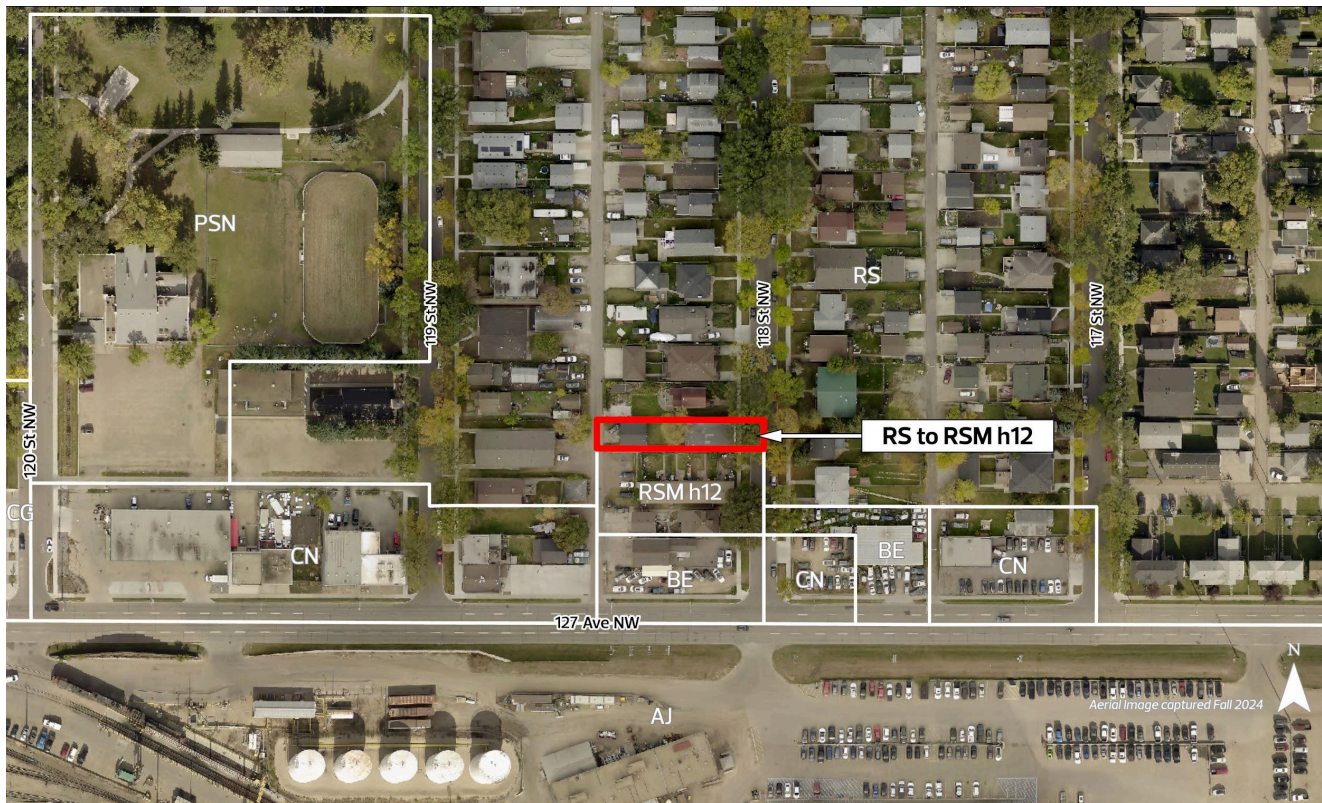


12716 - 118 Street NW

Position of Administration: Non support



Summary

Bylaw 21419 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 3 people with most comments related to excessive scale and density and problems with the existing building on site.

Administration does not support this application because it:

- Is not located within a Node or Corridor identified in the Northwest District Plan.
- Does not align with District Policy for more intense Small Scale residential development.

Application Details

This application was submitted by TSGYEG on behalf of the landowner.

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

- A range of residential development forms, including row and multi-unit housing.
- Maximum building height of 12.0 meters (approximately 3 storeys).
- A maximum site coverage of 60%.

Site and Surrounding Area

The subject site is an interior lot, approximately 0.04 ha in size and situated in the south of the Calder neighborhood. The site is located on 118 Street NW (a local road) approximately 1.0 km east of the 127 Street secondary corridor.

