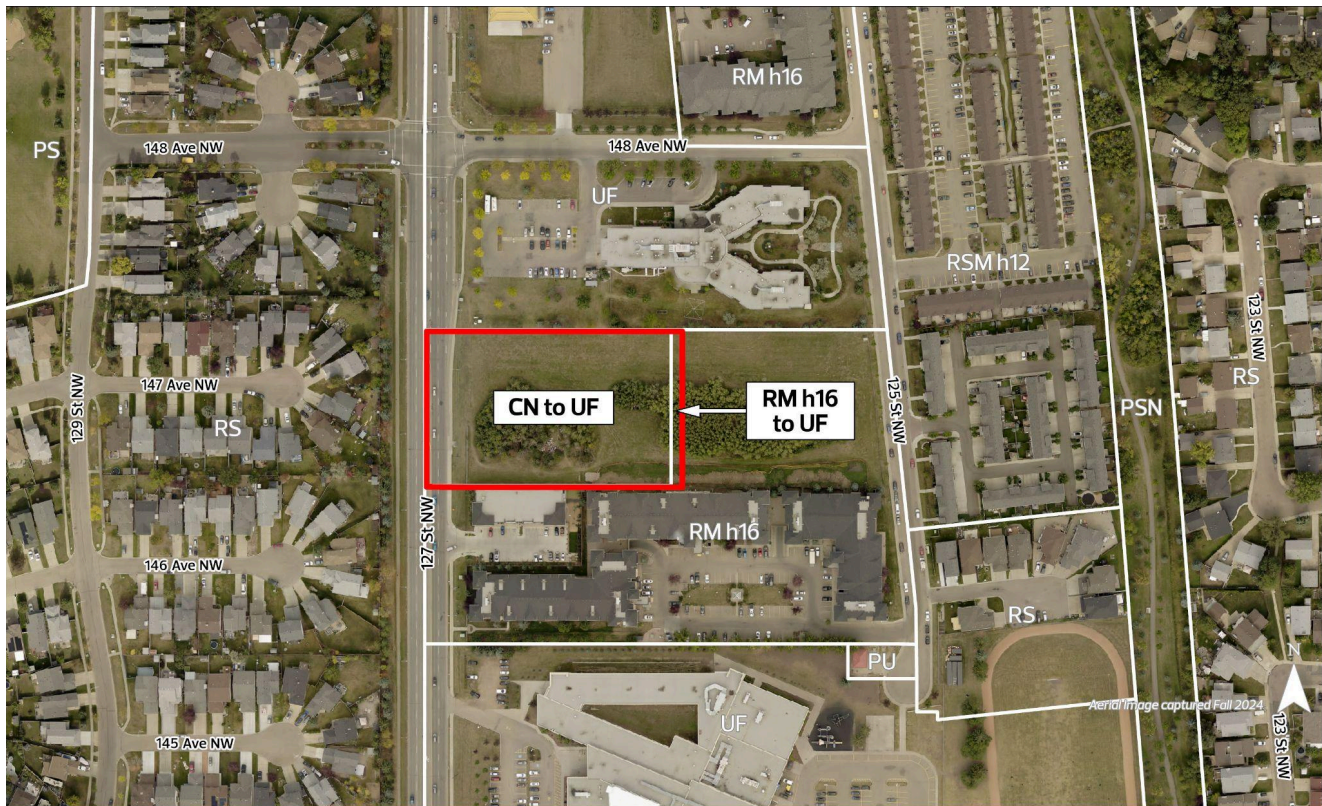


14716 - 125 Street NW Position of Administration: Support



Summary

Bylaw 21418 proposes rezoning from the Neighbourhood Commercial (CN) Zone and Medium Scale Residential (RM h16) Zone to the Urban Facilities (UF) Zone to allow for large scale facilities that provide community services, and supportive housing

Charter Bylaw 21417 proposes an amendment to the Northwest District Plan to facilitate the proposed rezoning, and to correct the land use designation for a nearby institutional site.

An associated Subdivision application is currently in review, (under LDA25-0490) to subdivide the site and create 2 new lots.

Public engagement for this application included two mailed notices , site signage, and information on the City's webpage. Administration heard from 18 people with most concerns related to traffic and parking congestion and loss of greenspace.

Administration supports this application because it:

- Aligns with The City Plan and District Policy objectives.
- Is compatible with surrounding land uses.
- Allows for the continued development of the Baranow neighbourhood.

Application Details

This application was submitted by B & A Studios on behalf of Edmonton Buddhist Research Institute.

Rezoning

The proposed Urban Facilities (UF) would allow development with the following key characteristics:

- Allow for larger facilities that provide institutional services, community services, or recreational activities
- A maximum height of 16.0 metres (approx. 4 storeys)
- Allow for the development of Supportive Housing

Northwest District Plan Amendment

To facilitate the proposed rezoning, an amendment to Map 4: Land Use Concept to 1.25 Million of the Northwest District Plan proposes to redesignate the subject site from 'Urban Mix' to 'Urban Service'.

An administrative amendment to the same map is proposed to correct the land use designation for the Edmonton Islamic Academy which is currently under construction approximately 300m north of the subject site. This site is proposed to change from 'Urban Mix' to 'Urban Service' and 'Open Space'. Amendments to all District Plan maps are required to show the corresponding change to the 'Open Space' designated area.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Neighbourhood Commercial Zone (CN) Medium Scale Residential Zone (RM h16)	Undeveloped
North	Urban Facilities (UF)	Low rise residential (Tuoi Hac Golden Age Manor)
East	Small-Medium Scale Transition Residential (RSM h12)	Rowhousing
South	Medium Scale Residential Zone (RM h16)	Low rise apartment, medical clinic, child care services
West	127 Street NW Small Scale Residential Zone (RS)	Single detached housing



View of site from 127 Street NW



View of site from 125 Street NW (subject site in the background)

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because an amendment to the Northwest District Plan is proposed. The broadened approach included:

Mailed Notice #1, July 9, 2025

- Notification radius: 60 metres
- Recipients: 540
- Responses: 13
 - In support: 0
 - In opposition: 13

Note: in response to comments received from the mailed notice, a revision was made to the rezoning proposal. A second mail notification was completed to inform the community of the changes.

Mailed Notice #2, November 7, 2025

- Notification radius: 120 metres
- Recipients: 702
- Responses: 5
 - In opposition: 4
 - Questions only: 1

Site Signage, November 17, 2025

- A rezoning information sign was placed on the property so as to be visible from 127 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

Notified Community Organizations

- Caernarvon Community League Name
- Cumberland / Oxford Community Council Name
- Castle Downs Recreation Society Area Council

Common comments heard:

- Concern about excessive traffic and parking congestion on 125 Street NW and its impacts on access for emergency services (13)
- Loss of trees and green space
- Excessive scale (5) (comments based on initial proposal, later revised)

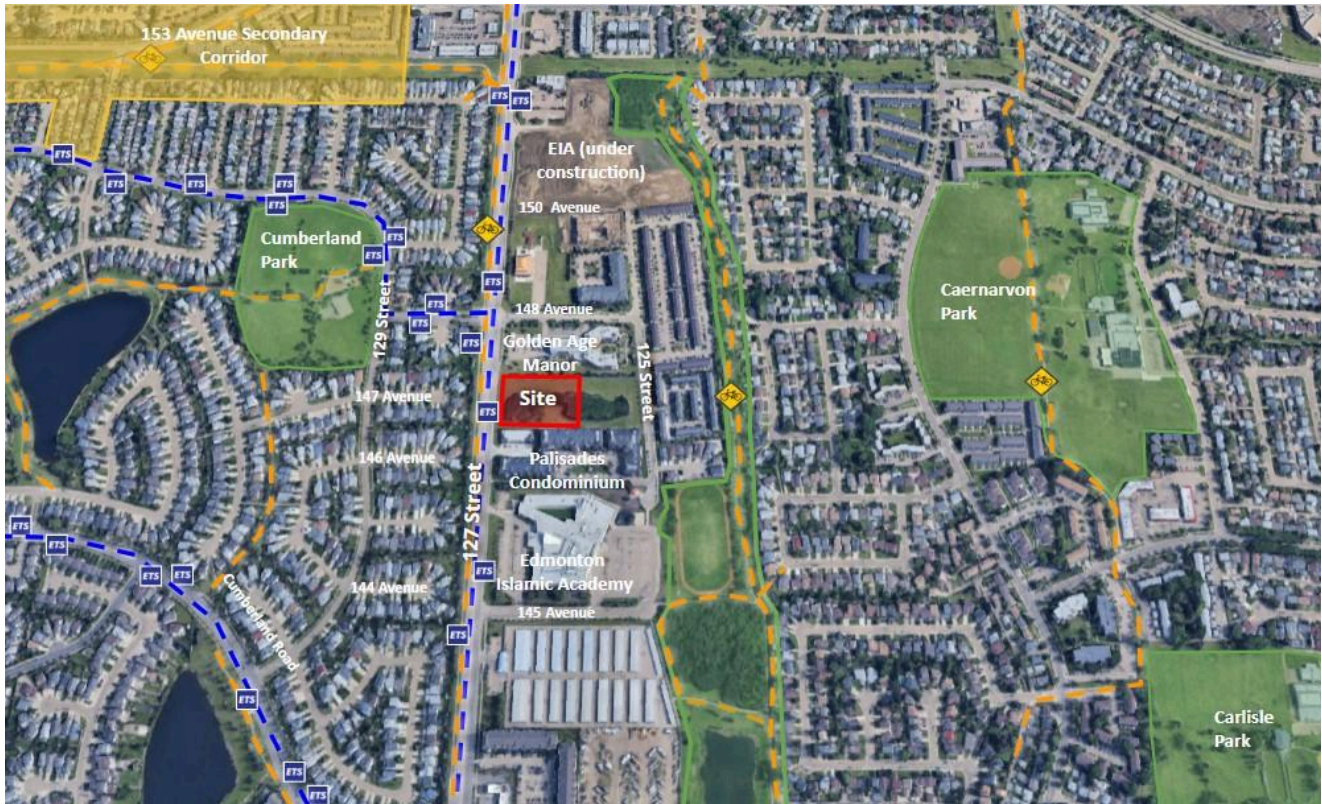
Application Analysis

The subject site is approximately 0.8 hectares in size and is currently undeveloped. The site is located east of the 127 Street NW arterial road and south of 148 Avenue NW, at the centre of the Baranow neighbourhood.

Immediately north of the site, there is a four storey residential building (the Tuoi Hac Golden Age Manor seniors living facility) which has vehicle access from 148 Avenue NW. Further north, there is a four storey residential building and a religious assembly (the Chin Yin Buddhist Temple).

South of the site, there is a small commercial development which is accessed from 127 Street NW, and a four-storey residential building accessed from 125 Street NW, a local road. The Edmonton Islamic Academy is located further south on 145 Avenue NW.

Transit service is available along 127 Street, with the closest bus stop being located directly in front of the subject site.



Site analysis context

The City Plan

The site is located within the Northwest District and is identified as residential land use. The proposed rezoning and plan amendment aligns with The City Plan Big City Move, 'A Community of Communities', by providing opportunities for new residents, recreation, schools, and employment uses in the district, accessible through all forms of transportation.

Northwest District Plan and District Policy

Northwest District Plan designates the site as 'Urban Mix' land use. The planning objective of this land use category is primarily for housing of all types, and also includes shops, services, offices, open space, and some community services.

The proposed amendment would redesignate the site to the 'Urban Services' land use category which supports publicly and privately owned facilities for the use of: schools or utility, emergency, institutional, community services, and cemeteries. As a result, the proposed land use designation would align with the proposed rezoning to Urban Facilities (UF) Zone which enables larger institutional uses in addition to community service, recreational, and residential use limited to supportive housing.

In addition, an administrative amendment to the same map is proposed to correct the land use designation for the Edmonton Islamic Academy site currently under development. This rezoning was approved under LDA22-0577 & LDA23-0059 in October 2024, predating the adoption of District Plans. The land use designation for the site is proposed to change from 'Urban Mix' to 'Urban Service'.

The proposed amendments aligns with District Policy 2.5.1.9 which seeks to ensure districts have sufficient Urban Service land to meet the needs for schools, utility, emergency and community services.

Proposed Subdivision

The subject site was previously consolidated from two lots, and as a result currently has both CN and RMh16 zoning.

A concurrent subdivision application proposes to consolidate the rezoning site with the UF zoned parcel to the north containing the Golden Age Manor. This would create a larger, contiguous site with the same zoning. A new lot is proposed for the remaining RM h16 zoned land to the east.

Land Use Compatibility

The existing CN zone allows for a wide range of small scale commercial, residential, community and basic service uses. In comparison, the Urban Facilities Zone (UF) allows for a range of large institutional, recreational, and community facilities. Residential use is permitted in the UF zone, however this is limited to supportive housing.

Compared with the existing CN Zone, the UF zone would allow an increase in height from 12.0 m to 16.0m, require increased setbacks on all sides, and removal of the FAR requirement. The proposed UF zone would result in development which is compatible in scale with existing and planned low rise development in the immediate area.

The site satisfies the general purpose of the UF zone as it is located along 127 Avenue NW, an arterial roadway which serves a range of existing institutional uses.

A comparison of key differences between the zones is provided below.

	CN Current	RM h16 Current	UF Proposed
Typical Uses	Commercial	Residential	Long term care facilities, hospitals, recreation facilities
Maximum Height	12.0 m	16.0 m	16.0 m
Minimum Density	N/A	45 dwellings/ha	N/A
Maximum FAR	2.0	2.3	N/A

Minimum Setback (abutting streets)	3.0 m	3.0 - 4.5 m	6.0 m
Minimum Setback (abutting sites)	3.0 m	1.5 m - 3.0 m	4.5 m

Mobility

The rezoning site is adequately served by multiple transportation modes and is not expected to have a significant impact on the transportation network. With the planned consolidation of the proposed rezoning site with the adjacent lot to the north, vehicle access for the proposed rezoning site will be through the existing access to 148 Avenue NW. A District Connector bike route is located on 127 Street NW.

The proposed site is located near bus service along 127 Street NW and 148 Avenue NW. Local, rapid and community bus service is available along these corridors.

Utilities

The proposed rezoning is not anticipated to have a significant impact on the existing sanitary and storm sewer systems in the area. Permanent sanitary and storm servicing shall be in accordance with the accepted Baranow Neighbourhood Servicing Plan, dated December 1994.

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

Appendices

1. Northwest District Plan Land Use Concept Map Comparison

Written By: Cathal Flynn

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Northwest District Plan, Map 1: Heritage and Culture

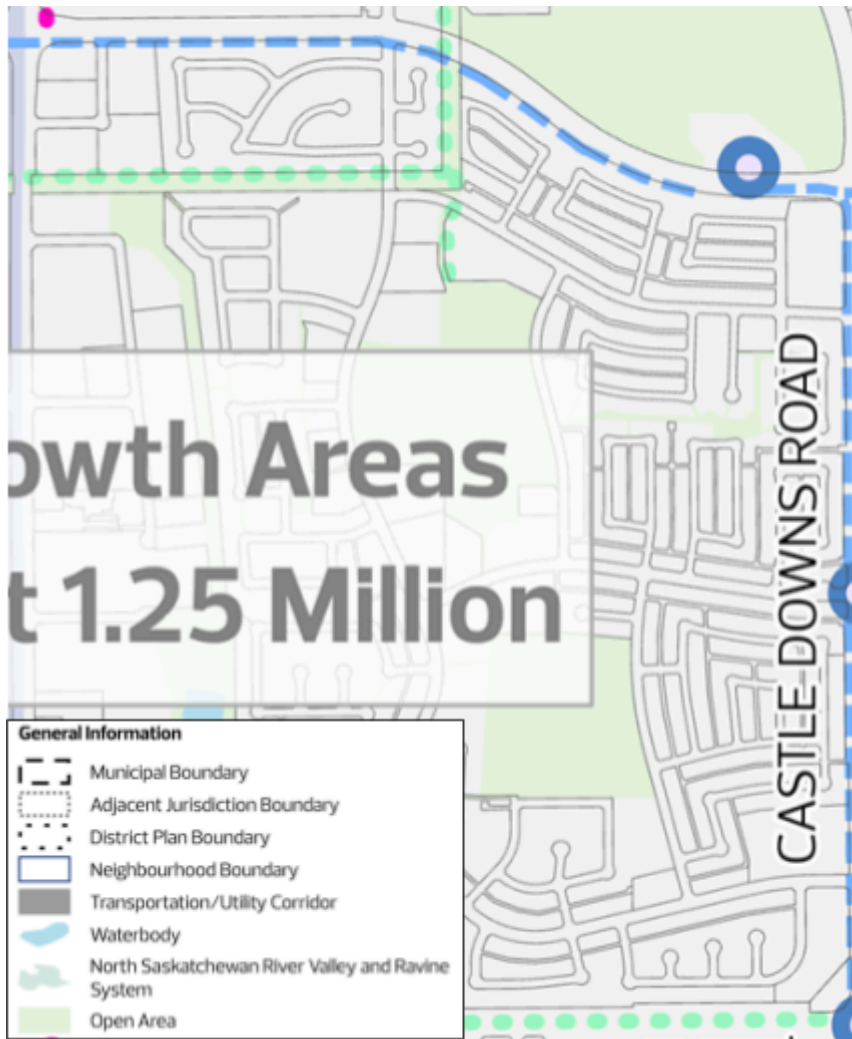


Current Map 1: Heritage and Culture

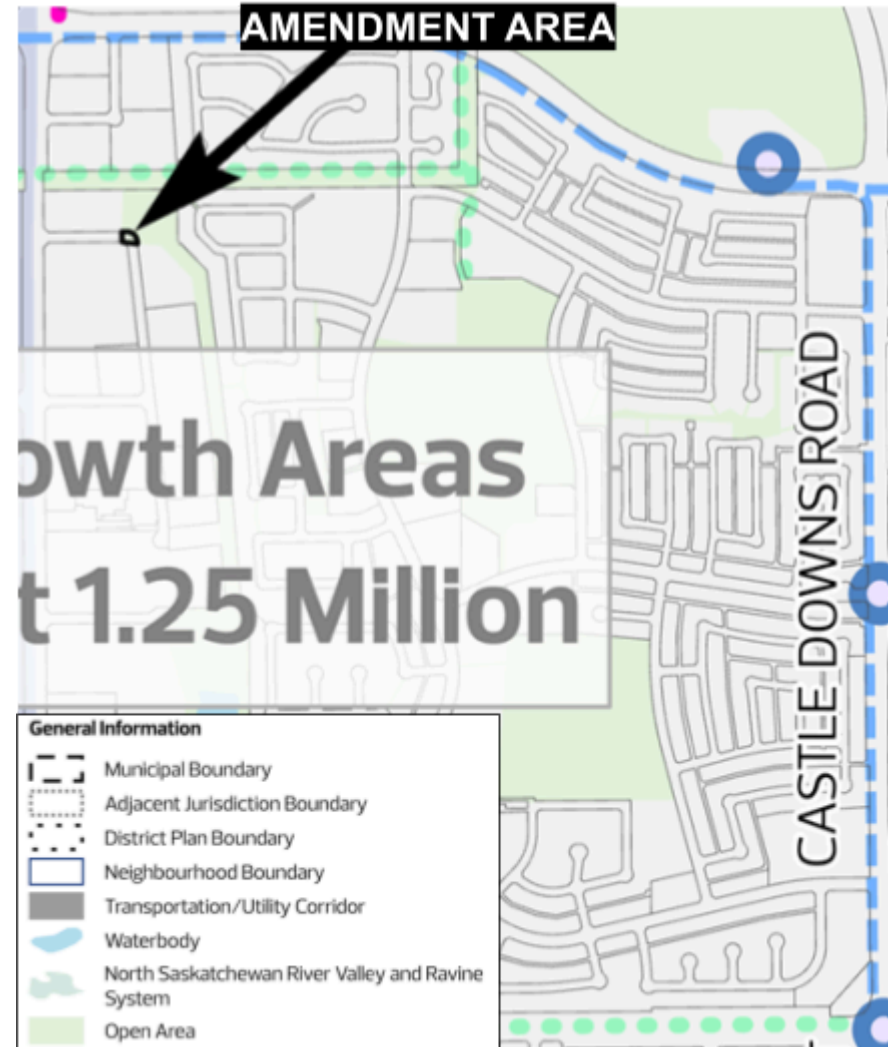


Proposed Map 1: Heritage and Culture

Northwest District Plan, Map 2: Activating and Phasing Growth to 1.25 Million

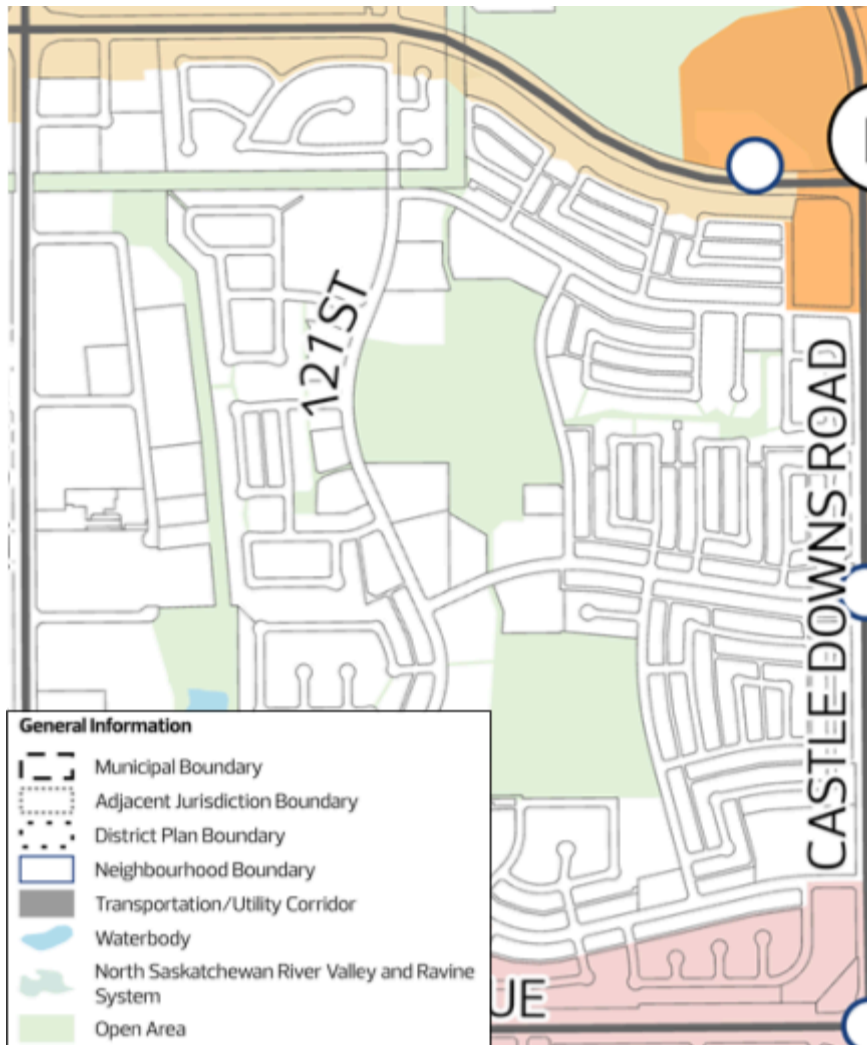


Current Map 2: Activating and Phasing Growth to 1.25 Million

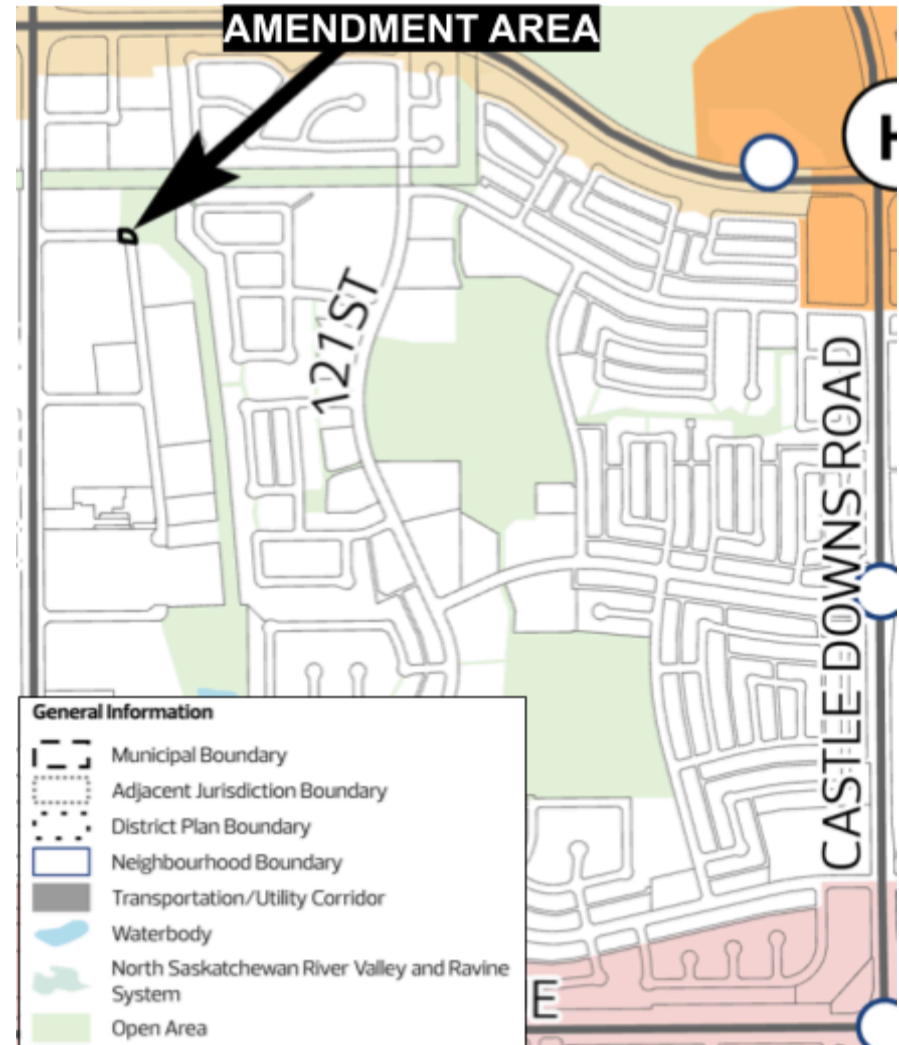


Proposed Map 2: Activating and Phasing Growth to 1.25 Million

Northwest District Plan, Map 3: Nodes and Corridors



Current Map 3: Nodes and Corridors



Proposed Map 3: Nodes and Corridors

Northwest District Plan, Map 4: Land Use Concept to 1.25 Million Comparison

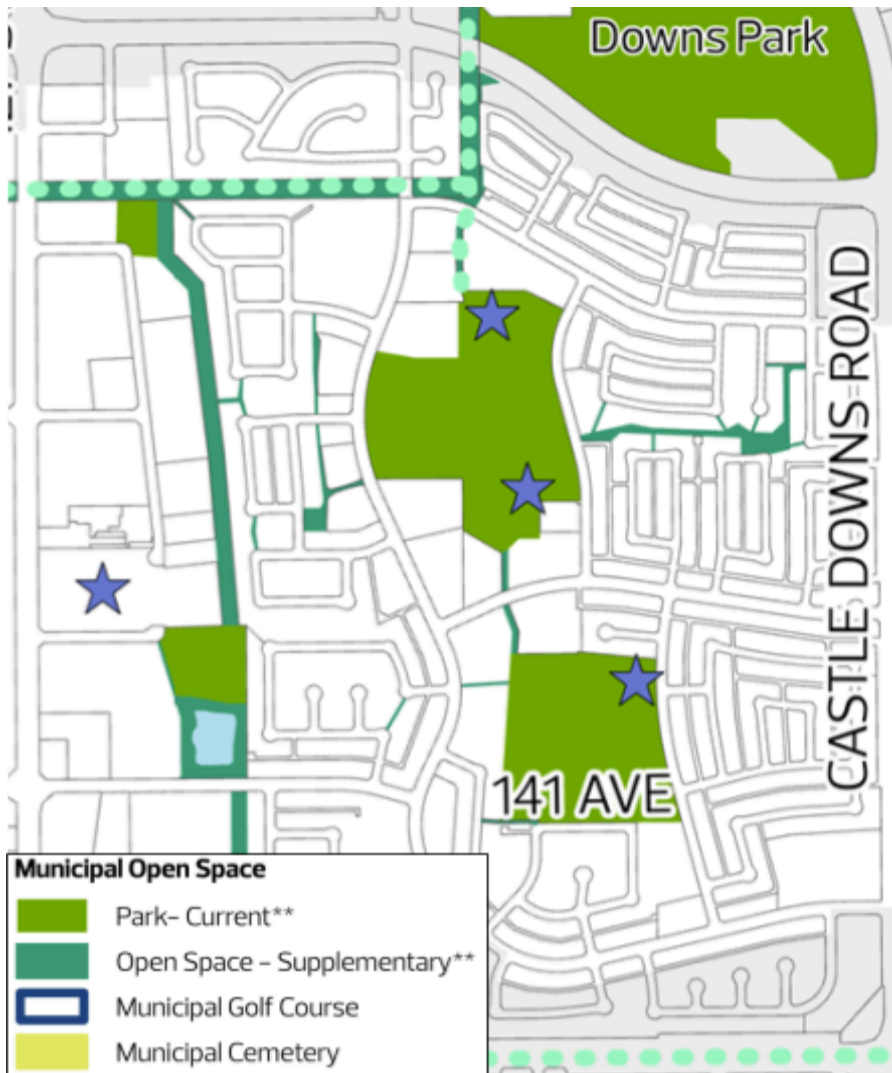


Current Map 4: Land Use Concept to 1.25 Million

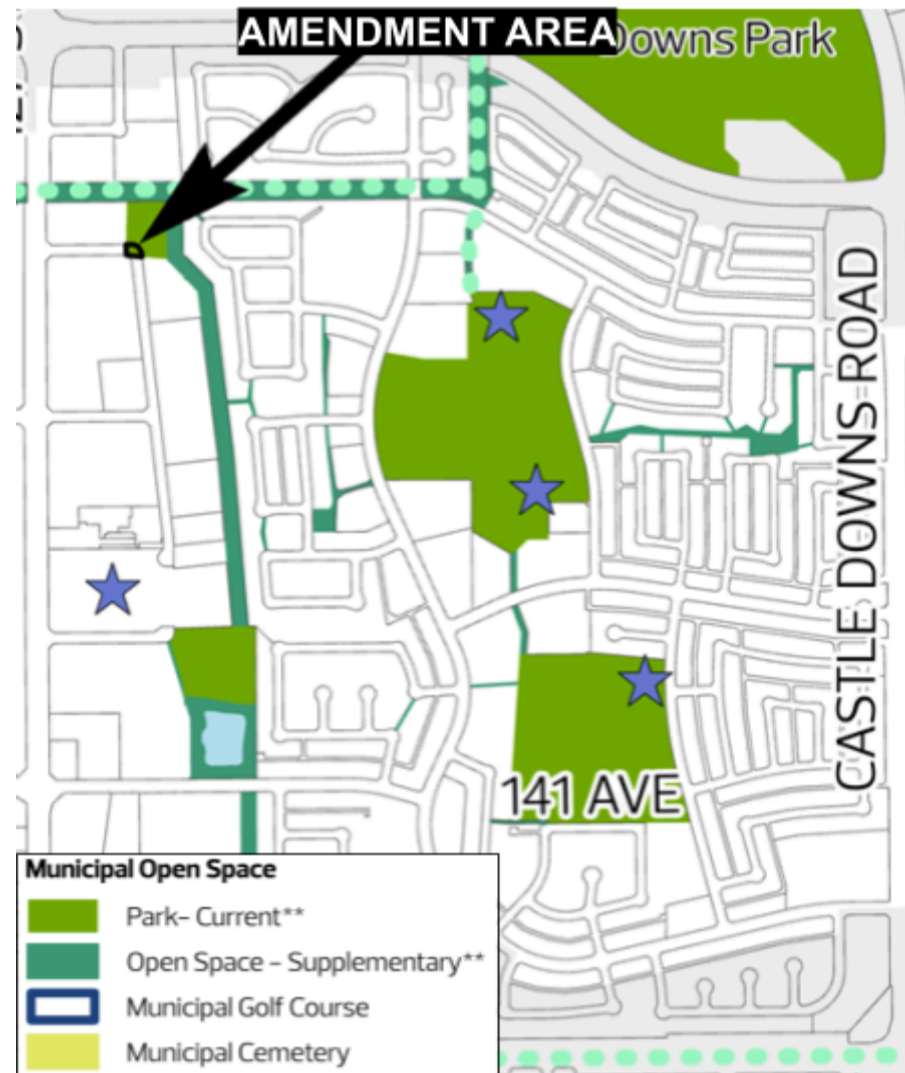


Proposed Map 4: Land Use Concept to 1.25 Million

Northwest District Plan, Map 5: Open Space and Natural Areas to 1.25 Million



Current Map 5: Open Space and Natural Areas to 1.25 Million

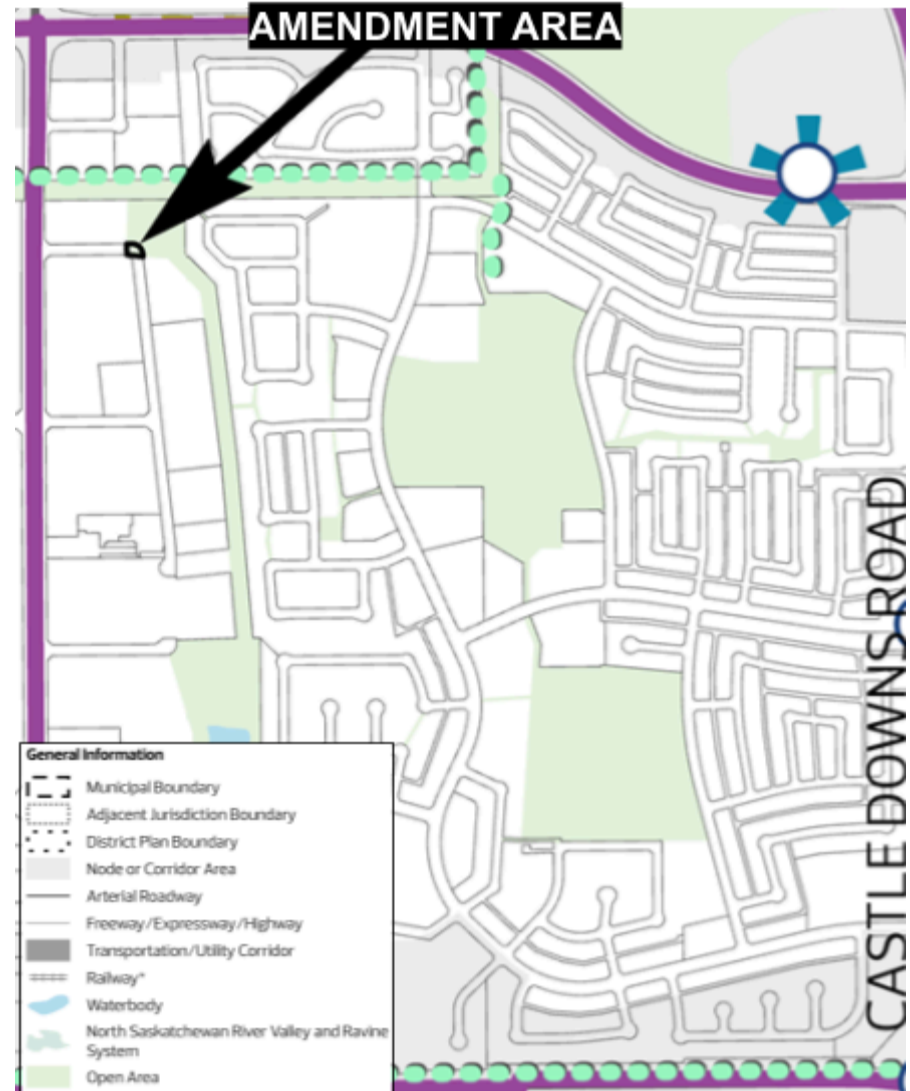


Proposed Map 5: Open Space and Natural Areas to 1.25 Million

Northwest District Plan, Map 6: Active Transportation to 1.25 Million



Current Map 6: Active Transportation to 1.25 Million



Proposed Map 6: Active Transportation to 1.25 Million

Northwest District Plan, Map 7: Transit to 1.25 Million



Current Map 7: Transit to 1.25 Million



Proposed Map 7: Transit to 1.25 Million