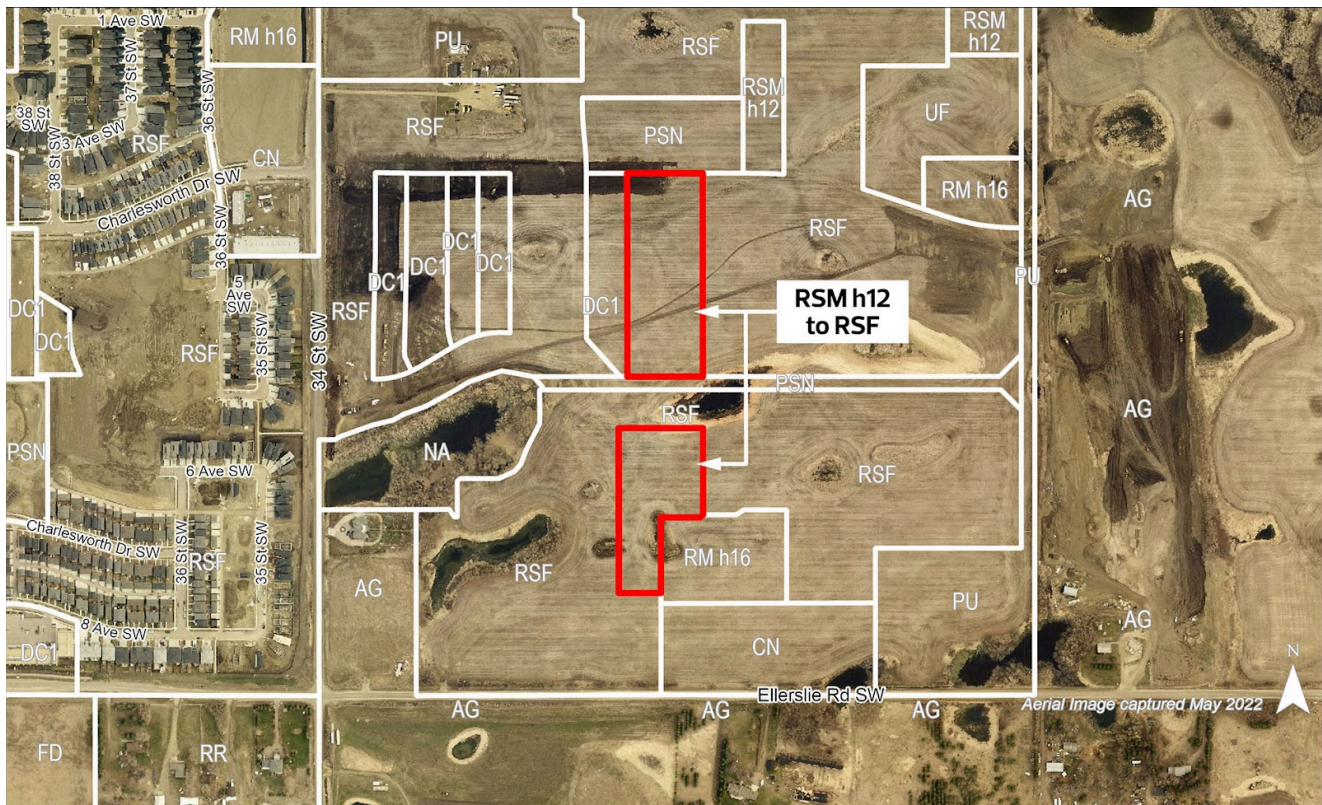


## Portions of 2355 - Alces Drive SW, 2704 - Ellerslie Road SW, and 503 - 34 Street SW

### Position of Administration: Support



### Summary

Charter Bylaw 20783 proposes a rezoning from the Small-Medium Scale Transition Residential Zone (RSM h12.0) 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 responses were received.

Administration supports this application because it:

- Allows for a similar diversity and density of residential housing opportunities.
- Aligns with the Alces Neighbourhood Structure Plan and Decoteau Area Structure Plan.
- Provides for development in an area of anticipated growth between 1 and 1.25 Million under The City Plan.

## Application Details

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

## 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
<b>Subject Site</b>	Small-Medium Scale Transition Residential Zone (RSM h12.0)	Vacant land
<b>North</b>	Neighbourhood Parks and Services Zone (PSN)	Vacant land
<b>East</b>	Small Scale Flex Residential Zone (RSF)	Vacant land, subdivided for residential development
<b>South</b>	Medium Scale Residential Zone (RM h16.0)	Vacant land
<b>West</b>	Small Scale Flex Residential Zone (RSF)	Vacant land

## Community Insights

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

### Mailed Notice, January 30, 2024

- Notification radius: 120 metres
- Recipients: 21
- Responses: 0

## Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## Notified Community Organizations

- Meadows Community League

## Application Analysis

### The City Plan

The subject site is located in a developing area of The City Plan, and is identified as an area of anticipated residential 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.

### Decoteau Area Structure Plan

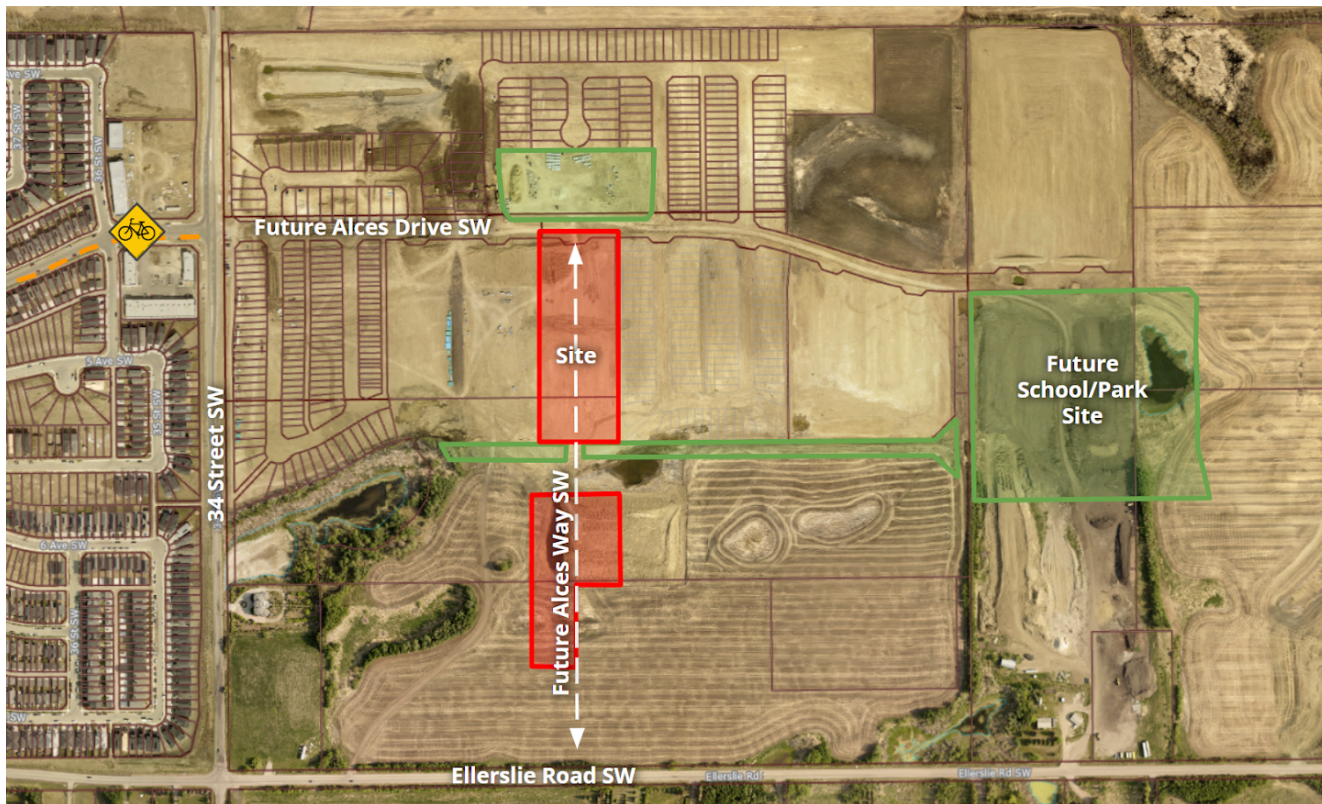
The subject sites are identified as part of the Residential area in the Decoteau Area Structure Plan (ASP). The application aligns with the direction and policies of the ASP.

### Alces Neighbourhood Structure Plan

The Alces Neighbourhood Structure Plan (NSP) identifies the subject site as four blocks of Low Density Residential (Street-Oriented) along the future Alces Way SW collector road, as shown on the context map in Appendix 1. NSP policy for the Street-Oriented designation indicates that development will typically be row housing, with the potential for single detached, semi-detached, zero lot line developments, and stacked row housing, at an average density of 45 dwelling units per net residential ha (du/ha). Active ground level entrances are encouraged, while front driveways and front garages are prohibited.

Both the current RSM h12.0 zone and proposed RSF zone allow for development that aligns with this direction. While opportunities for multi-unit housing, row housing, and backyard housing are similar under both zones, the RSF zone provides for a greater diversity of housing types by also enabling single detached, semi-detached, and zero lot line development. While RSM h12.0 requires a minimum density of 45 du/ha, the RSF zone does not have a minimum required density. However, it is anticipated that a mix of RSF, RSM h12.0, and RSM h14.0 zoning will be used to achieve the intended outcomes of the Street-Oriented designation, with an average density across the neighbourhood of 45 du/ha. A combination of these zones is used in other NSPs with Street-Oriented designations, such as Chappelle, Edgemont, and The Orchards.





#### Site analysis context

### Land Use Compatibility

Development under the RSF zone will provide for additional flexibility and diversity of built forms, compatible with both surrounding low density development and the intended outcomes of the Street-Oriented designation of the Alces NSP.

The RSM h12.0 and RSF zones both have a maximum height of 12 metres. Minimum lot widths for row housing, where developed on separate lots abutting an alley, are the same between the two zones.

The RSF zone enables the development of shallower blocks and more compact row housing than RSM h12.0, due to reductions in minimum side and rear setbacks for certain configurations of development. The minimum rear setback in RSF can be reduced to 1.2 m for lots with a depth less than 30.0 m where developed with a rear attached garage. There is additional flexibility for side setback requirements under RSF due to opportunities for zero lot line and reduced setback development, which can include row housing.

Under the previous Zoning Bylaw, this type of shallower lot row housing would have been accommodated through a Direct Control Zone, however the new RSF zone provides for the flexibility to enable this built form under a standard zone.

	<b>RSM h12.0 Current</b>	<b>RSF Proposed</b>
<b>Typical Uses</b>	Small to medium scale residential	Small scale residential
<b>Maximum Height</b>	12.0 m	12.0 m
<b>Minimum Lot Width <sup>1</sup></b>	3.6 m - 5.0 m	3.6 - 7.5 m
<b>Minimum Front Setback <sup>2</sup></b> (Alces Way SW)	3.0 m - 4.5 m	3.0 m - 4.5 m
<b>Minimum Interior Side Setback</b>	1.2 m - 1.5 m <sup>3</sup>	0.0 - 1.5 m <sup>4</sup>
<b>Minimum Flanking Side Setback</b>	2.0 m	2.0 m
<b>Minimum Rear Setback (Alley)</b>	5.5 m	1.2 m - 6.0 m <sup>5</sup>
<b>Maximum Site Coverage</b>	60%	55%
<b>Minimum Density</b>	45 du/ha	N/A

## Mobility

As neighbourhood development progresses, the Alces Way SW collector road will establish multimodal connectivity between Alces Drive SW and Ellerslie Road SW. A shared pathway will be

<sup>1</sup> Minimum site/lot widths in the RSF and RSM zones vary based on street typology.

<sup>2</sup> Minimum front setbacks in the RSF and RSM zones are 4.5 m, or 3.0 m if a treed boulevard is provided and access is from an alley.

<sup>3</sup> The minimum interior side setback in the RSM zone is 1.2 m, or 1.5 m when row or multi-unit housing faces an interior or flanking side lot line.

<sup>4</sup> The minimum interior side setback in the RSF zone is 1.2 m, or 1.5 m when row or multi-unit housing face an interior or flanking side lot line. Additional regulations apply for zero lot line or reduced setback development.

<sup>5</sup> Rear setbacks in the RSF zone may be reduced to 1.2 metres for developments which have a rear attached garage where site depth is less than or equal to 30.0 m.

included along the east side of Alces Way SW. As per the City's Access Management Guidelines, residential front drive access is not permitted along collector roads with shared pathways or designated bike facilities. Access to the subject sites shall be via rear alleys in accordance with Alces NSP policies that restrict front driveways and front garages under the Low Density Residential Street-Oriented designation.

The construction of Alces Way SW will require upgrades to Ellerslie Road SW and 34 Street SW. The extent and timing of collector and arterial construction requirements will be reviewed as the area is developed.

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

## **Utilities**

The proposed rezoning area conforms to the Alces (Decoteau North) Basin 1 Neighbourhood Design Report (NDR), 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. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The landowner will bear all costs associated with infrastructure improvements necessitated by this application, including providing the required water supply and any modifications to the existing water infrastructure required by the proposed zoning.

## **Appendices**

1. Context Plan Map

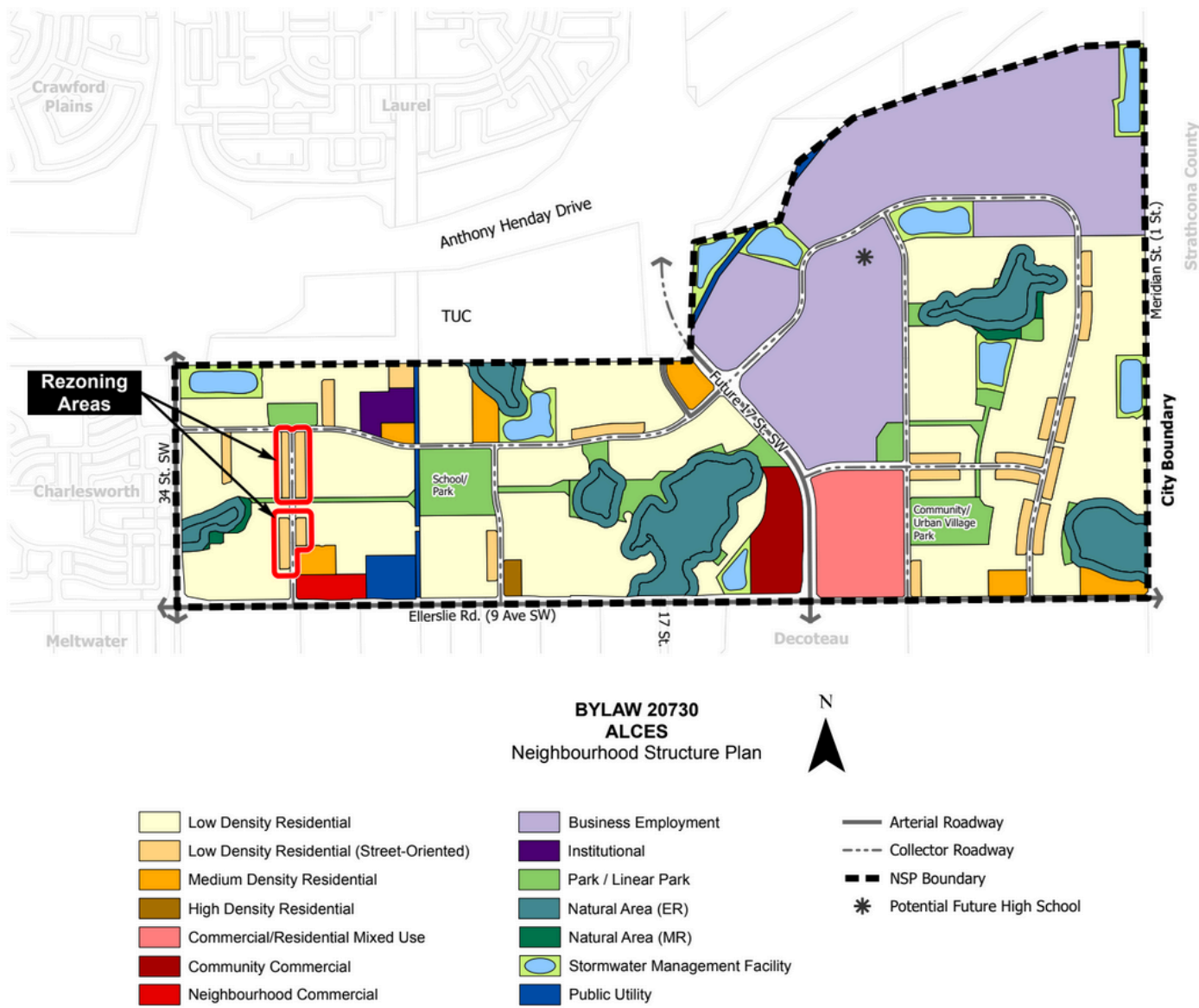
Written By: Kaelin Koufogiannakis

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Alces Land Use Concept Map



**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.

Current Land Use Concept Map