

1510 - 156 Street NW

Position of Administration: Support



Summary

Bylaw 21488 proposes a rezoning from the Medium Scale Residential Zone (RM h16) to the Medium Scale Residential Zone (RM h23) to increase the allowable height for medium scale housing.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Administration heard from one household with concerns related to loss of green space and negative traffic impacts.

Administration supports this application because it:

- Is compatible with surrounding land uses.
- Will allow for the continued development of the South Terwillegar neighbourhood.
- Aligns with the Whitemud District Plan and District Policy.

Application Details

This application was submitted by Scheffer Andrew Ltd. on behalf of AMRIK Land Development Inc.

The proposed Medium Scale Residential Zone (RM h23) would allow development with the following key characteristics:

- Mid-rise residential development.
- A maximum height of 23.0 metres (approx. 6 storeys).
- Limited commercial opportunities on the ground level.

Site and Surrounding Area

The rezoning site is located on the western edge of the South Terwillegar Neighbourhood neighbourhood adjacent to Terwillegar Drive and the Transportation Utility Corridor (TUC).

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h16)	Undeveloped
North	Agriculture Zone (AG)	Transportation Utility Corridor, ATCO Pipeline Distribution Station
East	Public Utility Zone (PU)	Stormwater Management Facility, Shared Use Path
South	Medium Scale Residential Zone (RM h16)	Religious Assembly
West	Agriculture Zone (AG)	Transportation Utility Corridor



View of the site looking north from end of 156 Street NW, located near the southern boundary of the subject parcel (Google Street View - April 2025)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning is to a standard zone of the same residential category in the Zoning Bylaw.

The basic approach included:

Mailed Notice, January 29, 2026

- Notification radius: 60 metres
- Recipients: 22
- Responses: 2
 - In support: 0
 - In opposition: 2
 - Mixed/Questions only: 0

Site Signage, February 16, 2026

- One rezoning information sign was placed on the southern side of the property so as to be visible from 156 Street NW.