The site is close to a number of amenities, such as an established commercial area on 129 Avenue (between 120 Street and 119 Street), Calder Memorial Park, Calder Community League and Grand Trunk Fitness and Leisure Centre. Transit service is available along 129 Avenue. Active transportation routes are located near the site along 120 Street and 129 Avenue.

Surrounding development is primarily small-scale residential development in various built forms from single detached housing to multi unit housing. Further south, along 129 Avenue, the area is characterized by various commercial uses including vehicle repairs and vehicle sales businesses.

At the June 9th 2025 Public Hearing, the site to the south of the subject site was rezoned from Small Scale Residential (RS) and Neighbourhood Commercial Zone (CN) to the Small-Medium Scale Transition Residential Zone (RSM h12.0).

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Lodging House
North	Small Scale Residential Zone (RS)	Single Detached House
East	Small Scale Residential Zone (RS)	Multi unit housing Single Detached House
South	Small-Medium Scale Transition Residential Zone (RSM h12.0)	Single Detached House
West	Small Scale Residential Zone (RS)	Multi unit housing



View of front of site, looking west from 118 Street NW.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because a standard residential zone is proposed.

Mailed Notice, November 4, 2025

- Notification radius: 60 metres
- Recipients: 87
- Responses: 3
 - In support: 1
 - In opposition: 2

Site Signage, December 1, 2025

- A rezoning information sign was placed on the property so as to be visible from 118 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

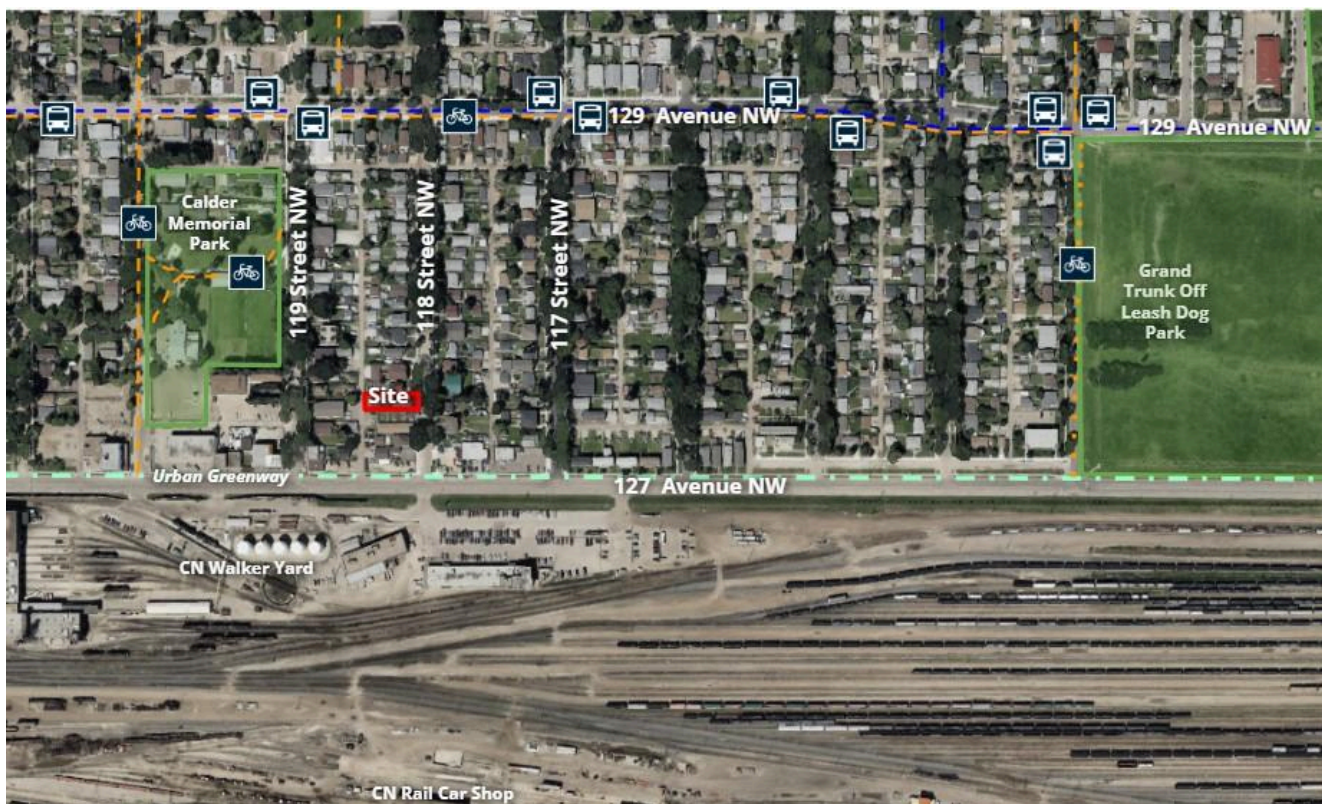
Notified Community Organizations

- Calder Community League
- Edmonton Area Council One Society Area Council

Common comments heard:

- Opposition to additional density in the area.
- Concerns that the proposed zone would be incompatible with the visual character of the area and would create excessive parking demand.
- Public safety concerns related to activity at the existing building on site and concerns that rezoning could continue or increase such activity.
- Support for redevelopment in consideration of the public safety concerns with the existing building.
- Concern that the proposal is not in alignment with District Policy.

Application Analysis



Site analysis context

The City Plan

The City Plan identifies the site as being in a redeveloping area of the city. The proposed rezoning aligns with The City Plan's Big City Move 'Rebuildable City' by contributing to the goal of providing 50 percent of net new units added through infill development.

Northwest District Plan and District Policy

The site is located within the Northwest District Plan where it is designated as 'Urban Mix'. The Urban Mix land use category provides opportunities for a mix of housing types, and includes opportunities for shops, services, and offices intended to meet the daily needs of residents. The site is not located within a Node or Corridor.

District Policy 2.5.2.5 provides direction for where more intense small scale residential development (such as RSM h12.0) is to be supported in locations outside of Nodes or Corridors. Specifically, this policy directs support for this form of development to corner sites that meet the following criteria:

- a. Within 100 metres of a Node or Corridor Area,
- b. Within 400 metres of a Mass Transit Station, or
- c. Along an Arterial Roadway or a Collector Roadway.

Since the subject site is an interior lot, District Policy does not support the proposed RSM h12.0 at this location. Additionally, the site does not satisfy policy criteria a, b, or c.

Land Use Compatibility

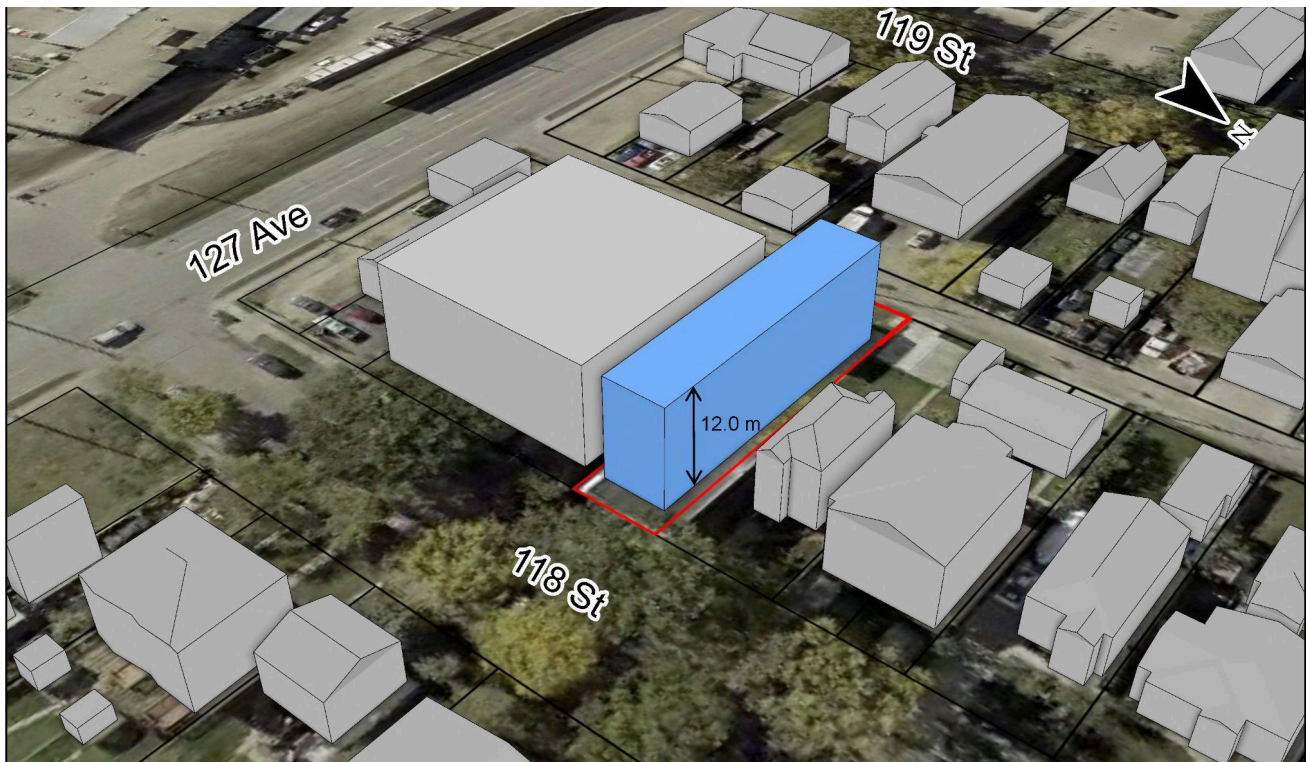
The RSM h12.0 Zone is considered generally compatible with the small-scale residential development in the immediate area. Compared to the existing RS zone, the proposed RSM h12.0 zone allows for same uses, however would allow for additional development intensity including:

- An increase in maximum height from 10.5 m to 12.0 m.
- An increase in maximum site coverage from 45% to 60%.
- An increase in the number of dwellings permitted, from a maximum of 5 dwellings to no stated maximum (but practically limited by building size).

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

	RS Current	RSM h12.0 Proposed
Typical Uses	Small scale residential development	Small scale residential development
Maximum Height	10.5 m	12.0 m
Minimum Front Setback (118 Street NW)	4.5 m	3.0 m
Minimum Interior Side Setback	1.2. m - 1.9 m	1.2. m - 1.5 m

Maximum building length	21.8 m (50% of site depth)	45 m (exceeds site depth for this lot)
Minimum Rear Setback (Alley)	10.0 m	5.5 m
Maximum Site Coverage	45%	60%
Maximum Number of Dwellings	5	No maximum



3D Model looking south west from 118 Street. The model shows the proposed RSM h12.0 zoning, adjacent RSMh12 zone to the south (approved at June 9 2025 Public hearing) and surrounding context.

Heritage

The subject site is the location of a building known as the Oberg Block, which is listed on the Inventory of Historic Resources in Edmonton. Built in 1912, it is significant for its associations with the early development of the Calder neighbourhood and the nearby former Grand Trunk Pacific Railway line. The arrival of the railway in 1908 resulted in significant development in the Calder area. The Oberg Block was constructed on 118 Street, near the main streetcar connection line between Edmonton and St. Albert, and provided much-needed commercial space for the residents in the area. The building remained in commercial use until 1927, after which it became largely used for multi-unit residential.

It is not currently a designated Municipal Historic Resource, but its listing on the Inventory qualifies it for designation and matching grants of up to \$500,000 for its rehabilitation. Should the proposal move forward, at the time of Development Permit, the owner will be required to provide a Municipal Historic Evaluation, as required by Section 7.140.6 of Zoning Bylaw 20001, prior to its demolition.



The Oberg Block showing the original storefront fenestration circa 1930s

Mobility

The rezoning site is served by multiple transportation modes and is not expected to have a significant impact on the transportation network. Vehicle access for the site would be restricted to the abutting alley only. There is an existing district connector bike route on 132 Avenue and future district connector bike routes are planned on 113A Street and 127 Street.

ETS currently operates local bus service nearby on 129 Avenue NW which connects transit riders between Kingsway/Royal Alex Transit Centre and LRT Station with Eaux Claires Transit Centre.

Utilities

Sanitary service connections are available to the site. No storm service currently exists. A storm service, offsite construction of a storm main, and onsite stormwater management with a reduced discharge rate are requirements of the proposed development.

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

Written By: Cathal Flynn

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination