

11823 - 129 Avenue NW

Position of Administration: Support



Summary

Bylaw 21334 proposes a rezoning from the Small Scale Residential Zone (RS) to the Neighbourhood Mixed Use Zone (MUN) to allow for neighbourhood scale mixed use development.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. One person was heard from and was opposed to this application, with concerns related to neighbourhood safety, availability of street parking and existing traffic congestion near the site.

Administration supports this application because it:

- Contributes to The City Plan's Big City Move, *Rebuildable City*, by providing the opportunity for infill units, new commercial and community uses in a local node
- Contributes to The City Plan's Big City Move Community of Communities to enable 15-minute districts to allow people to easily complete their daily needs
- Proposes a scale that is compatible with the surrounding neighbourhood and aligned with direction in the Northwest District Plan and District Policy
- Allows for a wider variety of uses to serve the neighbourhood and also includes the potential for residential development

Application Details

This application was submitted by MJD Childcare.

The proposed Neighbourhood Mixed Use Zone (MUN) will allow development with the following key characteristics:

- Neighbourhood scale pedestrian oriented mixed use development, including a wide range of commercial and community uses
- The opportunity for Multi-unit residential up to 16.0 m (approximately 4 storeys)
- A maximum floor area ratio (FAR) of 3.5

Site and Surrounding Area

The site is located on a corner site in central Calder. The site is home to Elks Lodge No. 11, established by the Elks of Canada fraternity around 1959. The hall was used for various community uses until 2023. In 2024, the property was sold to a private developer and has not been in regular use since then.

The existing built form near the property includes a mixture of small scale residential, small scale commercial (previously zoned MUN), two parks and several community uses. Both transit and active mode facilities are available adjacent to the site on 129 Avenue NW. This provides for additional opportunities for residents and visitors to travel through this portion of the Calder neighbourhood. Collectively, these land uses form a local node in the heart of the Calder neighbourhood, where people can meet their daily needs.

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Elks of Canada Lodge No. 11
North	Neighbourhood Mixed Use Zone (MUN) Small Scale Residential Zone (RS)	One-Storey Commercial Unit (<i>Historic 11900 Block</i>) Two-Storey Semi-Detached House
East	Small Scale Residential Zone (RS)	Two-Storey Detached House
South	Small Scale Residential Zone (RS)	One-Storey Detached House
West	Small Scale Residential Zone (RS)	Two-Storey Detached House (<i>Richard Brown Residence</i>)



View of site looking south across 129 Ave NW.



View of site, looking west along 129 Avenue NW. Commercial main street is visible in the background.



View of site from the rear alley, looking northwest.

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because of the scale of proposed development rights and the significance of the surrounding area to the neighbourhood's history. The broadened approach included:

Mailed Notice, June 19, 2024

- Notification radius: 61 metres
- Recipients: 203
- Responses: 1
 - In opposition: (100%)

Site Signage, June 17, 2024 & October 20, 2025

- One (1) rezoning information sign was placed on the property so as to be visible from 129 Avenue NW and 119 Street NW. An updated sign was installed in October 2025.

Webpage

- edmonton.ca/rezoningapplications

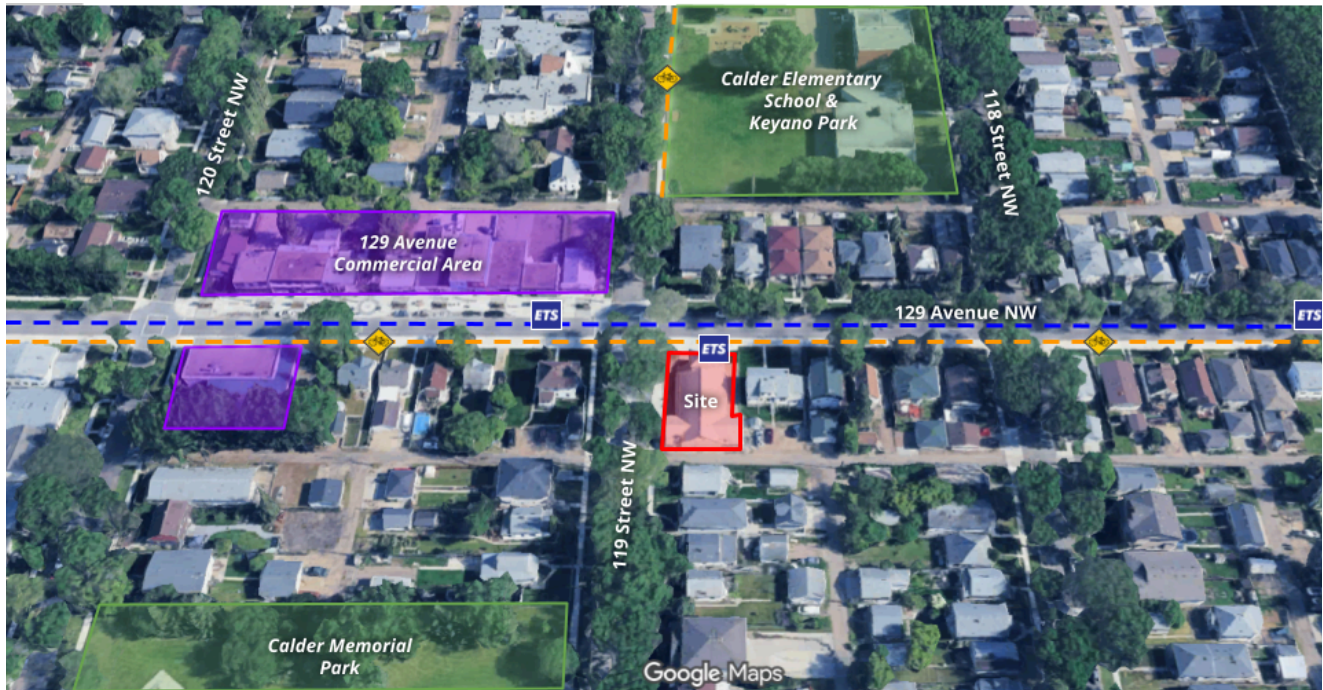
Notified Community Organizations

- Calder Community League
- Edmonton Area Council One Society

Comments heard:

- Limited parking available near the site, especially along 129 Avenue NW.
- Childcare is not appropriate at this location, due to existing issues with safety and vandalism.
- Existing neighbourhood congestion will become worse if this development proceeds.
- Proposed development does not align with existing scale of housing and detracts from Calder's historic community character.

