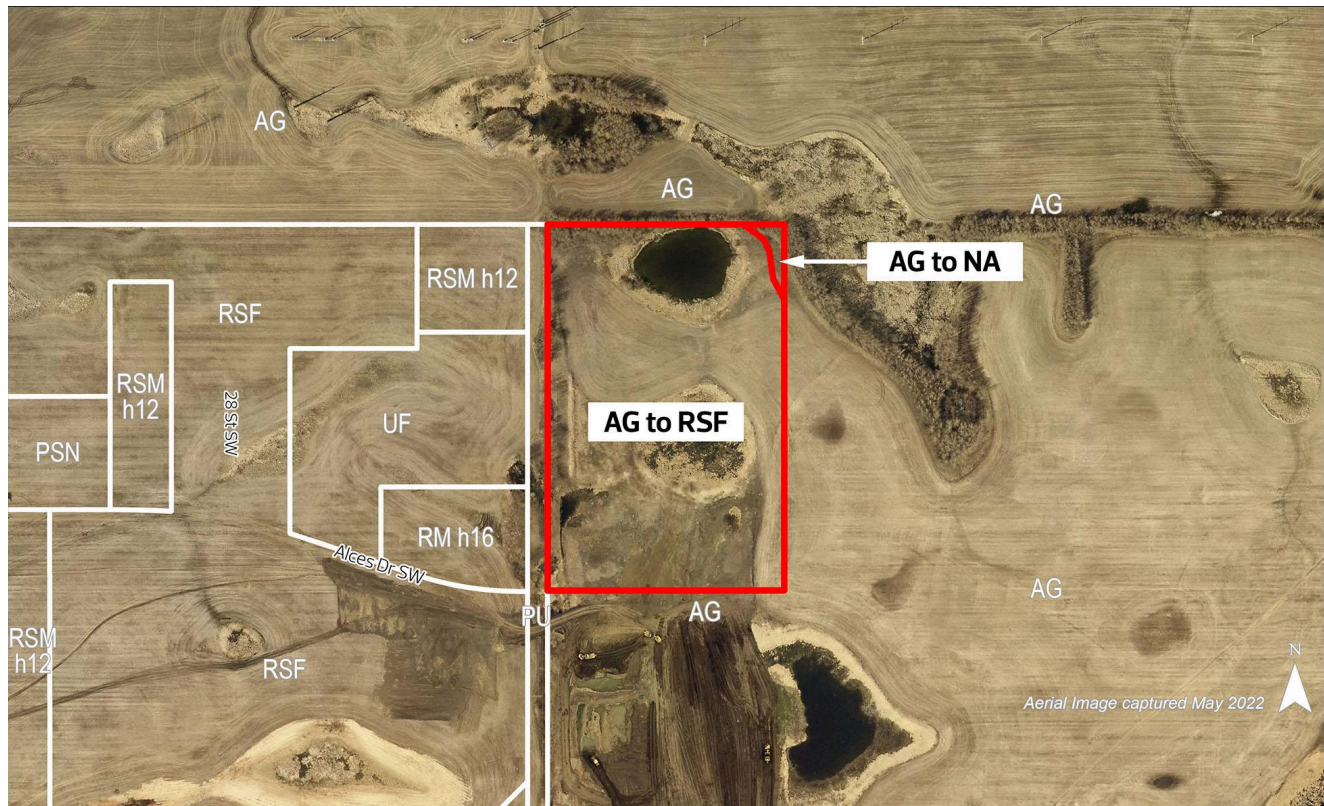


2510 - Ellerslie Road SW & 203B - 34 Street SW Position of Administration: Support



Summary

Charter Bylaw 20780 proposes a rezoning from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF) and the Natural Areas Zone (NA) to allow for a range of small scale residential development and to conserve identified natural areas.

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 Stantec Consulting on behalf of Cantrio Communities.

Rezoning

The proposed Small Scale Flex Residential Zone (RSF) and Natural Areas Zone (NA) 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)
- NA Zone:
 - Preservation of natural areas and parkland along rivers and creeks while allowing park uses

Site and Surrounding Area

The site is approximately 4.8 hectares in the western portion of the Alces neighbourhood north of Eilerslie 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"> • Agriculture Zone (AG) 	<ul style="list-style-type: none"> • Undeveloped agricultural land & wetlands
North	<ul style="list-style-type: none"> • Agriculture Zone (AG) 	<ul style="list-style-type: none"> • Anthony Henday Drive Transportation Utility Corridor
East	<ul style="list-style-type: none"> • Small Scale Flex Residential Zone (RSF) • Small-Medium Scale Transition Zone (RSM h12.0) • Medium Scale Residential Zone (RM h16.0 & RM h23.0) • Parks and Services (PS) 	<ul style="list-style-type: none"> • Undeveloped agricultural land & wetlands

	<ul style="list-style-type: none"> • Neighbourhood Parks and Services Zone (PSN) • Public Utility Zone (PU) • Natural Areas Zone (NA) 	
South	<ul style="list-style-type: none"> • Agriculture Zone (AG) 	<ul style="list-style-type: none"> • Undeveloped agricultural land
West	<ul style="list-style-type: none"> • Small-Medium Scale Transition Residential Zone (RSM h12.0) • Medium Scale Residential Zone (RM h16.0) • Public Utility Zone (PU) • Urban Facilities Zone (UF) 	<ul style="list-style-type: none"> • Undeveloped agricultural land

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 9, 2024

- Notification radius: 120 metres
- Recipients: 18
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- 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.

This proposal aligns with the City Plan by Big City Move, Greener As We Grow, by preserving and maintaining a system of conserved natural areas, and providing opportunities for people to access and enjoy open spaces and the North Saskatchewan River Valley and Ravine System.

Alces Neighbourhood Structure Plan

This site is located within an area primarily designated as Low Density Residential within Alces Neighbourhood Structure Plan. In the NSP, Low Density Residential is intended to allow for a variety of housing types including single detached, semi-detached and duplex housing, which the Small Scale Flex Residential Zone (RSF) facilitates. Furthermore, this zone will contribute to the incremental development of the neighbourhood and conforms with the intent of the NSP.

Land Use Compatibility

The proposed Small Scale Flex Residential Zone (RSF) and Natural Areas Zone (NA) align with the objective of the NSP and are compatible with both existing and proposed surrounding land uses. The RSF zone specifically is intended to be utilized in new neighbourhoods and include regulations which create appropriate transitions to adjacent zoning as shown in the Proposed Zone Summary Table below.

Proposed Zone Summary Table

	RSF Zone Proposed
Typical Uses	Small scale Residential
Maximum Height	12.0 m
Maximum Site Coverage	55%
Minimum Front Setback¹	3.0 - 4.5 m
Minimum Interior Side Setback²	0.0 - 1.2 m
Minimum Flanking Side Setback	2.0 m
Minimum Rear Setback³	6.0

Mobility

Upon the development of the proposed rezoning, the owner will be required to construct a shared pathway connection to the natural area to the northwest of the site.

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.

¹ Setbacks in the RSF zone vary depending on street typology.

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.

³ Rear setbacks in the RSF zone may be reduced to 1.5 metres for developments which have a rear attached garage.

Utilities

The proposed rezoning area conforms to the Alces Neighbourhood Design Report (NDR) and its amendments, which identify sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, by extension of mains, connecting to the existing system located within Alces Drive. These existing systems have been designed and constructed to accommodate 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. Context Plan Map

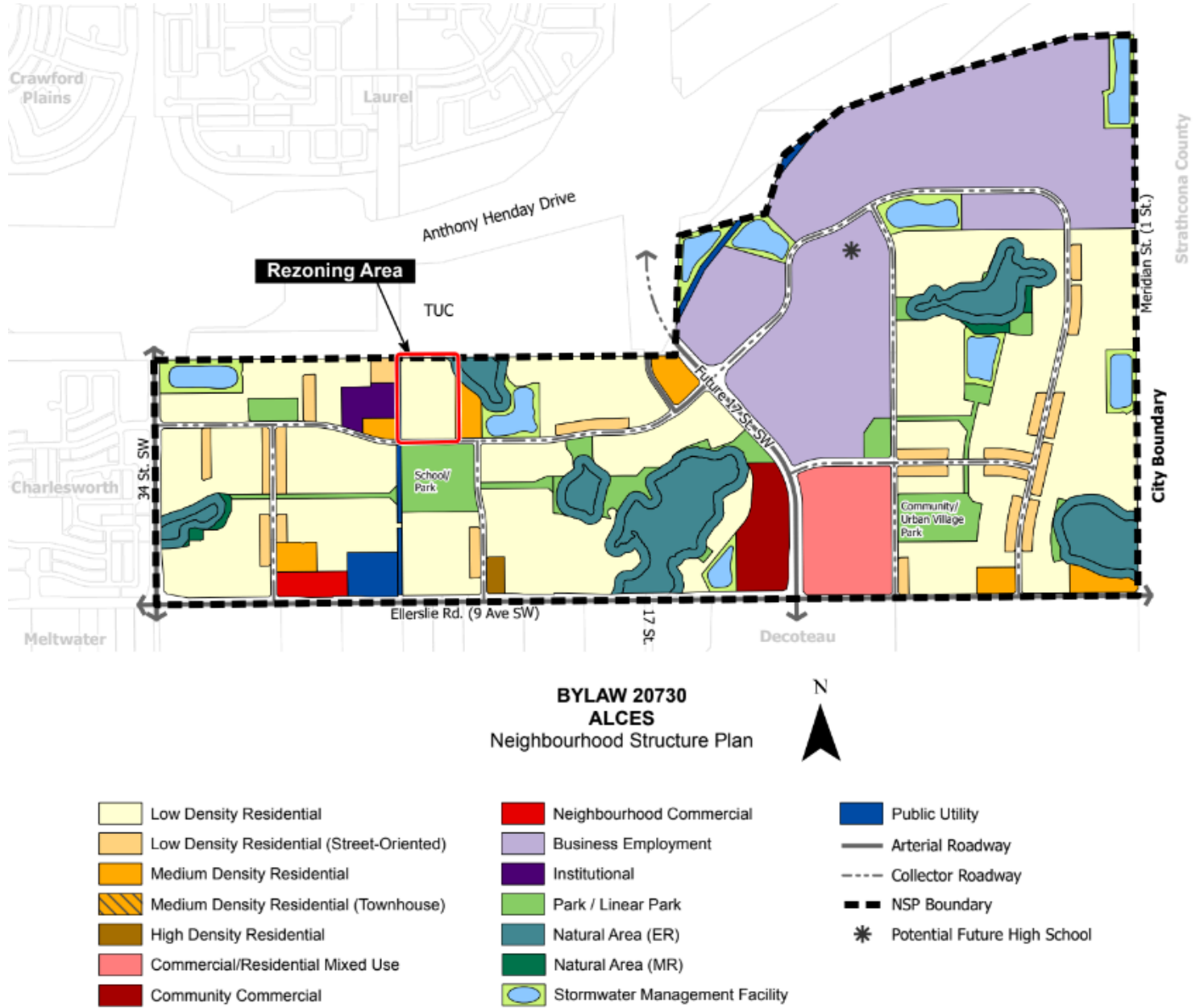
Written By: Andrew Sherstone

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Alces Land Use Concept Map



Current Land Use Concept Map