

## 8111 and 8115 - 137 Avenue NW Position of Administration: Support



### Summary

Bylaw 21321 proposes a rezoning from the Neighbourhood Commercial Zone (CN) and Small Scale Residential Zone (RS) to Mixed Use Zone (MU h16.0 f2) to allow for medium scale mixed use development.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration received one inquiry requesting additional information and clarification on whether access from the alley to 137 Avenue would be maintained.

Administration supports this application because it:

- Facilitates more intense development along a primary corridor

- Contributes to The City Plan’s Big City Move, Rebuildable City, by facilitating the opportunity for housing and job growth and intensification within nodes and along corridors
- Contributes to The City Plan's Big City Moves: Community of Communities by enabling 15-minute districts that allow a reasonable distance for people to easily complete their daily needs
- Proposes a scale that is compatible with the surrounding neighbourhood and aligned with direction in the District Policy and Northeast District Plan

**Application Details**

This application was submitted by Jacquelyn Skeffington on behalf of Ateer Investments Inc. and 1941060 Alberta Inc.

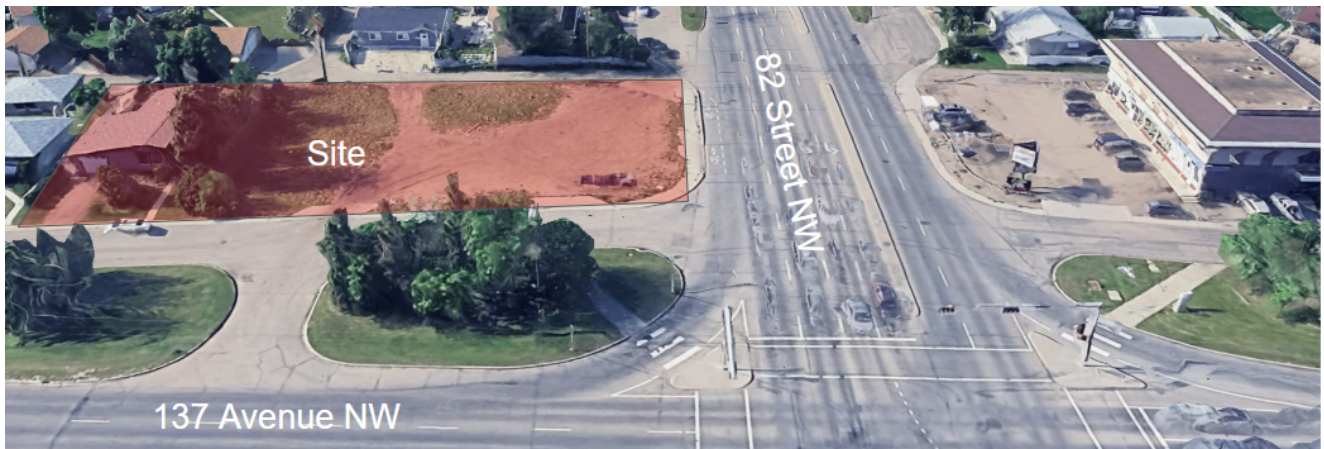
**Rezoning**

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

- Mixed use development that supports growth in nodes along corridors, including residential and commercial uses.
- A maximum height of 16.0 metres (approximately 4 storeys).
- A maximum floor area ratio of 2.0

**Site and Surrounding Area**

	<b>Existing Zoning</b>	<b>Current Development</b>
<b>Subject Site</b>	Neighbourhood Commercial Zone (CN) Small Scale Residential Zone (RS)	Undeveloped Single detached housing
<b>North</b>	Urban Facilities (UF)	Cemetery
<b>East</b>	Small Scale Residential Zone (RS)	Single detached housing
<b>South</b>	Small Scale Residential Zone (RS)	Single detached housing
<b>West</b>	Neighbourhood Commercial Zone (CN)	Commercial buildings



*View of site looking south*



*Aerial view of site*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a standard zone, and it aligns with The City Plan, Northeast District Plan, and District Policy. The basic approach included:

## **Mailed Notice, November 30, 2023 and February 18, 2025**

- Notification radius: 60 metres
- Recipients: 49
- Responses: 1
  - In support: 0 (0%)
  - In opposition: 0 (0%)
  - Mixed/Questions only: 1 (100%)

## **Site Signage, September 29, 2025**

- One rezoning information signs was placed on the property facing 137<sup>th</sup> Avenue NW

## **Webpage**

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

## **Notified Community Organizations**

- Delwood Community League
- Glengarry Community League

## **Application Analysis**

The 2 hectare site is located at the intersection of two corridors, both 137 Avenue NW (a Primary Corridor) and 82 Street NW (a Secondary Corridor). The site has vehicle access available from a service road and an alley. An Urban Greenway runs along 137 Avenue NW allowing for the movement of pedestrians and ecological connections. The site is surrounded by residential, commercial, and cemetery uses (St. Michael's Cemetery).

The site is within the Delwood neighbourhood and contains commercial, open space and residential uses contributing to a vibrant and complete community.

There is transit on 137 Avenue NW and 82 Street NW, and a mass transit bus route is anticipated to operate on 137 Avenue NW.



Site analysis context

## The City Plan

The proposed rezoning contributes to the The City Plan's Big City Moves:

- A *Rebuildable City*, by supporting the addition of low rise mixed use development by facilitating the opportunity for housing and job growth and intensification within nodes and along corridors.
- A *Community of Communities*, by helping facilitate the creation of 15 minute districts that allow a reasonable distance for people to easily complete their daily needs.

## District Policy/ Northeast District Plan

The site is within the boundaries of the Northeast District Plan, which designates the site for Urban Mix, and at the intersection of two Corridors (137 Avenue NW, a Primary Corridor and 82 Street NW, a Secondary Corridor).

Urban mix includes housing, shops, services and offices in one land use category. This provides opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents. It includes stand alone residential and commercial development as well as mixed use development.

Primary Corridors are defined as the city's largest, most vibrant, and prominent urban streets, serving as destinations while also providing critical connections between major nodes, the rest of the city, and region. Secondary corridors are areas along prominent residential and commercial streets that serve as a local destination for surrounding neighbourhoods. District

policy 2.4.6.1 and 2.4.7.1 support low rise and mid rise development throughout Primary and Secondary Corridors.

The proposed rezoning to Mixed Use Zone (MU h16 f2) conforms to the Urban Mix and Corridor policies as it will allow for low rise mixed use development.

### Land Use Compatibility

The list of uses in the CN and MU zones are similar, although the MU Zone allows for more flexibility in the size of commercial establishments, and residential uses in the form of row housing and secondary suites. The MU h16 f2 zone would allow an approximately 4 storey building (16.0 m in height), which compared to the CN zone, is 1 additional storey (12.0 m height permitted). When compared to the CN Zone the MU h16 f2 Zone will result in a similar built form.

When compared with the existing RS Zone, the proposed MU h16.0 f2 Zone will allow for an expanded list of uses, a 3.5 metres increase in height, reduced front, rear, and flanking setbacks, and increased interior setback, The increased interior separation distance (of 3.0m) will provide for greater separation and transition between the MU and RS (single family homes) to the east. In addition, the alley along the southern portion of the site will provide an additional setback to the single detached dwellings.

The MU h16 f2 Zone is generally compatible with the single detached dwellings located to the east and south of the site, however, it will result in a larger and taller building.

The MU h16.0 f2 Zone is compatible with the uses and built forms in the surrounding area.

	<b>RS Zone Current</b>	<b>CN Zone Current</b>	<b>MU Zone Proposed</b>
<b>Typical Uses</b>	Residential Limited commercial Limited community	Commercial Limited Residential Community	Commercial Limited Residential Community
<b>Maximum Height</b>	10.5 m	12.0	16.0 m
<b>Maximum Floor Area Ratio</b>	N/A	2.0	2.0
<b>Minimum Front Setback</b>	4.5 m	3.0 m	1.0 m - 3.0 m

<b>Minimum Interior Side Setback</b>	1.2 m - 1.5 m	3.0	3.0 m
<b>Minimum Flanking Side Setback</b>	1.2 m - 2.0 m	0.0 m	0.0 m
<b>Minimum Rear Setback (Alley)</b>	10.0 m	0.0 m	0.0 m
<b>Maximum Site Coverage</b>	45%	N/A	N/A

## Mobility

Upon redevelopment, vehicle access must be from the east-west alley south of the site. The existing accesses to the 137 Avenue service road and 82 Street must be removed. The owner will also be required to complete the following off-site improvements recommended by the TIA during the development permit stage:

- upgrade the east-west alley to a 6.0m commercial alley standard between 82 Street and the east property line,
- construct a formal amenity pad and connector walk for the abutting bus stop, and
- repair the concrete surface of the sidewalks adjacent to the site.

ETS operates crosstown routing near to the proposed rezoning area which connects transit riders between West Clareview Transit Centre and LRT Station with West Edmonton Mall Transit Centre. Community service routing is also available nearby. One (1) mass transit bus route, B4, is anticipated to operate nearby on 137 Avenue as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan. This route is anticipated to follow similar routing as current ETS crosstown bus route 54 in the area.

## Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary sewer system in the area, and these existing service connections 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 improvements required by this application.

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination