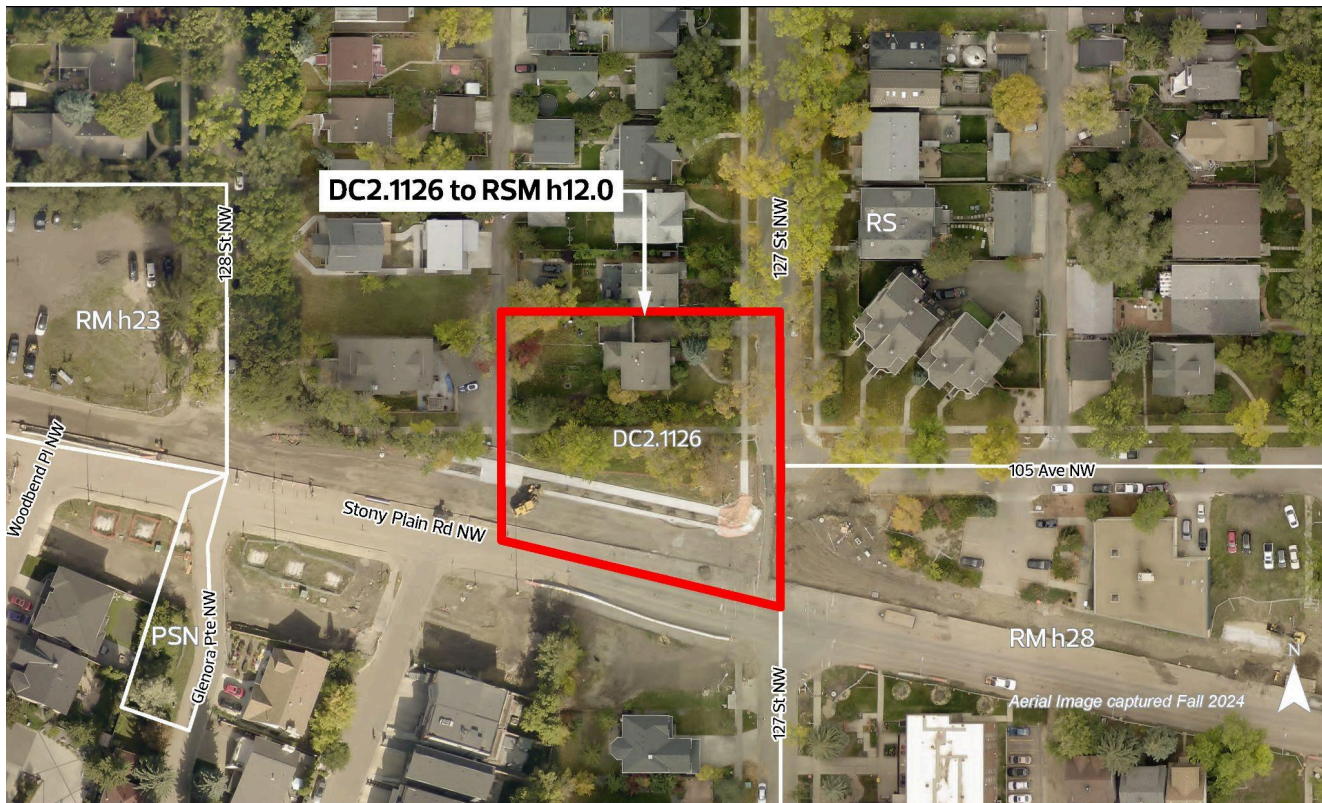


10504 - 127 Street NW

Position of Administration: Support



Summary

Bylaw 21304 proposes a rezoning from a Direct Control Zone (DC) to the Small-Medium Scale Transition Residential Zone (RSM h12.0) to allow for a range of small to medium scale housing.

Public engagement for this application included mailed notice, site signage and information on the City's webpage. Administration heard from 11 people with most concerns related to additional on-street parking in the area and traffic congestion.

Administration supports this application because it:

- Contributes to the goal of becoming a more compact city through the big city moves of a Rebuildable City and a Community of Communities.
- Enables building forms that are appropriate within a primary corridor while providing a sensitive transition to the surrounding small scale homes.

Application Details

This application was submitted by Franken Homes.

Rezoning

The proposed Small-Medium Scale Transition Residential Zone (RSM h12.0) would allow development with the following key characteristics:

- A range of small to medium scale housing
- A maximum height of 12.0 m (approximately 3 storeys)
- A maximum site coverage of 60%

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Site Specific Development Control Provision (DC.1126)	Single Detached Home
North	Small Scale Residential Zone	Single Detached Home
East	Small Scale Residential Zone	Semi-detached Housing
South	Small Scale Residential Zone	Single Detached Home
West	Small Scale Residential Zone	Single Detached Home



View of the site looking northwest from the intersection of Stony Plain Rd & 127 Street NW (Google Street View, May 2023)

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 that aligns with the direction for a primary corridor. The basic approach included:

Mailed Notice, June 27, 2025

- Notification radius: 61 metres
- Recipients: 105
- Responses: 11
 - In support: 0
 - In opposition: 8
 - Mixed/Questions only: 3

Site Signage, July 14, 2025

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

Webpage

- edmonton.ca/rezoningapplications

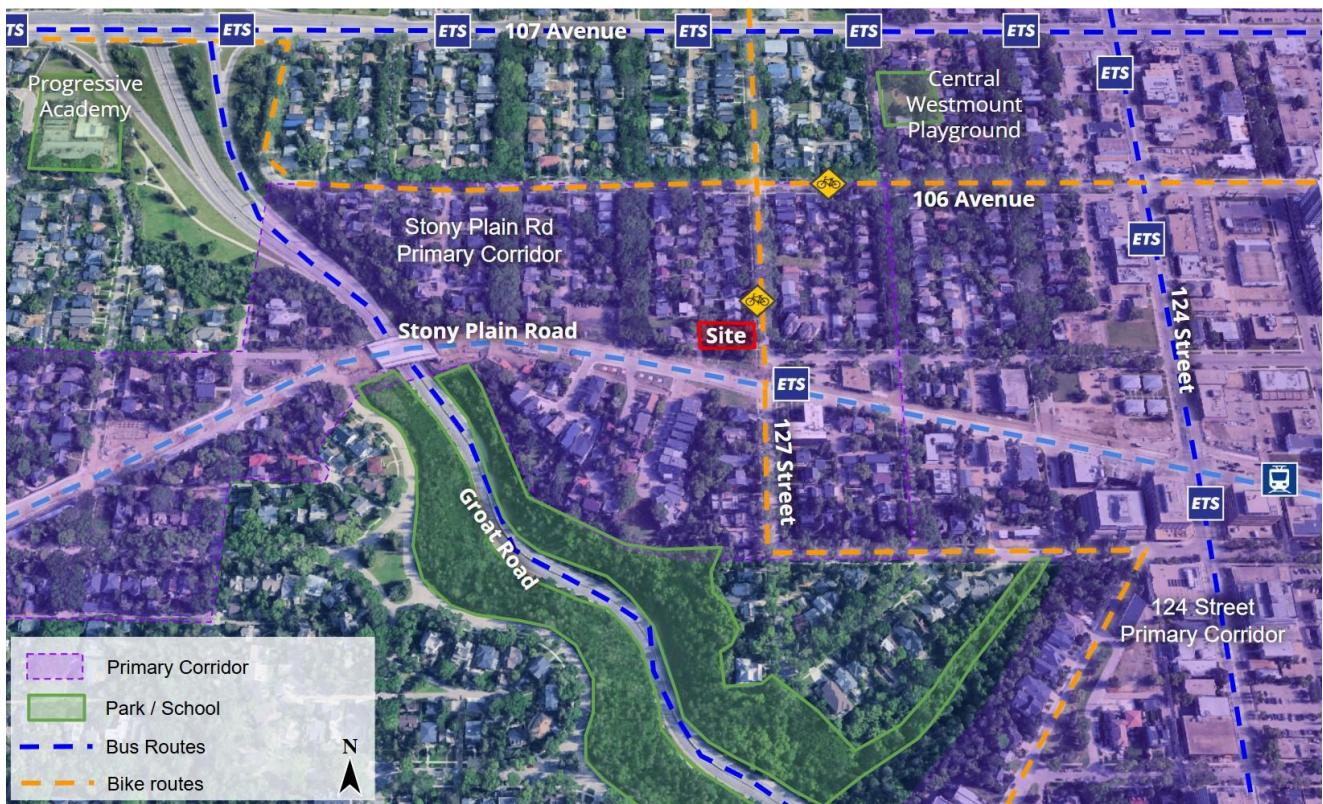
Notified Community Organizations

- Westmount Community League

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

- Site will not be able to support sufficient on-site parking (6)
- The maximum height is too tall and will have negative shadowing and privacy impacts (5)
- This area is not appropriate for additional density (3)
- More density will add to traffic congestion (3)

Application Analysis



Site analysis context

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

The Central District Plan designates the property as being within the Stony Plain Road Primary Corridor where low and mid-rise buildings, ranging from 4 to 8 storeys, can be supported. While

the proposed RSM h12.0 zone, which enables more intense small scale buildings, can be considered an underdevelopment relative to the scale permitted in a primary corridor, it is appropriate given the smaller site size.

Land Use Compatibility

When compared to the existing Direct Control Zone, key changes with the RSM h12.0 zone include changing from a floor area ratio of 2.5 to a maximum site coverage of 60%, decreasing setbacks to the abutting neighbour and removing requirements for underground parking. Maximum building height remains the same at 12.0 metres.

As the property is bordered by road right-of-way on three sides, the most significant impact will be on the northern abutting property, which is occupied by a single detached house. While the reduced interior setback might heighten the perception of massing, the RSM h12.0 zone is considered appropriate in this location as it is considered compatible with the surrounding small-scale residential developments and provides a more sensitive transition to nearby residences than the medium and large scale zones typically expected in a primary corridor.

	DC2.1126 Current	RSM h12.0 Proposed
Typical Uses	Multi-unit Residential	Small scale residential
Maximum Height	12.0 m	12.0 m
Maximum Floor Area Ratio	2.5	N/A
Maximum Site Coverage	N/A	60%
Minimum Front Setback (127 Street)	4.7 m	3.0 m
Minimum Interior Side Setback	3.2 m	1.2 - 1.5 m
Minimum Flanking Side Setback (Stony Plain Road)	1.5 m	2.0 m
Minimum Rear Setback (Alley)	1.2 m	5.5 m



3D Model: Current DC Zone (looking east)



3D Model: Proposed RSM h12.0 (looking east)

Mobility

The rezoning site is adequately served by multiple transportation modes 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 only. 106 Avenue (east of 127 Street) is an existing neighbourhood bike route, and Groat Road, 127 Street, and 104 Avenue (east of 127 Street) are district connector bike routes.

ETS operates numerous bus routes near the rezoning site on 102 Avenue, 107 Avenue and 124 Street. A range of services are available on these corridors, including frequent, local, express and future mass transit bus routes. The site is less than 400 m walking distance to nearby bus stops and the future 124 Street Valley Line West LRT Stop.

Utilities

Development allowed under the proposed zone would be required to include Low Impact Development or storm servicing from the storm sewer main within 127 Street NW. Details of Low Impact Development 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: Jordan McArthur

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination