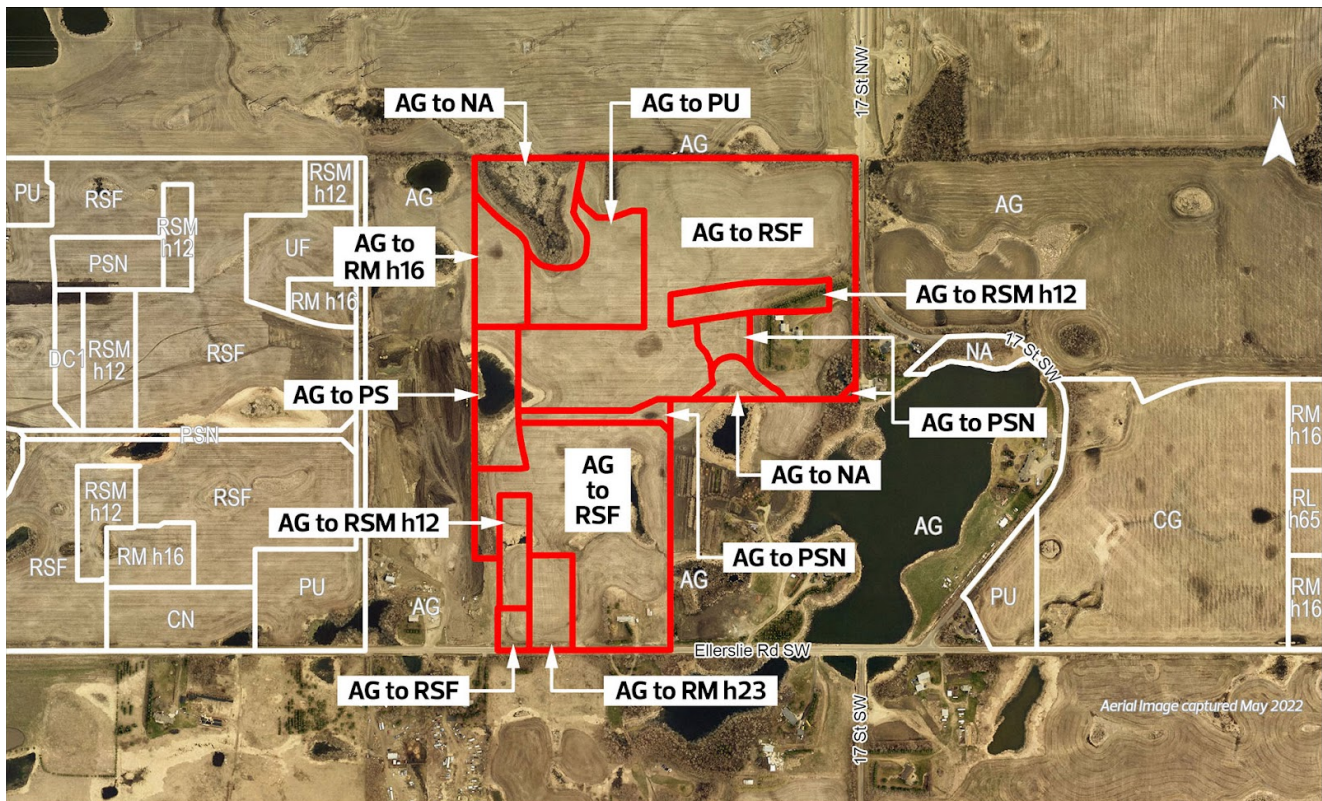


2050 Ellerslie Road SW, 104 117 Street SW, and 304 117 Street SW

Position of Administration: Support



Summary

Charter Bylaw 20731 proposes a rezoning from the (AG) Agriculture Zone to the (RSF) Small Scale Flex Residential Zone, (RSM h12.0) Small-Medium Scale Transition Zone, (RM h16.0 & RM h23.0) Medium Scale Residential Zone, (PS) Parks and Services, (PSN) Neighbourhood Parks and Services Zone, (PU) Public Utility Zone, and (NA) Natural Areas Zone to allow for a variety of low, medium and high density residential development as well as natural areas, a future school site, and a stormwater management facility. Bylaw 20729 proposes an amendment to the Deceoteau Area Structure Plan and Bylaw 20730 proposes an amendment to the Alces Neighbourhood Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Provides the opportunity to increase housing diversity in the Alces Neighbourhood.
- Is compatible with existing and planned surrounding land uses.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries.

Application Details

This application was submitted by Scheffer Andrew Ltd. on behalf of Cameron Communities.

Rezoning

The proposed (RSF) Small Scale Flex Residential Zone, (RSM h12.0) Small-Medium Scale Transition Zone, (RM h16.0 & RM h23.0) Medium Scale Residential Zone, (PS) Parks and Services, (PSN) Neighbourhood Parks and Services Zone, (PU) Public Utility Zone, and (NA) Natural Areas Zone would allow development with the following key characteristics:

- RSF Zone:
 - Small scale residential development including detached, attached, and multi-unit residential housing
 - Maximum height of 12.0 metres (approximately 3 storeys)
- RSM Zone:
 - Small to medium scale residential development in the form of row housing, and multi-unit housing
 - Maximum height of 12.0 metres (approximately 3 storeys)
- RM Zones:
 - Multi-unit residential development
 - Maximum height of 16.0 metres (approximately 4 storeys) or 23.0 metres (approximately 7 storeys)
 - Minimum density of 45 dwellings per hectare
- PS Zone
 - Parkland development intended to serve educational, recreational, and community needs
- PSN Zone

- Parkland development intended to service neighbourhood needs such as pocket parks and greenways
- PU Zone:
 - Development and protection of infrastructure systems and facilities
- NA Zone:
 - Preservation of natural areas and parkland along rivers and creeks while allowing park uses

Plan Amendment

This application proposes to amend the Alces Neighbourhood Structure Plan (NSP) to:

- Realign collector roadways internal to the neighborhood;
- Introduce a high density residential site to the plan area;
- Relocate medium density residential development to the interior of the neighbourhood;
- Reconfigure medium and low density residential land uses; and
- Adjust the boundaries of proposed roadways, parks, natural areas, and stormwater management facilities.

The proposed amendment generally aligns with the policies and objectives of the NSP and Decoteau Area Structure Plan and will provide a more efficient development pattern while maintaining neighbourhood density. The NSP figures, text, and statistics will be updated to reflect the proposed amendment.

An amendment to the Decoteau Area Structure Plan is proposed to update statistics to reflect the proposed amendments to the NSP.

Site and Surrounding Area

The proposed amendment area is approximately 37 hectares in the western portion of the Alces neighbourhood north of Ellerslie Road SW, south of Anthony Henday Drive and east of 34 Street SW. The site consists of agricultural land, a farmstead, and a natural area. To the west in the Charlesworth neighbourhood, low and medium density residential and commercial uses are located along 34 Street SW. Transit access is currently provided through On-Demand service in Charlesworth. The rest of the surrounding area consists of agricultural uses, farmsteads, and country residential uses.

	Existing Zoning	Current Development
Subject Site	<ul style="list-style-type: none"> ● (AG) Agriculture Zone 	<ul style="list-style-type: none"> ● Undeveloped agriculture land & wetlands

North	<ul style="list-style-type: none"> • (AG) Agriculture Zone 	<ul style="list-style-type: none"> • Anthony Henday Drive Transportation Utility Corridor
East	<ul style="list-style-type: none"> • (AG) Agriculture Zone 	<ul style="list-style-type: none"> • Undeveloped agriculture land & wetlands
South	<ul style="list-style-type: none"> • (AG) Agriculture Zone 	<ul style="list-style-type: none"> • Undeveloped agriculture land
West	<ul style="list-style-type: none"> • (RSF) Small Scale Flex Residential Zone • (RSM h12.0) Small-Medium Scale Transition Residential Zone • (RM h16.0) Medium Scale Residential Zone • (PSN) Neighbourhood Parks and Services Zone • (PU) Public Utility Zone • (UF) Urban Facilities Zone 	<ul style="list-style-type: none"> • Undeveloped agriculture land



View of the south west corner of the site from Ellerslie Road SW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the land uses are compatible and no responses were received from the advance notice. The basic approach included:

Mailed Notice, May 15, 2023

- Notification radius: 120 metres
- Recipients: 22
- Responses: 0

Site Signage, June 27, 2023

- One rezoning information sign was placed on the property facing Ellerslie Road SW.

Webpage

- edmonton.ca/rezoningapplications

Notified Organizations

- Strathcona County
- The Meadows Community League

Application Analysis



Site analysis context

The City Plan

The subject site is located in a developing area as identified in The City Plan, and is expected to contribute to Edmonton's growth between the 1 and 1.25 million population markers. This proposal aligns with the goals and policies of The City Plan by providing active transportation connections and accommodating growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries.

