

What We Heard Report

Westmount LDA26-0163

Edmonton

Application Overview

Location: 11038 - 126 Street NW

Description: The City has received a rezoning application from Situate. The current zone is the Westmount Architectural Heritage Area Direct Control Zone (DC1.18934) and the proposed zone is the Medium Scale Residential Zone (RM h16) which would allow: A maximum height of 16 metres (approximately 4 storeys). Limited community and commercial uses opportunities at the ground level.

In order to rezone the subject site to the proposed RM h16 Zone, it must be removed from the broader boundary of the DC1.18934 Zone which triggers administrative updates. Aside from the removal of the subject site, no further changes are proposed to DC1.18934 Zone, apart from administrative updates to uses, definitions and references to align with the current standards of Zoning Bylaw 20001.

Engagement Format: Engaged Edmonton (Online)
Contacting the File Planner Directly (Email and Phone)

About This Report

This report summarizes feedback received online, and submitted directly to the File Planner up to August 7, 2026.

Feedback Usage

Your feedback:

- provides local knowledge which informs the City's planning analysis
 - helps inform conversations with the applicant about making potential revisions to the application
 - informs City Council so that they are aware of public opinions prior to making their decisions
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Engagement Format

This section summarizes the engagement formats used for this application:

Engaged Edmonton (Online): The Engaged Edmonton webpage included an overview of the application, information on the application process, and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback.

- Website: engaged.edmonton.ca/westmountrezoning
- Engagement Dates: June 15, 2026 - June 28, 2026
- Number of Visitors:
 - Visited the page: 831
 - Submitted a question or forum response: 77

Contacted the File Planner Directly (Email or Phone): In addition to the formally scheduled online engagement and open house, residents reached out to the File Planner directly through email or a phone call.

- Number of Respondents: 58
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Feedback Summary

This section includes the total number of responses, the most common themes, and a summary of collected comments. The number of times a comment was recorded is presented in brackets (comments received once do not have a number).

Total Number of Responses:

- In Opposition: 124
- In Support: 10

Common Themes - Opposition:

- Historic Value and Heritage: Public feedback highlighted the importance of preserving the Westmount Historic Architectural Area (WAHA) and not altering the boundary. A common concern heard was that if the boundary of the WAHA was altered through the approval of this rezoning, it would set a precedent and lead to the WAHA being eroded further in the future. Many respondents also cited the fact that the WAHA DC1 zoning was approved recently in 2019 and still allows for additional density to be developed on the site. There was a strong belief amongst respondents that any development within the WAHA should adhere to the regulations of the DC1.18934 Zone.

- Location, Built Form and Site Layout: Many respondents questioned the lot consolidation done by the applicant through Alberta Land Titles prior to the rezoning, suspecting it was used to create split-lot zoning as a way to justify rezoning the entire site and removing a portion of the site from the WAHA. Other concerns included the belief that the development permitted by the proposed rezoning would be too large for this site and that this is an inappropriate location for additional density and commercial development. Some respondents cited concerns about the lack of transition between the proposed RM h16 Zone and the development within the WAHA.
- Engagement Process: Respondents expressed that there is currently a lack of trust between citizens and developers and felt that a building that doesn't respect the heritage and historic nature of the area would be developed. The lack of trust in the developer was often tied to the lot consolidation that occurred before a rezoning application was submitted. Some respondents expressed a lack of trust in the City Council and City Administration and felt that their concerns would not be listened to. Some respondents felt that the engagement process was too short and that the overall engagement process was not clear and transparent.
- Traffic and Parking Congestion: Several respondents raised concerns about the proposed rezoning increasing the demand for on-street parking due to increased density on-site. Those who expressed this concern stated that the streets are narrow in this area and that additional demand for on-street parking would result in hazardous driving conditions, particularly in the winter months. Other respondents expressed concerns that additional traffic in the area would be created as a result of the proposed rezoning and would put additional strain on the local roadway system.

Common Themes - Support:

- Location: Those in support of the proposed rezoning frequently cited the location of the site along the 111 Avenue NW Corridor as being well suited for additional density. Respondents felt that because the portion of the site proposed to be rezoned was on the edge of the WAHA boundary, the impacts of the historic area would be minimal. Other respondents expressed support in regards to the rezoning location, including the site being a corner lot with good access to transit and that there are already large scale commercial and residential developments nearby.

- Additional Density: Some respondents expressed that additional density is beneficial for housing affordability and that the proposed rezoning will provide additional housing options for people. Others expressed that additional density will make the area more vibrant and provide additional tax revenue for the City of Edmonton. Some respondents believe that additional density through infill will allow for the more efficient use of tax dollars.

Reasons for Opposition:

Historic Value and Heritage:

- The WAHA is a historically significant area with historic features that should be preserved by not adjusting the boundary (89).
- The current DC1.18934 was adopted recently and allows for new development and additional density already (71).
- If the rezoning is approved, it will set a precedent and the WAHA will be eroded (67).
- People have chosen to live in WAHA for the heritage components with an understanding that the historic character would be maintained (18).
- There are very few heritage areas left in the city and they should be protected; Edmonton has not preserved them enough (17).
- The proposed rezoning does not improve the WAHA (3).

Location, Built Form and Site Layout

- Lot consolidation was done to create split-lot zoning as a way to justify the rezoning application (34).
- The proposed rezoning allows for development that is too large for the site (14).
- Inappropriate location for additional density and commercial (11).
- Lack of transition between the historic WAHA zoning and the proposed zoning (6).
- The height of the building will cast a large shadow on adjacent properties (4).
- Concern about overcrowding and loss of privacy (2).

Engagement Process

- Lack of trust between citizens and developers/city administration (24).
- The engagement process was not clear and lacked transparency and the feedback period was too short (17).

Traffic and Parking Congestion

- The proposed rezoning will increase demand for on-street parking (8).
- The proposed rezoning will increase traffic congestion (2).

Other

- The new development would likely have poor construction quality and design (8).
- Rezoning would not improve housing affordability, as existing multi-unit housing is vacant and not in demand (4).
- Concern about lack of space for garbage bins (2).
- Concern about sustainability and negative impacts to the urban tree canopy (2).
- Concern about additional strain on utilities and infrastructure (e.g. drainage, roads, water, power) (2).

Reasons for Support:

Location

- The property is next to a vacant lot, along an arterial roadway and will not have a significant impact on the WAHA boundary making multi-unit development suitable at this location (6).
- There are already large-scale commercial and residential developments in close proximity (3).
- The site has good transit access (2).
- The site is a corner lot (2).

Additional Density

- The proposed development will help provide more housing options, and contribute to improved housing affordability (3).
- Densification makes communities more vibrant and helps the city use tax revenue and infrastructure more efficiently (2).

Suggestions for Improvement:

- The engagement material should make it clear that the lot was consolidated without the City's consent.
- Engagement material should be clearer and easier to understand.
- The site would be better served as a location for row houses.

Community League Feedback

The Westmount Community League expressed opposition to the proposed application, noting that they often do not take a formal position on development in Westmount as they are elected by a few members of the entire community. They noted that their opposition is

primarily on the basis of heritage and that the WAHA was put in place by City Council through consultation with the Westmount Community with the understanding that there would be no subsequent changes to the WAHA. The Westmount Community League stated they were involved in the Priority Growth Areas initiative and helped establish the zoning boundaries of the 111 Avenue Secondary Corridor.

The Community League's sentiments and concerns were similar to the feedback we heard from the community at large. They stated that since the WAHA was approved, people have bought houses and made improvements to their houses with an understanding that the WAHA boundary and development regulations would remain the same. They expressed that there was no need to consolidate the lots as the two lots outside of the WAHA boundary were large enough to develop and that adjusting the boundary would set a precedent for the WAHA being eroded further.

The Westmount Community League believes that the proposed application shows a lack of respect for the work that went into establishing the WAHA and Priority Growth Areas and low desire to work with the community.

Question and Answer

This section includes questions received, and answers.

Why is the entire WAHA area having its zone changed from DC1.18934 to DC when only property 11038 - 126 Street is in question?

- The entire Westmount Architectural Heritage Area (WAHA) must be updated because DC1.18934 is a single legal charter that applies to the entire WAHA area, not just individual properties.
- To remove 11038 – 126 Street from DC1.18934, City Council must formally amend the legal boundary of the charter.
- DC1.18934 was written in 2019 under the old Zoning Bylaw 12800. Since Edmonton adopted the new Zoning Bylaw 20001 in January 2024, opening the DC1 for a boundary change requires the City to update all of its land-use terms and rules to match the new Zoning Bylaw standards at the same time.

By allowing a property to be carved out of the Westmount Architectural Heritage Area (WAHA) to accommodate a 16-metre (4-storey) multi-unit build, what is the

City's planning rationale against this setting a precedent for future piecemeal exclusions along the same block or heritage district?

- The City is not bound by precedent. Rezoning applications submitted to the City are reviewed based on their individual merits. Likewise, City Council is not bound by precedent either when they make their decision.
Private landowners can bring forward rezoning applications for a decision at a Public Hearing, regardless of the outcome of similar applications.

Can administration explicitly confirm that removing 11038-126 Street NW from the Westmount Architectural Heritage Area boundary will have zero legal, administrative, or regulatory impacts on the heritage protections, design guidelines, or historical status of the remaining properties within the current DC1.18934 Zone?

- The updates to the zone are minimal and are meant to align as closely as possible with what was originally approved by City Council in 2019. A summary of the administrative updates to the WAHA DC can be found in the document library on the right hand side of the web page. All architectural controls currently regulated by the WAHA DC will remain in place. The design guidelines also remain in effect for this area.

Is there a public hearing scheduled?

- No public hearing has been scheduled yet. The application remains under review by City staff. Once a public hearing has been scheduled, postcards will be mailed out to surrounding residents and the community league with information on the date, location and instructions of how to register to speak to voice your feedback directly to City Council.

1) Did the City of Edmonton consent to the consolidation of the three lots?

2) Why were we not notified of the consolidation in the City's letter of June 10, 2026?

3) Why were we asked to approve after the fact a zoning change for a lot that no longer exists?

4) Does DC 18934 still apply to what used to be 11038 - 126 Street?

- Thanks for the questions.
 - 1) The City has no authority over the consolidation of land, and therefore no consent is needed from the City when a landowner consolidates one or more properties.
 - 2) Thank you for this feedback. We will consider this in future communications.
 - 3) The lot does not exist anymore, but the zoning boundary still does, and we are soliciting feedback on this zoning change.

4) Yes, DC1.18934 still applies to the previous parcel boundary.

What is the scope of the proposed rezoning? Attachment 2, the Rezoning Map, shows all of the Westmount Architectural Heritage Area being changed from DC1.18934 to DC. Is this map accurate?

- Yes, map 2 is accurate. However, although the broader WAHA DC area is being rezoned, the updates to the zone are minimal and are meant to align as closely as possible with what was originally approved by City Council in 2019. A summary of the administrative updates to the WAHA DC can be found in the document library on the right hand side of the web page.

Who is applying to change the zoning from DC1.18934 to Direct Control?

- Situate Inc. is applying to the rezone from DC1.18934 to DC.

How does LDA26-0163 protect Westmount's historic streetscape and prevent a precedent for further erosion of neighbourhood character?

- This application is currently under review by Administration. The impacts of this application on the historical character of this area are a substantial component of Administration's review and ultimate recommendation to City Council.
- City Council is not bound by precedent. Private landowners can bring forward rezoning applications for a decision at a Public Hearing, regardless of the outcome of similar applications.

Next Steps

This report will be shared with: the ward Councillor, applicant, and individuals who shared their contact information on the Engaged Edmonton webpage, at the Open House, or with the planner directly.

After Administration's review, if the applicant decides to advance the application to a Public Hearing, this report will also be included as an attachment to the Planning Report.

Approximately three weeks before a scheduled Public Hearing:

- Notice of the Public Hearing will be sent via mail to nearby residents, property owners, and applicable community leagues and business associations.
- The Public Hearing agenda, Planning Report (includes Administration's analysis), and applicable Bylaws will be posted on the [Council and Committee Meetings](#) website.

- Anyone may register to speak at the Public Hearing by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
- Anyone may submit written comments to the City Clerk (city.clerk@edmonton.ca).

On the Day of the Public Hearing:

- Anyone that registered to speak may attend the Public Hearing online or in-person.
 - Anyone may listen to the Public hearing online edmonton.ca/meetings.
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If you have questions about this application, please contact:

Andrew Olsen, Planner

780-496-4473

andrew.olsen@edmonton.ca