing found in the interior of the Belgravia neighbourhood.

Additionally, District Policy supports Low Rise development at sites along arterial roadways and adjacent to sites zoned for greater than small scale development or for commercial or mixed use development. As the site is along University Avenue, an arterial roadway, and adjacent to a site with the Alternative Jurisdiction Zone, the proposed zone can be supported.

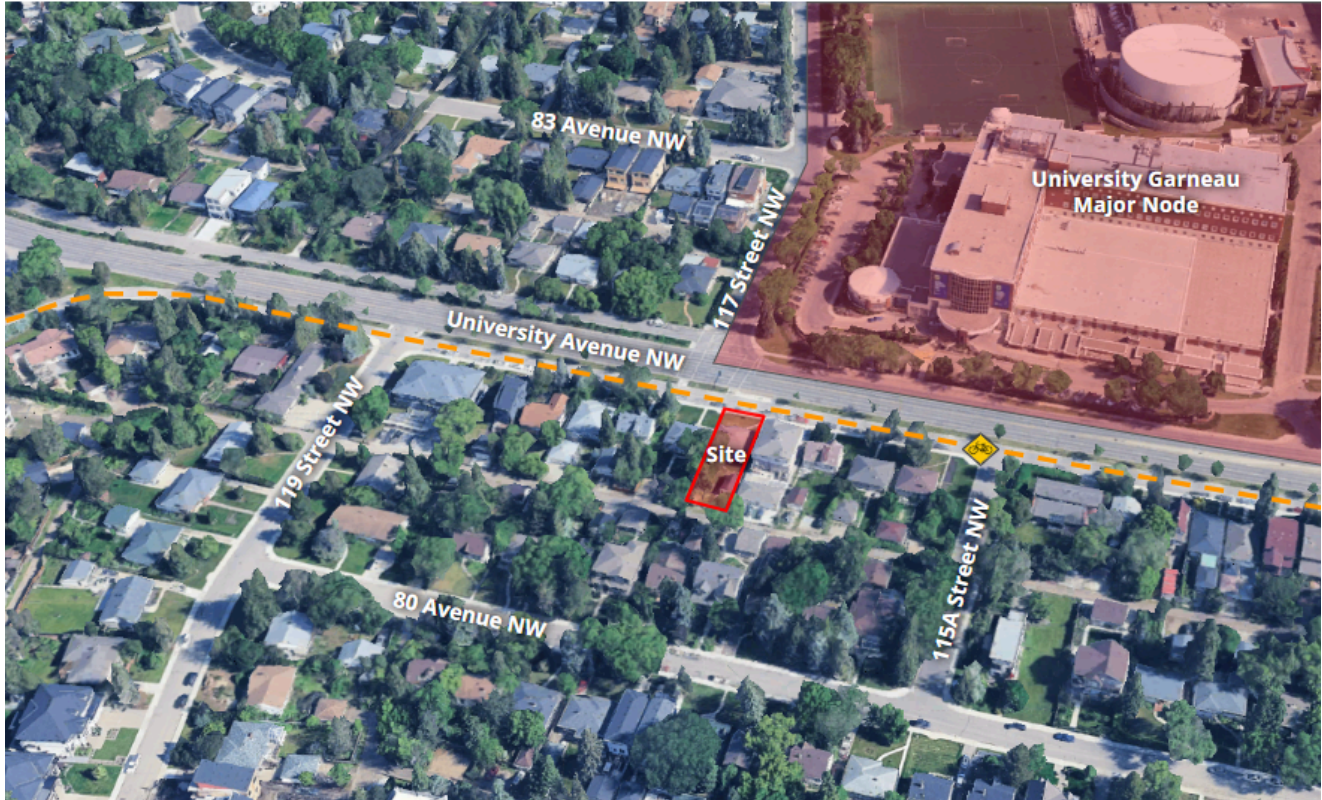


Image 3 - Site analysis context

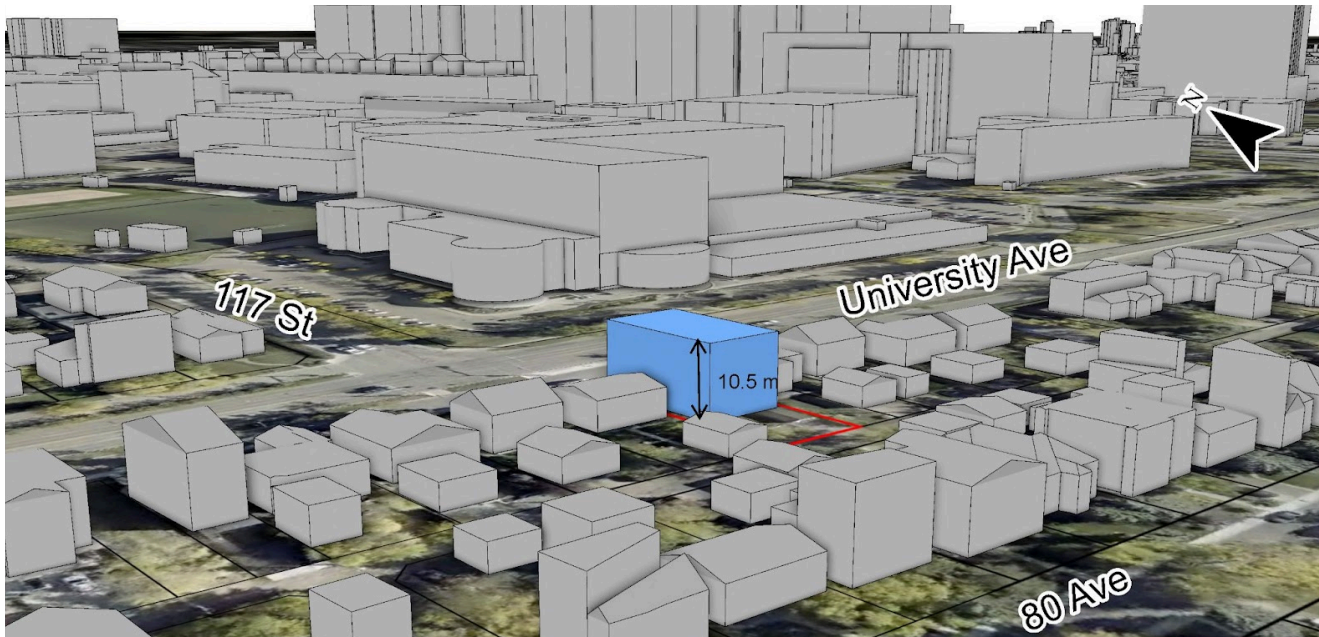
Land Use Compatibility

When compared with the existing RS Zone, the proposed RM h16.0 Zone enables a larger building with more dwellings, increases maximum height, and reduces setbacks from University Avenue NW and the alley. Key differences between both zones are outlined below:

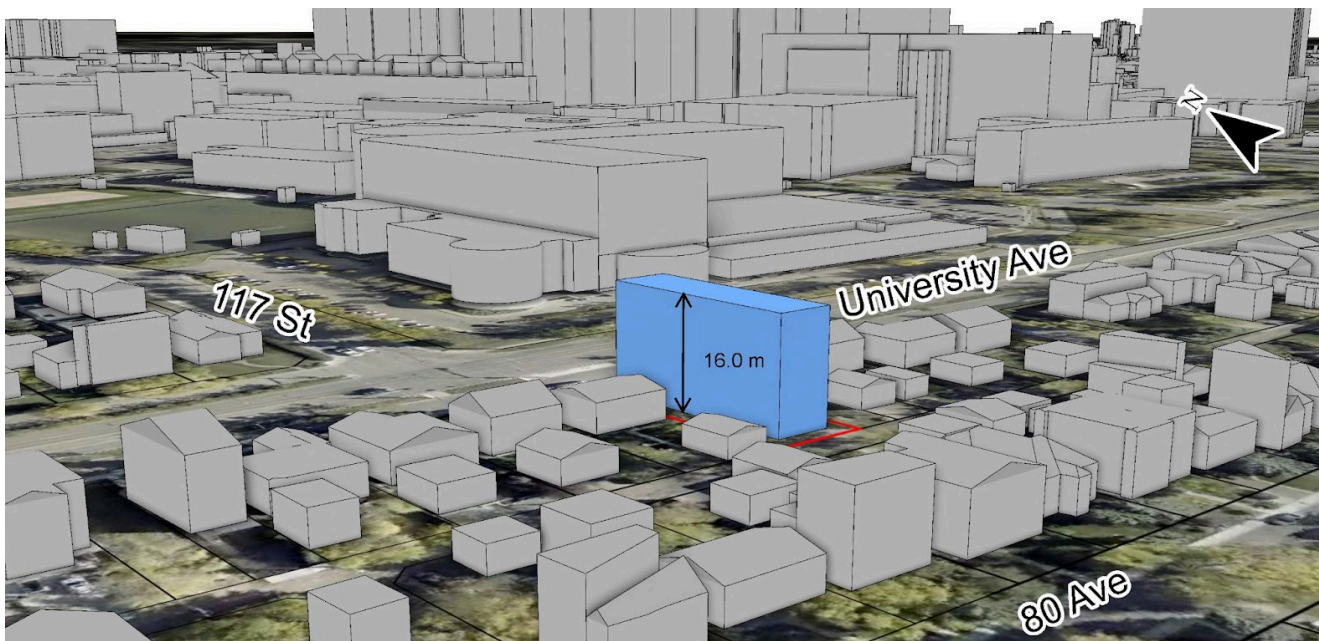
	RS Zone Current	RM h16.0 Zone Proposed
Typical Uses	Residential	Residential with limited commercial opportunities at ground level

Maximum Height	10.5 m	16.0 m
Maximum Floor Area Ratio	N/A	2.3
Maximum Site Coverage	45%	N/A
Minimum Front Setback (University Avenue NW)	4.5 m	4.5 m (residential ground floor) 1.0 m (commercial ground floor)
Minimum Interior Side Setbacks	1.2 m	3.0 m (if building is greater than 12.0 m in height) 1.5 m (if building is less than or equal to 12.0 m in height)
Minimum Rear Setback (Alley)	10.0 m	3.0 m
Number of Dwellings	Minimum: N/A Maximum: 7	Minimum: 3 Maximum: N/A

The site shares its interior property lines with properties zoned for, and currently containing, small scale residential buildings. If this site developed to the full extent of the RM h16.0 Zone, there would be massing impacts to these adjacent properties. To help reduce these impacts, the RM h16.0 Zone requires interior setbacks of 3.0 metres, an increase from the 1.2 metres required in the RS Zone. Furthermore, the south side of University Avenue is incrementally transitioning into a stretch of diverse housing typologies on the edge of a dense and dynamic Major Node, with several recently completed mid-rise buildings and three lots zoned RM h16.0 less than 15 metres to the east. At this location, a 16 metre building would provide an appropriate height transition from the Cross Cancer Institute, a mid-rise building directly north of the site, to the small-scale development to the south, as seen in the 3D Model below. The proposed RM h16.0 Zone is compatible with the surrounding development and zoning.



3D Model: Current RS Zone (looking northeast)



3D Model: Proposed RM h16.0 (looking northeast)

Mobility

The rezoning site is adequately served by various transportation mode options and is not expected to have a significant impact on the transportation network. Vehicle access for the proposed rezoning site would be restricted to the abutting alley. University Avenue and 115 Street are existing neighbourhood bike routes, and Saskatchewan Drive is an existing district connector bike route.

ETS operates bus routes near the rezoning site on 114 Street. A range of services are available on the corridor, including frequent and rapid bus routes.

Mass transit bus routes are anticipated to operate near the site on 114 Street as part of the future mass transit network associated with the 1.25 million population scenario of the City Plan. These routes will be similar to existing frequent and rapid bus routes on the corridor.

The site is roughly 600 m walking distance to bus stops on 114 Street and less than 750 m to McKernan/Belgravia LRT Station.

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.

Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would 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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Branch: Development Services

Section: Planning Coordination