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

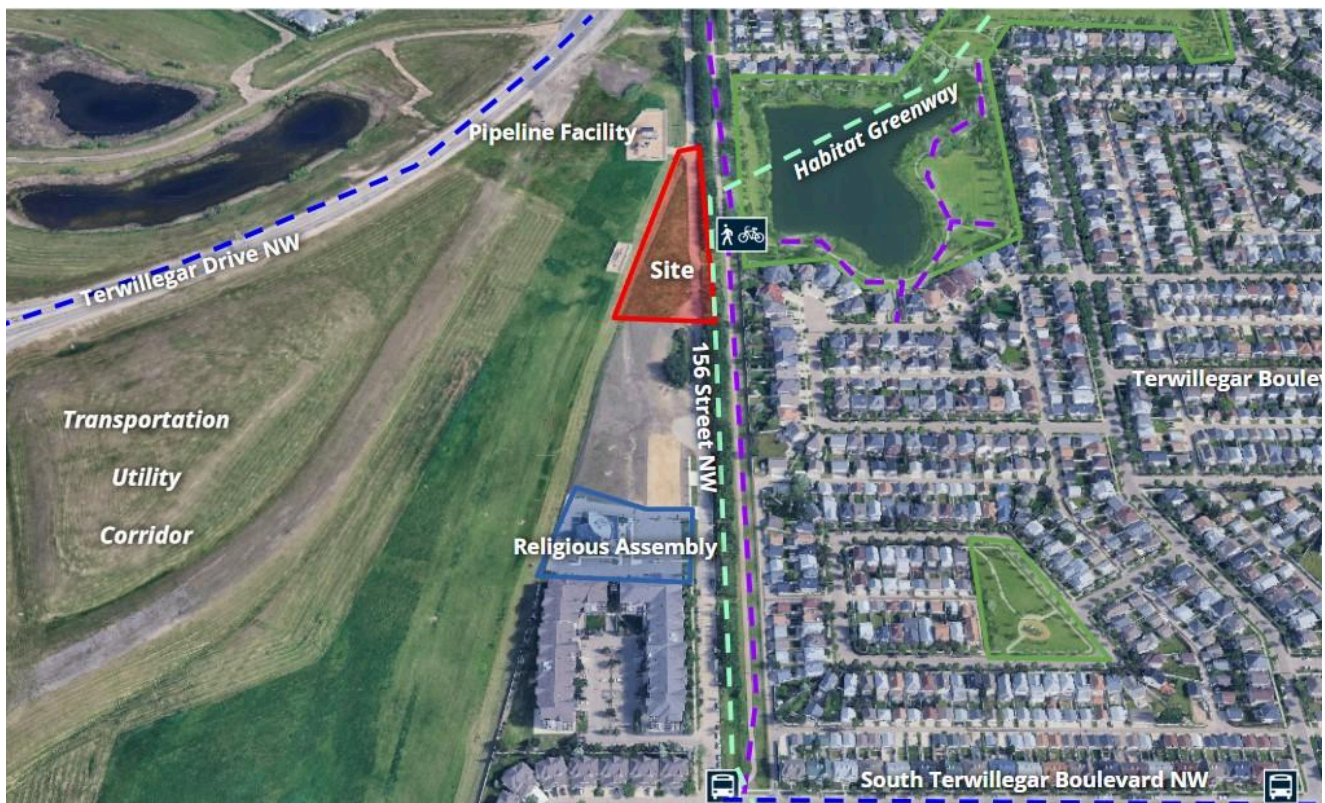
Notified Community Organizations

- Terwillegar Community League
- Terwillegar Riverbend Advisory Area Council

Comments heard:

- Loss of green space.
- Traffic impacts and parking availability.
- Negative impacts to wildlife.
- Inadequate snow clearing and public transit.
- Property taxes are too high.

Application Analysis



Site analysis context

District Plans

In the Whitemud District Plan, the site is designated Urban Mix. District Policy categorizes the existing RM h16 Zone as Low Rise development because it allows a maximum height of approximately 4 storeys. The proposed RM h23 Zone is considered to be Mid Rise development because it allows a maximum height of approximately 6 storeys.

The site meets District Policy criteria to consider Mid Rise development, as proposed under the RM h23 Zone. To consider Mid Rise development in Urban Mix areas, a site must have an

appropriate size and context to allow for an appropriate transition to surrounding development and also meet two out of five locational criteria, evaluated in the table below.

District Policy Criteria for Consideration of Additional Height	Analysis	Compliance (Yes or No)
In a Node or Corridor Area or within 100 metres of a Node or Corridor Area	Not within a 100 m of a node nor a corridor.	No
Within 400 metres of a Mass Transit Station	There are no transit stations in the vicinity.	No
Along an Arterial Roadway or a Collector Roadway	No	No
At a corner site or adjacent to a park or open space.	The site is adjacent to a Storm Water Management Facility which serves a dual function as a park space.	Yes
Adjacent to a site zoned for greater than Small Scale development	The zoning of the site directly to the south allows for low rise residential development.	Yes

With this site meeting two of the above criteria, consideration can be given to mid rise development at this location. The site is large enough to accommodate a 6 storey multi-unit housing development without the likelihood of significant variances at the development permit stage, and the RM Zone provides appropriate transitions to surrounding development.

Land Use Compatibility

When compared to the RM h16 Zone, the RM h23 Zone is nearly identical but would allow approximately 2 more storeys in height. RM h23 zoning will continue to allow for residential uses and maintain compatibility with the surrounding area, allowing more residents access to the natural area. The site is adjacent to a shared use path which connects into the recreational pathways around the adjacent open space.

A comparison of key features of the current and proposed zones are in the table below.

	RM h16 Current Zoning	RM h23 Proposed Zoning
Typical Uses	Multi-unit Residential, Limited Community & Commercial Uses	Multi-unit Residential, Limited Community & Commercial Uses
Maximum Height	16.0 m	23.0 m
Minimum Number of Dwellings	28	47
Maximum FAR	2.3	3.0
Minimum Setbacks (North and South)	3.0 m - 4.5 m	3.0 m - 4.5 m
Minimum Setbacks (East and West)	3.0 m	3.0 m

Mobility

The site is well served by multiple transportation options. It is located near an existing district connector bike route along 156 Street NW, which was extended as part of the Terwillegar Drive Expansion Project and will include future connections across Anthony Henday Drive with Stage 3 of the project in approximately 2028. Local bus routes are available near the site on 156 Street NW, South Terwillegar Boulevard NW and Tomlinson Common NW. A Bus Rapid Transit (BRT) route is anticipated to operate on Terwillegar Drive NW in the future mass transit network associated with the 1.25 million population scenario of The City Plan. Upon development, the owner will be required to construct 156 Street NW to an urban standard from the current terminus to the site, a turnaround, an emergency access to the north, and a connection to the existing shared pathway.

Risk

A risk assessment report was submitted in support of this application to evaluate potential hazards near the site, including the high-pressure natural gas pipeline located approximately 10 metres west of the site. The report concluded that, given the separation distance between the site and the pipeline, the associated risk does not exceed the City's risk-based land use planning guideline thresholds for residential development.

Utilities

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application. The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

Prior to the issuance of a Development Permit the applicant must submit documentation that demonstrates that the water network capacity and water servicing to the site will be adequate for the proposed building and construction type.

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

Written By: Kerry Girvan

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination