

## 2510 - Ellerslie Road SW

### Position of Administration: Support



## Summary

Charter Bylaw 20784 proposes a rezoning from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF) and Parks and Services Zone (PS), to allow for a range of small scale housing and a school/park site. 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:

- Aligns with the Alces Neighbourhood Structure Plan and Decoteau Area Structure Plan.
- Allows for a diversity of low density residential housing opportunities and the development of a planned school/park site.
- 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).

The proposed Parks and Services Zone (PS) rezones the remaining portion of the central school/park site in Alces, allowing for the development of a planned public school.

### Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Agriculture Zone (AG)	Vacant land
<b>North</b>	Small Scale Flex Residential Zone (RSF)	Vacant land
<b>East</b>	Parks and Services Zone (PS) Small Scale Flex Residential Zone (RSF) Agriculture Zone (AG)	Vacant land
<b>South</b>	Agriculture Zone (AG)	Agricultural land, country residential
<b>West</b>	Public Utility Zone (PU)	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: 20
- 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 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 and by providing for a future school site within a network of interconnected open spaces.

This proposal aligns with the City Plan's Big City Move, A Community of Communities, by establishing a future school site within the Alces neighbourhood to provide opportunities to create a local school and open space for the neighbourhood.

### Decoteau Area Structure Plan

The subject site is designated for School & Community Park and Residential uses within the Decoteau Area Structure Plan (ASP). The proposed rezoning aligns with the direction and policies of the ASP.

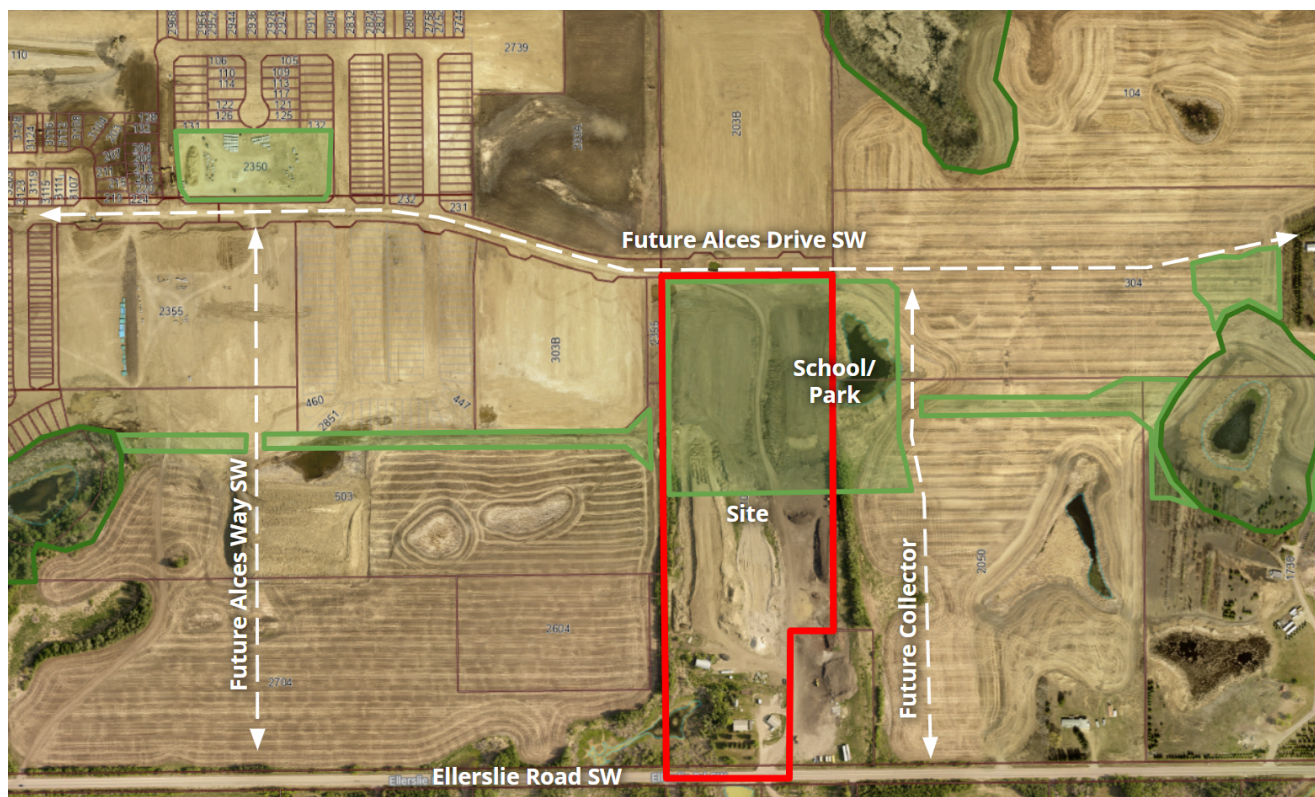
### Alces Neighbourhood Structure Plan

The Alces Neighbourhood Structure Plan (NSP) designates the north portion of the site as School/Park and the south portion for Low Density Residential uses. The School/Park site is intended to accommodate a K-6 Public School as well as associated playfields, parking, and drop-off / pick-up. It is the only School/Park site in the Alces neighbourhood, and is well connected to adjacent linear parks running east-west through the neighbourhood as shown on the map below. The School/Park site is designed to have approximately 50% collector roadway frontage to facilitate efficient multimodal access, and policies of the NSP prohibit front driveways directly across from the School/Park.

### Land Use Compatibility

The proposed Small Scale Flex Residential Zone (RSF) and Parks and Services Zone (PS) align with the direction of the NSP and are compatible with existing and planned surrounding land uses. The RSF zone provides for a variety of low density residential housing types up to 12 metres in height, with regulations that provide for appropriate transitions to adjacent uses including the school/park site, as shown in the proposed zone table below. The PS zone is intended for the development of planned school/park sites and will enable the development of a public school and surrounding recreational facilities in alignment with School Board requirements.





Site analysis context

	<b>RSF Proposed</b>	<b>PS Proposed</b>
<b>Typical Uses</b>	Small scale residential	School, park, and other community services
<b>Maximum Height</b>	12.0 m	16.0 m
<b>Minimum Width <sup>1</sup></b>	3.6 m - 7.5 m	N/A
<b>Minimum Setbacks <sup>2</sup></b>	Front: 3.0 - 4.5 m Interior Side: 0.0 - 1.2 m Flanking Side: 2.0 m Rear: 1.2 m - 6.0 m	Streets: 6.0 m Alleys: 4.5 m Sites: 4.5 m
<b>Maximum Site Coverage</b>	55%	N/A

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

<sup>2</sup> Setbacks in the RSF zone vary based on street typology and built form, including opportunities for zero lot line development where one side setback is reduced to 0.0 m.

## Mobility

The Alces NSP includes a north-south shared pathway along the abutting utility corridor between Alces Drive SW and Ellerslie Road SW, and an east-west shared pathway along the south boundary of the proposed PS site. Construction of these shared pathways, walkway connections to them, and any associated active modes crossings will be reviewed as the area is developed.

Edmonton Transit Service (ETS) does not yet operate transit service within Alces. Service is planned for 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.

## Open Space

The proposed rezoning from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF) and Parks and Services Zone (PS) has been reviewed and aligns with the Plan. This rezoning would facilitate the future development of a public school. It's important to note that funding for school development falls under Provincial responsibility. The size and layout of the site allow for sufficient field space and drop-off areas for students.

## Utilities

The proposed rezoning area conforms to the Alces (Decoteau North) Basin 1 Neighbourhood Design Report (NDR) and 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 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.

## Appendices

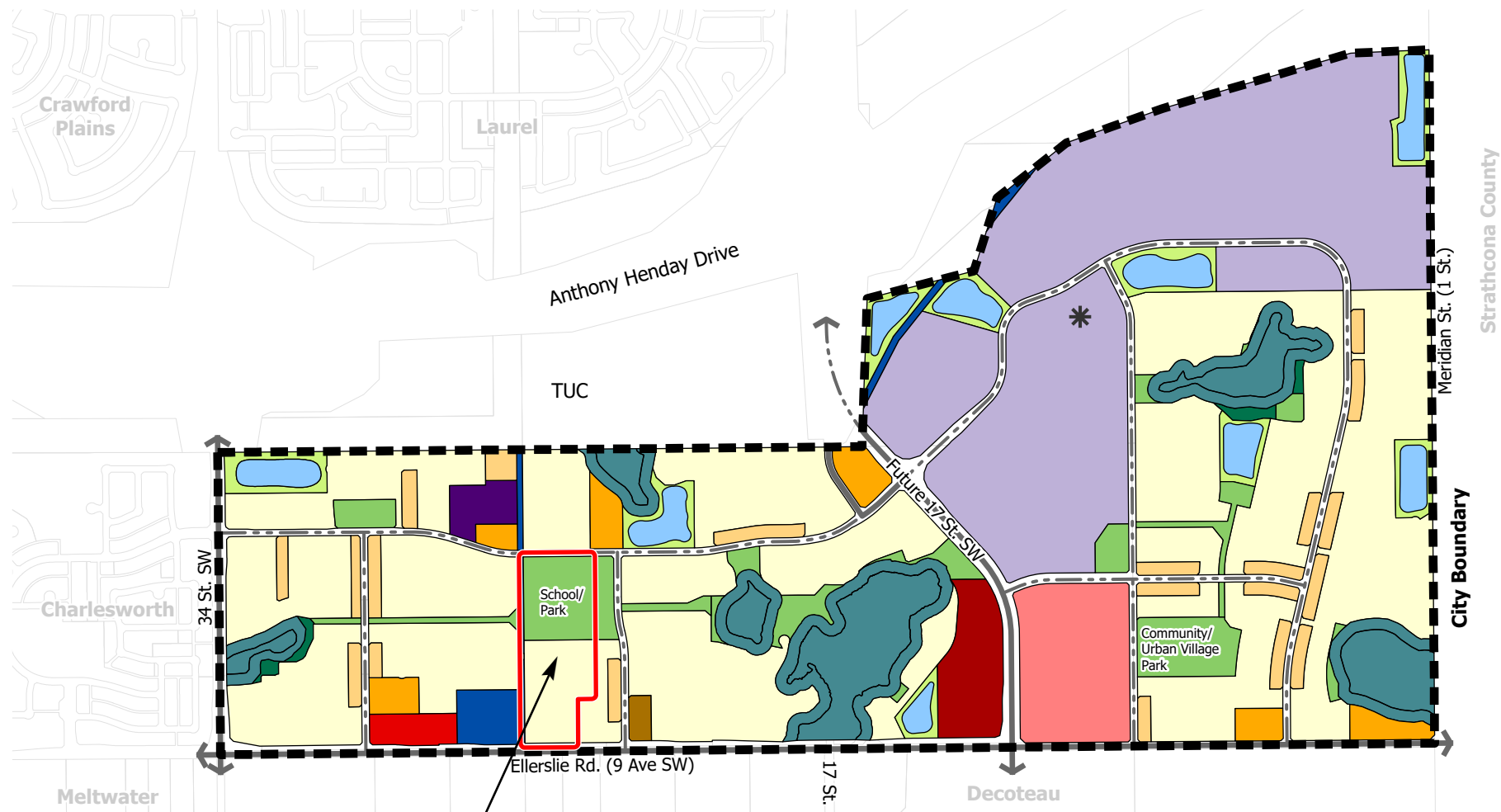
1. Context Plan Map

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**Rezoning Area**

**BYLAW 20730  
ALCES**  
Neighbourhood Structure Plan



- |   |                                |                              |
|---|--------------------------------|------------------------------|
| Low Density Residential                   | Business Employment            | Arterial Roadway             |
| Low Density Residential (Street-Oriented) | Institutional                  | Collector Roadway            |
| Medium Density Residential                | 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 |                              |
| Neighbourhood Commercial                  | Public Utility                 |                              |

**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.