

## 11150 - 62 Street NW

### Position of Administration: Support



## Summary

Bylaw 21305 proposes a rezoning from the Small Scale Residential Zone (RS) 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 a mailed notice, site signage and information on the City's webpage. Administration heard from four people with most concerns related to the small lot size and its inability to provide sufficient on-site parking.

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 Community of Communities.
- Enables redevelopment at a scale that aligns with The District Policy for the Urban Mix.

## Application Details

This application was submitted by Eins Development Consulting Ltd.

### 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
<b>Subject Site</b>	Small Scale Residential Zone (RS)	Vacant Lot
<b>North</b>	Small Scale Residential Zone (RS)	Single Detached House
<b>East</b>	Small Scale Residential Zone (RS)	Single Detached House
<b>South</b>	Small Scale Residential Zone (RS)	Single Detached House
<b>West</b>	Small Scale Residential Zone (RS)	Single Detached House



View of the site looking east from 62 Street (Google Streetview June, 2025)

## Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because this application is located in a neighbourhood where previous applications have prompted extensive public response. The broadened approach included sending the advanced notice to a broader catchment area.

### Mailed Notice, August 22, 2025

- Notification radius: >120 metres
- Recipients: 135
- Responses: 6
  - In support: 0
  - In opposition: 4
  - Mixed/Questions only: 2

### Site Signage, September 18, 2025

- Two rezoning information signs were placed on the property so as to be visible from 112 Avenue and 62 Street.

### Webpage

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

### Notified Community Organizations

- Highlands Community League

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

- The lot is not big enough to accommodate sufficient on-site parking (4)
- This site is too small to support the proposed zone (2)
- The increased height will have shadowing impacts (2)
- This zone will lower nearby property values

## 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 Highlands neighbourhood is located within the North Central District Plan. The subject site is not located within a node or a corridor and forms part of the Urban Mix. When located outside of a node or corridor, the Urban Mix allows for small scale buildings (up to 3 storeys).

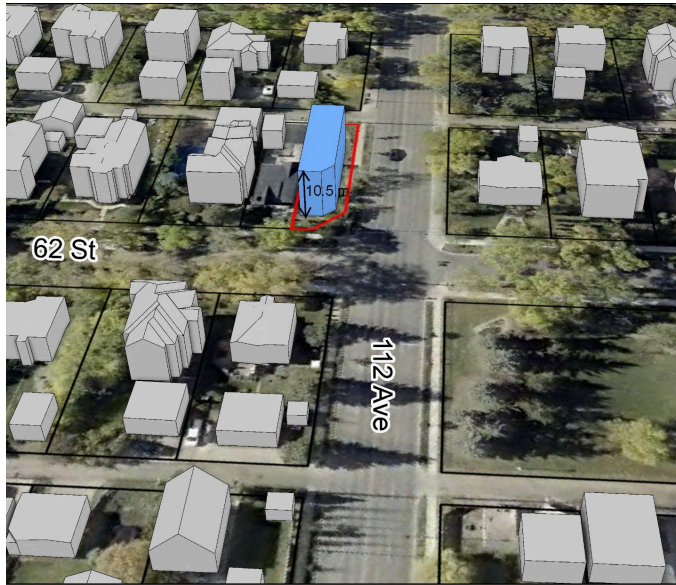
While the proposed RSM h12.0 zone aligns with the definition of small scale, it enables a larger building footprint and an additional 1.5 metres in height. The District Policy provides direction on where more intense small scale buildings are supported and as a corner site along an arterial roadway, the subject property is suitable for the RSM h12.0 zone.

### Land Use Compatibility

As the northern remnant of a previously subdivided lot, the size of the property is smaller than a typical standard lot in the community. However, at slightly less than 400 square metres, the property is of a similar size to lots in other redeveloping neighbourhoods that have been reconstructed with multi-unit housing.

Additionally, the RSM h12.0 Zone is considered compatible with the small-scale residential development found in the surrounding area. While both the existing and proposed zones allow for small scale residential development in the form of row housing and multi-unit housing, the proposed zone would enable the opportunity for slightly taller structures with a bigger footprint. The impact from this larger building form would be mitigated by the abutting arterial roadway and the site's location on the north end of the block.

	<b>RS Current</b>	<b>RSM h12.0 Proposed</b>
<b>Typical Uses</b>	Small scale residential	Small scale residential
<b>Maximum Height</b>	10.5 m	12.0 m
<b>Maximum Site Coverage</b>	45%	60%
<b>Minimum Front Setback</b> (62 Avenue)	4.5 m	3.0 m - 4.5 m
<b>Minimum Flanking Setback</b> (112 Avenue)	2.0 m	2.0 m
<b>Minimum Interior Setback</b>	1.2 - 1.9 m	1.2 - 1.5 m
<b>Minimum Setback</b> (Alley)	10.0 m	5.5 m
<b>Maximum Number of Dwellings</b>	5	N/A



3D Model: Current RS Zone



3D Model: Proposed RSM h12.0 Zone

## 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. 65 Street, 113 Avenue, and 55 Street are planned/future neighborhood bike routes, and Ada Boulevard is an existing district connector bike route.

ETS operates a local bus route on 112 Avenue and the site is roughly 25 m walking distance to nearby bus stops. Mass transit bus routes are anticipated to operate on 118 Avenue as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

## Utilities

Development allowed under the proposed zone must include Low Impact Development or on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required Low Impact Development or 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. 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/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