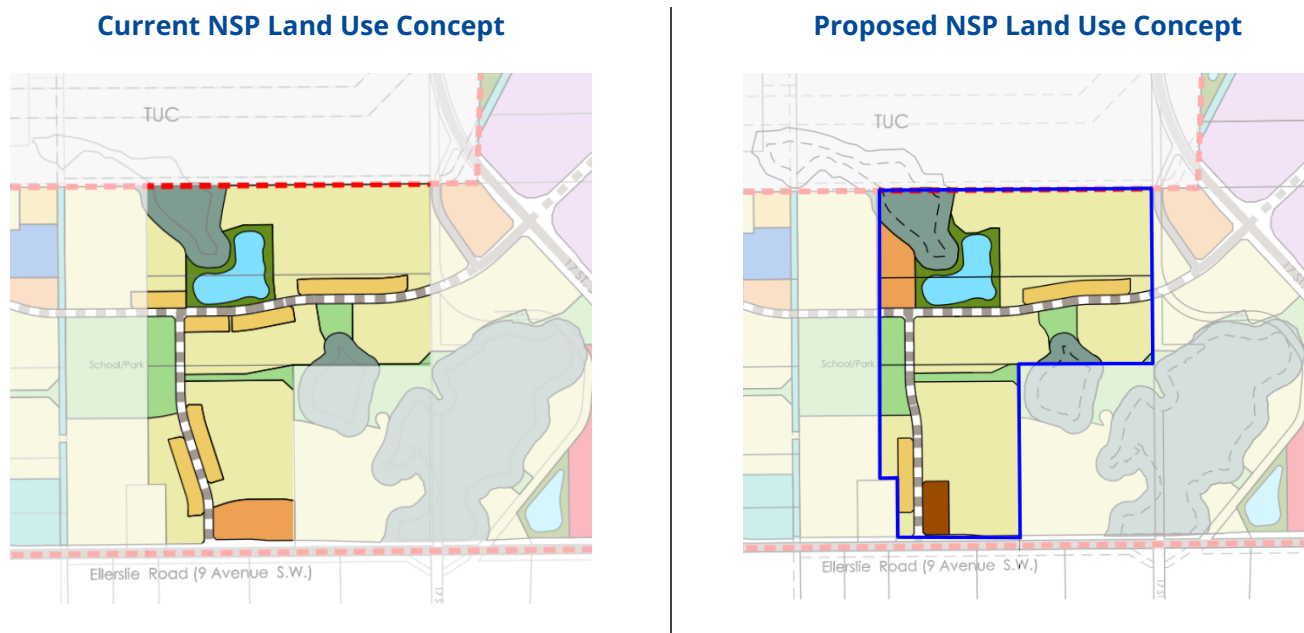
Deceoteau Area Structure Plan

This application conforms with the policies of the Deceoteau Area Structure Plan (ASP) which primarily designates this site for future residential development. As this amendment proposes to increase municipal reserve dedication as well as to relocate and redistribute residential land uses, an amendment to the ASP is required to update land use statistics found in this plan.

Alces Neighbourhood Structure Plan

This portion of the Alces neighbourhood is primarily residential, with amenities located on the edges of the application area in the form of natural areas and a future school site. The proposed amendments are intended to maintain and build on the plan's vision to create more efficient development opportunities.

The realignment of the future collector roadways maintains connections through the neighbourhood but allows for more efficient development opportunities within Alces. As a result of adjustments to the roadway, minor changes to the size and orientation of adjacent land uses are proposed.



Images showing the differences between the current (left) and proposed (right) land use concepts of the Alces neighbourhood. See Appendix 8 & 9 for full maps and legends.

A high density residential site is proposed at the intersection of the north-south collector road and Ellerslie Road SW which will replace the existing medium density site. While the NSP provides policy for the appropriate locations of high density development, currently this is only implemented through mixed use sites. This application proposes to introduce a solely residential high density site which is currently not found in the land use concept. This location both meets the residential policies of the NSP, as well as aligns with where high density sites are typically expected: at major intersections acting as a buffer between higher traffic areas and the interior of the neighbourhood.

The medium density residential development site is proposed to be relocated to the interior of the neighbourhood at the intersection of the collector roadways and across the street from the future school. This site is approximately the same area as the originally planned site and provides the opportunity for housing diversity within the neighbourhood within close proximity to amenities in a natural area, a stormwater management facility and the school.

While there is a proposed reduction in "Street Oriented" residential development (row-housing) as part of this application, the introduction of the high density residential site does not significantly change the overall density of the neighbourhood.

While the proposed amendment will allow for a similar development pattern, this application will result in changes to the size of uses found within the neighbourhood as summarised in the table below. Overall, these changes are considered minor as the proportion of the uses found within this site, and the neighbourhood as a whole will remain the same.

Alces Land Use Statistics	Current	Proposed	Difference
Municipal Reserve	20.0	20.1	+0.1
Low Density Residential	86.5	87.8	+1.3
Low Density Residential (Street Oriented)	14.0	11.9	-2.1
Medium Density Residential	10.5	10.4	-0.1
High Density Residential	1.5	2.2	+0.7

In addition to the proposed land use changes, amendments to the policies of the NSP are proposed to align the NSP with current practices for walkway connections on collector roadways and to update references to the Edmonton Transit Strategy which launched in 2021.

Land Use Compatibility

The zones proposed align with the objective of the NSP and are compatible with both existing and proposed surrounding land uses. The RSF, RSM and RM zones specifically are intended to be utilized in new neighbourhoods and include regulations which create appropriate transitions to and from one another as outlined in the Proposed Zoning Comparison Summary Table below.

Proposed Zoning Comparison Summary Table

	RSF Zone Proposed	RSM h12.0 Zone Proposed	RM h16.0 Zone Proposed	RM h23.0 Zone Proposed
Typical Uses	Residential	Residential	Residential with limited opportunities for Commercial	Residential with limited opportunities for Commercial
Maximum Height	12.0 m	12.0 m	16.0 m	23.0 m
Minimum Density	n/a	45 du/ha	45 du/ha	75 du/ha

Maximum Site Coverage/FAR	55%	60%	2.3 FAR	3.0 FAR
Minimum Front Setback¹	3.0 - 4.5 m	3.0 - 4.5 m	3.0 - 4.5 m	3.0 - 4.5 m
Minimum Interior Side Setback²	0.0 - 1.2 m	1.2 m	1.5 - 3.0 m	1.5 - 3.0 m
Minimum Flanking Side Setback	2.0 m	2.0 m	3.0 - 4.5 m	3.0 - 4.5 m
Minimum Rear Setback³	6.0 m	5.5 m	3.0 m	3.0 m

Mobility

Upon the development of the proposed rezoning and plan amendment lands, the transportation and active mode networks will expand throughout the neighbourhood, offering an alternative access to the broader city networks. Three active mode priority crossings will be incorporated into the rezoning lands, enhancing connectivity to neighbourhood amenities such as stormwater ponds, natural areas, parks, and the school site. Additionally, the land owner will be required to construct the first two lanes for both 34 Street SW, between Alces Drive SW and Ellerslie Road SW, and Ellerslie Road SW, between Charlesworth Way SW and 23 Street NW, to an urban arterial roadway standard, including provisions for shared pathways.

Edmonton Transit Service (ETS) does not yet operate transit service within Alces. ETS intends to provide service in the future but implementation depends on demand, neighbourhood build-out and available funding for transit. In the future, all residents within the rezoning area will be within 600 metres walking distance of transit service.

Open Space

The proposed amendment would increase municipal reserve (MR) dedication by 0.1 ha, though the percent of gross area would remain the same at 6%, with no change in the relative location of park spaces compared to the currently approved plan. Two new Site Specific Natural Area Management Plans were reviewed and accepted for this area. Natural Area 115 located in the east portion of the amendment area, and Natural Area SE 5009 located in the north portion of

¹ Setbacks in the RSF, RSM and RM Zones vary depending on street typology and if there is a alley access.

² Zero lot line development is permitted within the RSF Zone which would allow for an interior side setback of 0.0 m where the other side setback is a minimum of 1.5 m. Site setbacks in the RSF and the RSM zones are increased to 1.5 m when row housing faces an interior or flanking lot line.

³ Rear setback in the RSF Zone may be reduced to 1.2 m to accommodate rear attached garages.

the amendment area. The Management Plans will provide future guidance with respect to ongoing maintenance and operations to support the integrity and health of the natural areas.

Utilities

As part of the application, a support memo to the Alces Neighbourhood Design Report (NDR) was reviewed and accepted by Administration. The NDR support memo examined the impacts of the proposed rezoning on existing and planned sewer systems in the neighbourhood. Through this review, it was identified that sufficient capacity is available in these systems to accommodate the development under the proposed rezoning.

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

The applicant/owner will be responsible for all costs associated with providing the required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

1. Current NSP Land Use and Population Statistics
2. Alces NSP Land Use Concept Map Comparison

Written By: Andrew Sherstone

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current NSP Land Use and Population Statistics – Bylaw 20221

Appendix 1 – Land Use and Population Statistics

Alces NSP Land Use Concept and Population Statistics - Bylaw 20221

	Area (ha)	% of GA
GROSS AREA	386.0	100%
Wetland	33.9	8.8%
Arterial Roadway	13.3	3.4%
Public Utility Lot	4.8	1.2%

	Area (ha)	% of GDA
GROSS DEVELOPABLE AREA	334.03	100%
Commercial / Residential Mixed Use	8.3	2%
Commercial	8.1	2%
Business Employment	94.7	28%
Institutional	2.3	1%
Parkland, Recreation, School (Municipal Reserve)	20.0	6%
School / Park	5.4	2%
Community Park	4.2	1%
Park / Linear Park	9.2	3%
Natural Area (MR)	1.2	0%
Transportation - Circulation (20% GDA)	66.8	20%
Stormwater Management Facility	21.4	6%
Total Non-Residential Area	221.6	66%
Net Residential Area	112.4	34%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units / ha	Units	People / Unit	Population	% of NRA
Low Density Residential	86.5	25	2162	2.8	6052	76.9%
Low Density Residential (Street-Oriented)	14.0	45	630	2.8	1763	12.4%
Medium Density Residential	10.5	90	941	1.8	1695	9.3%
High Density Residential	1.5	225	338	1.5	506	1.3%
Total Residential	112.4		4070		10016	

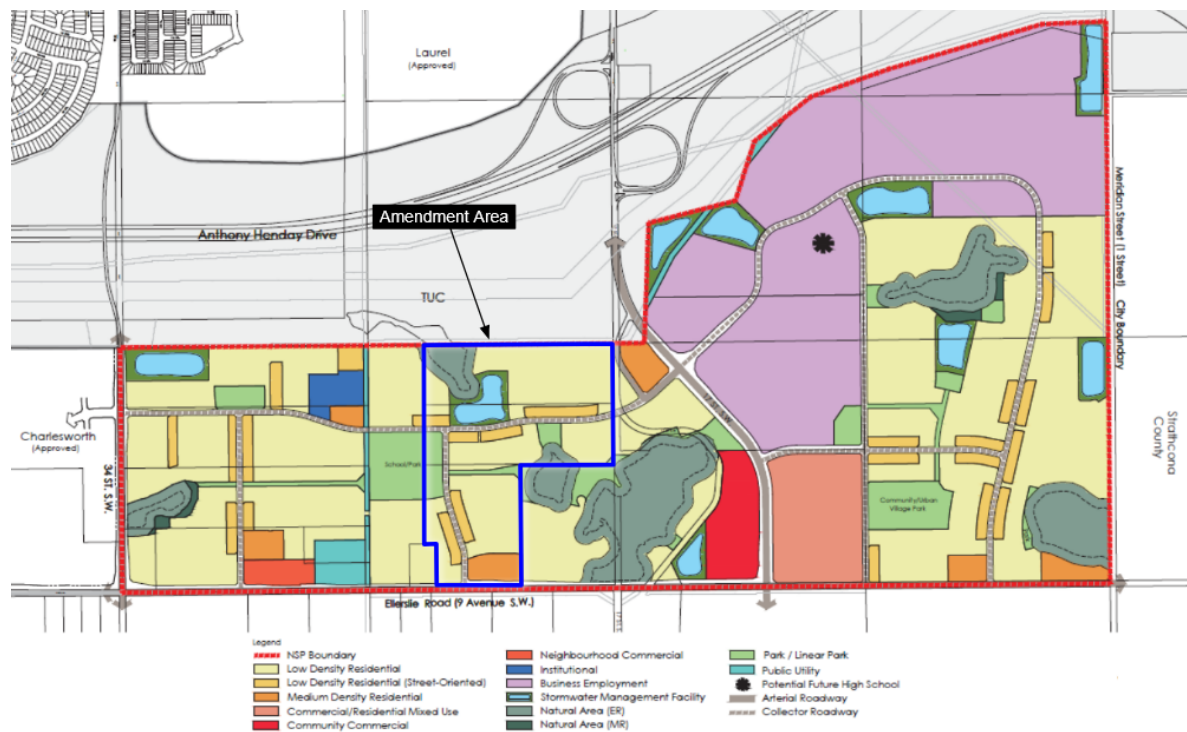
SUSTAINABILITY MEASURES

Population Per Net Hectare p/nha)	89
Dwelling Units Per Net Residential Hectare (du/nrha)	36
Population (%) within 500m of Parkland	100%
Population (%) within 500m of Transit Service	100%
Population (%) within 600m of Commercial Service	
Presence / Loss of Natural Area	
Protected as Environmental Reserve (ha)	34
Conserved as Naturalized Municipal Reserve (ha)	1.3
Protected through other means (ha)	4.7
Loss to Development (ha)	19.2

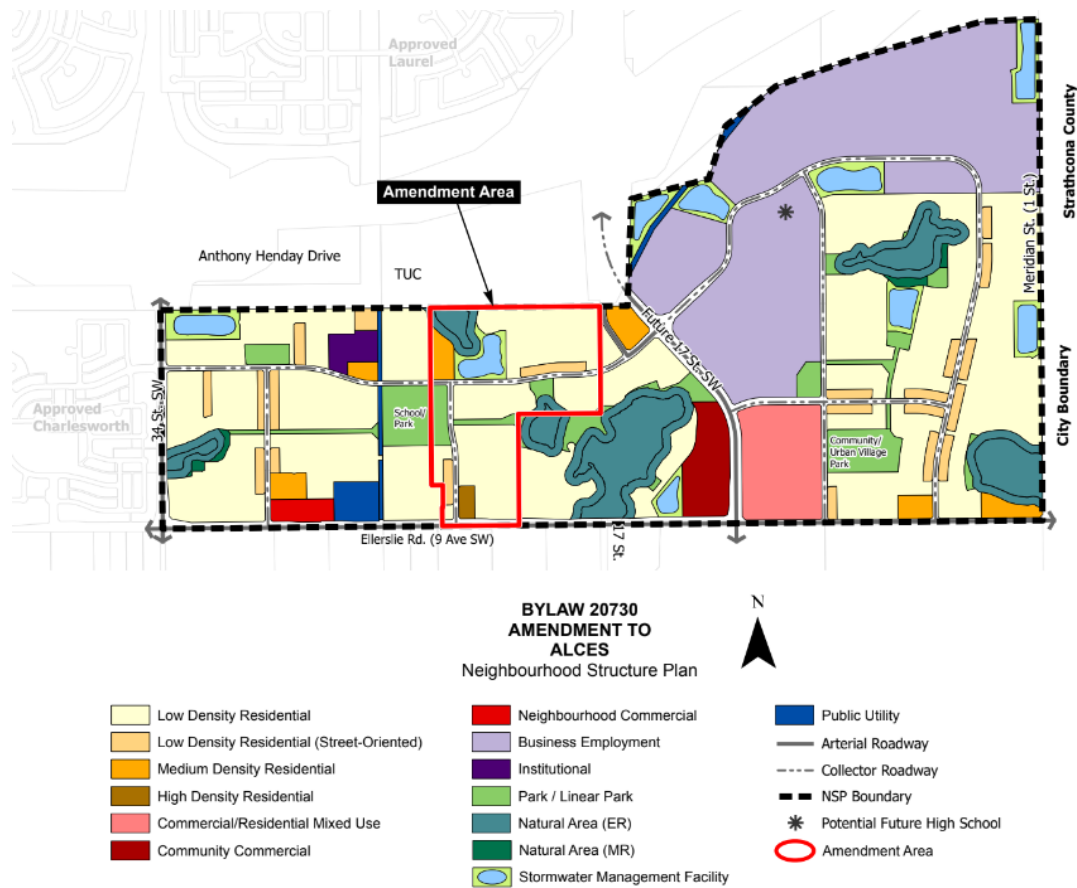
STUDENT GENERATION COUNT

Public School Board	
Elementary School	668
Junior High	334
Senior High	334
Separate School Board	
Elementary School	334
Junior High	167
Senior High	167
Total Student Population	2,004

Alces NSP Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map