Application Analysis



Site analysis context

The City Plan

The proposed rezoning aligns with two of The City Plan's Big City Moves, "Community of Communities" and "Rebuildable City" by creating opportunities for new infill units and commercial development which allows for residents to meet their daily needs and support economic opportunities and employment. In addition, the rezoning aligns with The City Plan's policy direction 2.2.3.4 enabling the redevelopment of commercial sites and neighbourhood centres supporting mixed-use local nodes.

Northwest District Plan & District Policy

The Northwest District Plan guides development and designates the site for urban mix land uses.

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. At this location, the proposed MUN Zone conforms to the Urban Mix land use designation.

Local nodes within urban mix areas and within the District Policy are defined as focal points for their neighbourhoods. At local nodes there is a mixture of commercial, community and residential uses. Some of the features of this local node in Calder include two parks, an existing commercial area along 129 Avenue NW, the Northwest Edmonton Seniors Society, two worship assemblies, a mixture of housing types and existing transit service.

The proposed rezoning conforms to District Policies 2.4.5.1 and 2.4.5.2 which support low rise mixed use development at local nodes. It provides new opportunities for investment and redevelopment within this established local node.

Land Use Compatibility

The current RS Zone allows for several forms of small scale residential development up to 10.5 metres (3 storeys) in height and a maximum site coverage of 45%. The proposed MUN Zone will allow for neighbourhood small scale mixed use development up to 16.0 metres (4 storeys) in height and a maximum floor area ratio (FAR) of 3.5. The proposed MUN zone can allow for a development that is entirely commercial and community uses or for a vertical mixed-use development. With vertical mixed-use development, the MUN zone requires most residential units to be above the ground floor. Limited residential along the ground floor is permitted along the local road (119 Street NW). If residential is provided, the number of dwelling units is subject to site design, Setbacks, FAR and unit size which is not known until the development permit stage.

Below is a table comparing the current RS zone with the proposed MUN zone. The 3D model below compares the RS and MUN zones' maximum buildout potential with the surrounding neighbourhood.

	RS Current	MUN Proposed
Typical Uses	Small Scale Residential	Multi-Unit Residential, Commercial & Community Uses
Maximum Height	10.5 m <i>(Approximately 3 storeys)</i>	16.0 m <i>(Approximately 4 storeys)</i>
Maximum Site Coverage	45% site coverage	N/A
Maximum FAR	N/A	3.5 FAR
Minimum Front Setback (129 Ave NW)	4.5 m	1.0 m
Minimum Interior Side Setback (East)	1.2 - 1.9 m	3.0 m

Minimum Flanking Side Setback (119 Street NW)	1.2 - 2.0 m	1.0 - 3.0 m
Minimum Rear Setback (Alley)	10.0 m	1.0 m
Maximum Number of Dwellings	10 dwellings	No Maximum



Comparison of maximum buildout of site under the current RS Zone (left) and proposed MUN Zone (right)

When compared to the RS zone, the MUN zone allows for a Floor Area Ratio (FAR) of 3.5 and generally reduces the setback requirements. However, setbacks will be larger under the MUN zone along the interior property line and the flanking property line. As a result, the development under the proposed MUN Zone may result in a larger building due to the opportunity for lesser setback requirements and an increased FAR.

Regarding the surrounding area, lands to the northwest, along 129 Avenue NW, are zoned MUN. This zoning allows development to up to 16 metres in height, identical to what is proposed with this rezoning. Additionally, the scale proposed by this development is mitigated by the location at a corner along an alley. The property to the east is the most impacted by the increased allowable scale, but this is mitigated by the increased setbacks along the east property line. Over time, there is potential for other properties near this site to increase in scale, in alignment with expectations for local nodes.

The proposed MUN zone will introduce a number of new commercial and community uses, not currently permitted in the RS zone. Some of the proposed new uses include child care services, custom manufacturing (i.e. microbreweries), minor indoor entertainment, community service (i.e. religious assemblies) and libraries. These uses would allow for additional commercial and community opportunities to further support the use and evolution of this local node.

Additionally, the subject site is surrounded by roadways on three sides. These roadways act as a buffer and help to reduce the impacts of future redevelopment of the site. For these reasons, the proposed MUN zone is appropriate at this location.

Mobility

The proposed rezoning is not expected to have a significant impact on the transportation network. The site is next to the 129 Avenue collector roadway that accommodates bus stops near the site and a shared pathway along the south side. This shared pathway will extend between future district connector bike routes along 127 Street and 113A Street. Upon redevelopment, vehicle access for the site would be restricted to the abutting alley only.

ETS operates local service along 129 Avenue adjacent to the subject property. Route 103 provides transit riders with connections to Eaux Claires Transit Centre or Castle Downs 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.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing near the site. The developer will be required to address this deficiency at the Development Permit stage. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met.

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

Written By: Liam Kachkar

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination