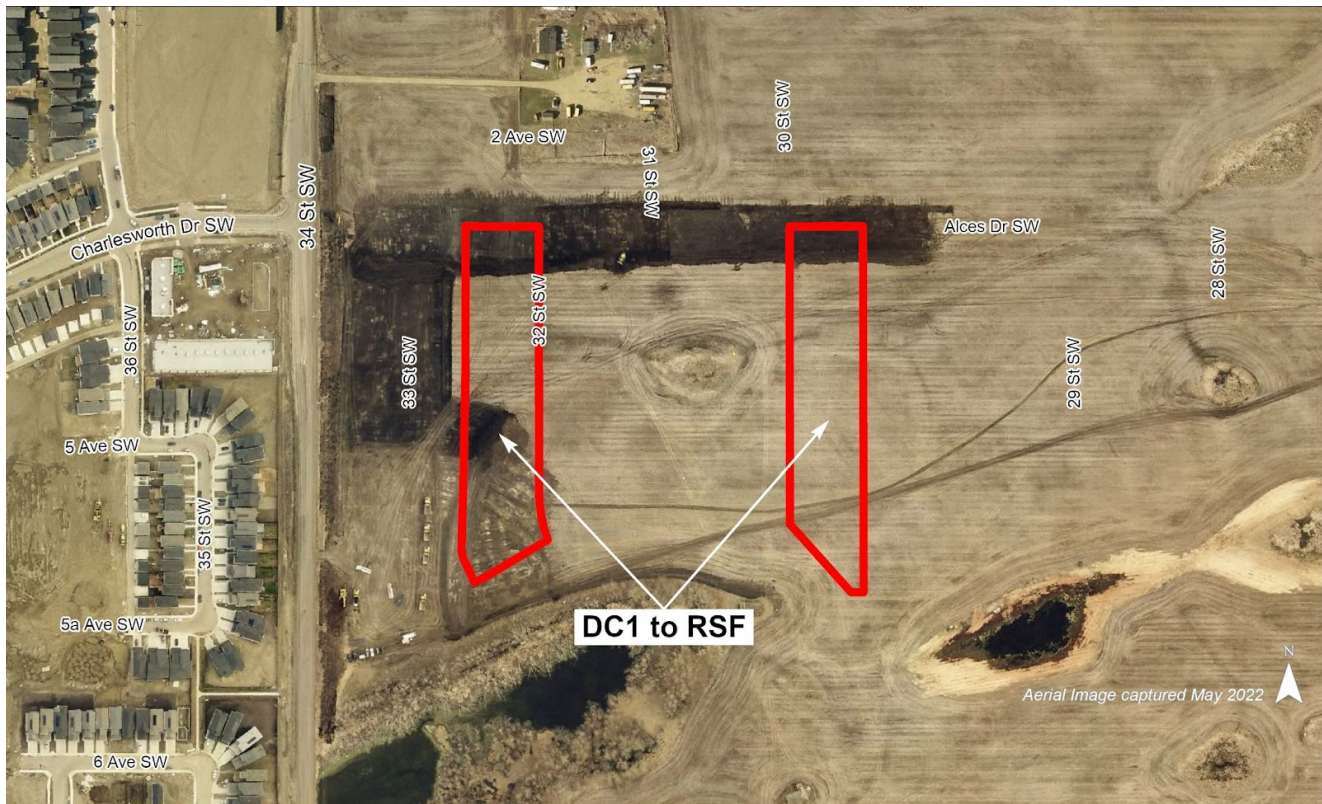


2355 Alces Drive SW, 304, 308, 312, 316, 320, 324, 328, 332, 336, 340, 404, 408, 412, 416, 420, 424, 428, 432, 436, 440, 444, 448, 452, 456, 460, 464 - 32 Street & 503 - 34 Street

Position of Administration: Support



Summary

Charter Bylaw 20718 proposes a rezoning from the Direct Development Control Provision (DC1.20355) to the Small Scale Flex Residential Zone (RSF) to allow for a range of small scale housing. Public engagement for this application included a mailed notice and information on the City's webpage. No comments were received in response to this application.

Administration supports this application because it:

- Allows for a larger diversity of residential development in the Alces Neighbourhood.
- Aligns with the Alces Neighbourhood Structure Plan and the Decoteau Area Structure Plan.

- Supports the City Plan goal to accommodate future growth within Edmonton's current boundaries.

Application Details

This application was submitted by Stantec on behalf of Cantiro Communities Charlesworth Ltd.

Rezoning

The proposed Small Scale Flex Residential Zone (RSF) would allow development with the following key characteristics:

- Detached, attached and multi-unit residential housing with limited commercial opportunities.
- Opportunities for residential housing constructed as Zero Lot Line Developments.
- A maximum height of 12 metres (approximately 3 Storeys).

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Direct Development Control Provision (DC1.20355)	Undeveloped agriculture Land
North	Small Scale Flex Residential Zone (RSF)	Undeveloped agriculture Land
	Neighbourhood Parks and Services Zone (PSN)	Undeveloped agriculture Land
East	Direct Development Control Provision (DC1.20354)	Undeveloped agriculture Land
	Small-Medium Scale Transition Residential Zone (RSM)	Undeveloped agriculture Land
South	Small Scale Flex Residential Zone (RSF)	Undeveloped agriculture Land
	Neighbourhood Parks and Services Zone (PSN)	Undeveloped agriculture Land
West	Direct Development Control Provision (DC1.20285)	Undeveloped agriculture Land
	Small Scale Flex Residential Zone (RSF)	Undeveloped agriculture Land

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the rezoning follows the statutory plans and planning policies in place for the Alces neighbourhood. The basic approach included:

Mailed Notice, November 23, 2023

- Notification radius: 61 metres
- Recipients: 7
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

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 accommodating growth through

the compact development of new neighbourhoods, including all future growth for an additional 1 million people within Edmonton's existing boundaries.

Neighbourhood Structure Plan

This application conforms with the Alces Neighbourhood Structure Plan (NSP) which primarily designates this area for low density residential development as shown in the neighbourhood development concept in Appendix 1. The RSF zone is specifically intended to be utilized in new neighbourhoods and include regulations which create appropriate transitions between adjacent sites.

Land Use Compatibility

The proposed RSF zone is compatible with surrounding zones as much of the current land adjacent to the site is currently zoned RSF. The site to the east is also adjacent to RSM h12.0 zoned properties which allow for a larger built form but with the same height as the proposed RSF zone. The western site is bordered by two other Direct Development Control Provisions (DC1.20285 & DC1.20354) which both allow for low density residential development in different forms. DC1.20285 is similar to the proposed RSF zone with a maximum height of 12.0 metres, but is intended to allow for Single Detached housing, Zero Lot Line Development and Semi-detached housing with reduced site depths. DC1.20354 is a row housing zone which was drafted prior to Zoning Bylaw 20001 and is comparable to the RSM zone but with a maximum height of 12.5 metres.

Rezoning from the existing DC1.20355 to the RSF zone only presents minor differences in the regulations, as shown in the table below. The proposed RSF zone does allow for a greater diversity of housing types compared to the existing DC due to changes in use class definitions and how residential development is regulated in Zoning Bylaw 20001.

The majority of Direct Control Provisions in the Alces neighbourhood were developed prior to development of zones in the current Zoning Bylaw 20001 and as a result are comparable to standard zones; in this case the RSF zone. This application allows for these sites to move to a standard zone and retires a DC provision which is no longer required to develop these sites.

	DC1.20355 Current	RSF Zone Proposed
Typical Uses	Single detached housing	Small scale Residential
Maximum Height	10.0 m	12.0 m
Maximum Site Coverage¹	55%	55%

¹ Site coverage within DC1.20355 may be increased to 58% to accommodate zero lot line development.
Attachment 2 | File: LDA23-0341 | Alces

Minimum Front Setback²	3.0 m - 4.5 m	3.0 m - 4.5 m
Minimum Interior Side Setback³	0.0 m - 1.2 m	0.0 m - 1.2 m
Minimum Flanking Side Setback	2.4 m	2.0 m
Minimum Rear Setback	4.0 m	6.0 m

Mobility

Vehicular access shall only be granted from the rear alley for development upon these sites. On-demand Transit operates west of Alces neighbourhood in The Hills at Charlesworth. On-demand bus stops along Charlesworth Drive SW are within 400-800 metres walking distance of all future residents on the two sites. As the neighbourhood of Alces develops, transit service is anticipated to be provided along Alces Drive SW.

Utilities

The proposed rezoning area conforms to the Decoteau North Basin 1 (Alces) Neighbourhood Design Report (NDR) 5th Submission Subdivision Level, which identifies 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 SW. 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 required water supply including any changes to the existing water infrastructure required by the proposed zoning.

² Front setbacks vary depending on street typology.

³ 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.

Appendices

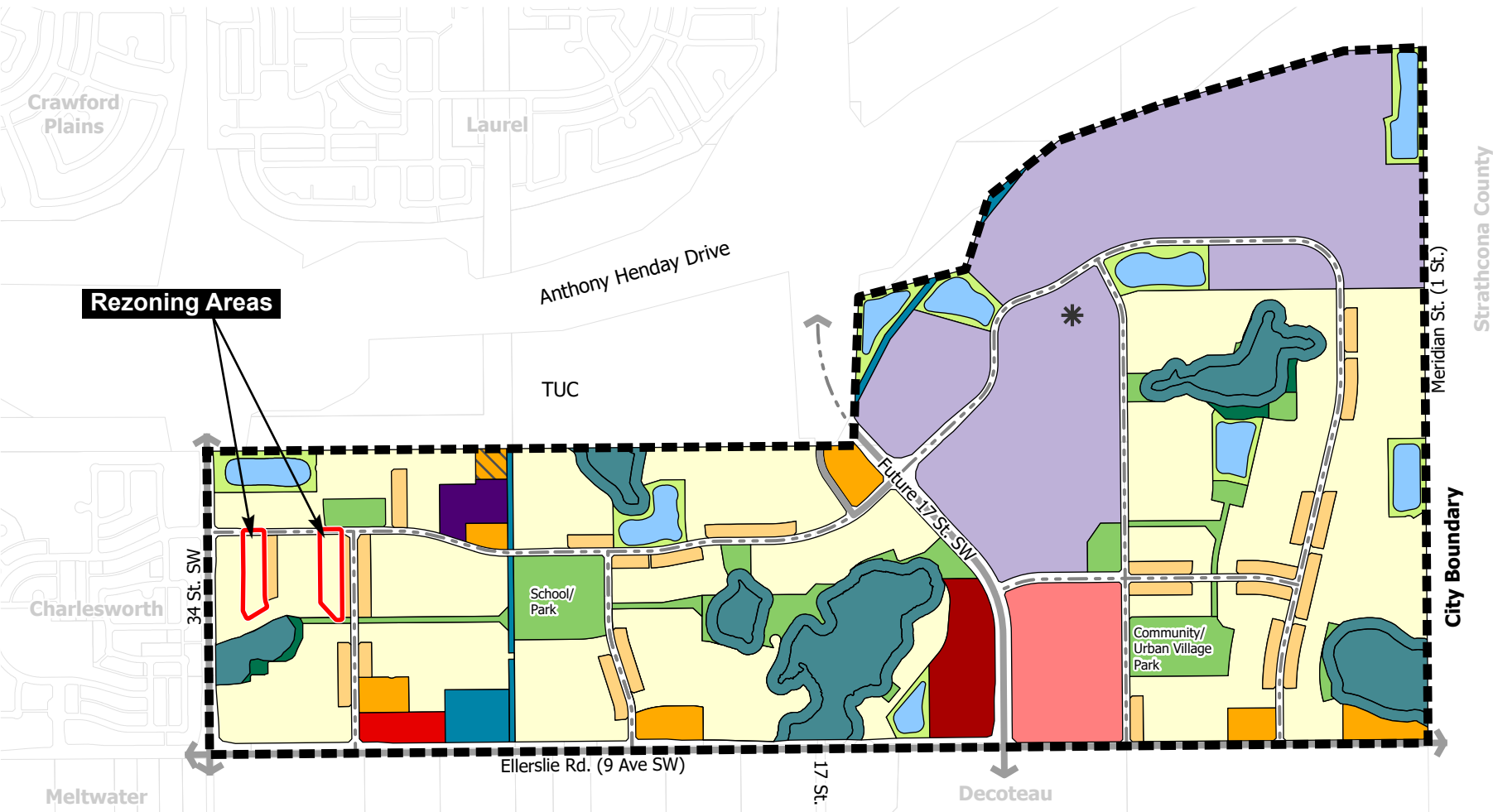
1. Context Plan Map

Written By: Eli Smith

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**BYLAW 20221
ALCES**
Neighbourhood Structure Plan



- | | | |
|---|--------------------------------|------------------------------|
| Low Density Residential | Neighbourhood Commercial | Public Utility |
| Low Density Residential (Street-Oriented) | Business Employment | Arterial Roadway |
| Medium Density Residential | Institutional | Collector Roadway |
| Medium Density Residential (Townhouse) | Park / Linear Park | NSP Boundary |
| High Density Residential | Natural Area (ER) | Potential Future High School |
| Commercial/Residential Mixed Use | Natural Area (MR) | |
| Community Commercial | Stormwater Management Facility | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.