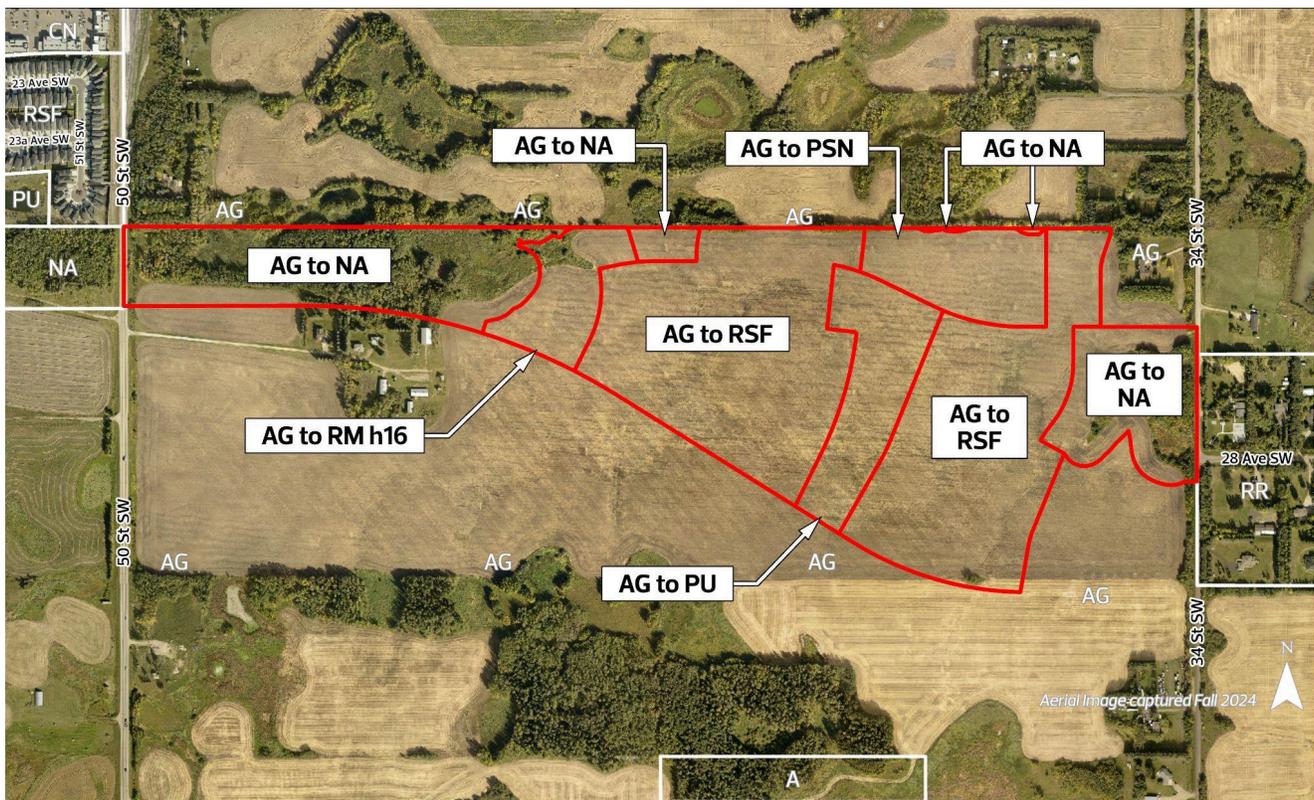


Address 2604 - 34 Street SW, 2619 and 2621 - 50 Street SW

Position of Administration: Support



Summary

Bylaw 21092 proposes a rezoning from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF); Medium Scale Residential Zone (RM h16); Neighbourhood Parks and Services Zone (PSN); Natural Areas Zone (NA); and Public Utility Zone (PU). The proposed zones would allow for small and medium scale housing; parkland; natural areas; and public infrastructure respectively.

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 goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.
- Complies with the District Policy and the Ellerslie District Plan.
- Conforms to the Decoteau Area Structure Plan and the Meltwater Neighbourhood Structure Plan.
- Is compatible with surrounding and planned land uses.

Application Details

This application was submitted by Invistec Consulting Ltd. on behalf of MLC Group.

Rezoning

The proposed Small Scale Flex Residential Zone (RSF); Medium Scale Residential Zone (RM h16); Neighbourhood Parks and Services Zone (PSN); Natural Areas Zone (NA); and Public Utility Zone (PU) would allow development with the following key characteristics:

- RSF Zone:
 - Small scale residential development including detached, attached, and multi-unit housing.
 - Maximum height of 12.0 metres (approximately 3 storeys).
- RM h16 Zone:
 - Multi-unit housing, with limited commercial opportunities on the ground floor.
 - Maximum height of 16.0 metres (approximately 4 storeys).
 - Minimum density of 45 dwellings per hectare.
- PSN Zone:
 - Recreation opportunities, parks and playgrounds.
- NA Zone:
 - Preservation of natural areas.
- PU Zone:
 - Infrastructure, systems and facilities that provide a public benefit.

Administration is reviewing an associated subdivision (LDA25-0017) to create a public utility lot for stormwater management, residential lots, parkland and environmental reserve parcels.

Site and Surrounding Area

Located in the southern portion of the Meltwater Neighbourhood, the site is north of 25 Avenue NW and west of 34 Street NW. It is primarily agricultural land which is planned for a mix of uses including residential and park development. The surrounding area primarily consists of agricultural land, farmsteads and country residential with new residential development in the west. The Decoteau Area Structure Plan designates the area immediately south of the site for residential uses.

	Existing Zoning	Current Development
Subject Site	Agricultural Zone (AG)	Acreage, undeveloped agricultural land
North	Agricultural Zone (AG)	Acreages, undeveloped agricultural land
East	Agricultural Zone (AG) (RR) Rural Residential	Acreage, farmstead Acreages
South	Agricultural Zone (AG)	Acreage, farmstead, undeveloped agricultural land
West	Natural Areas (NA) Small Scale Flex Residential Zone (RSF) Agricultural Zone (AG)	Protected treestand Single detached dwellings Undeveloped agricultural land



View of the site looking northwest from 34 Street SW



View of the site looking east from 50 Street SW (showing the proposed easternmost NA zoned site; portions of the site, east of the existing farmstead, are shown in the background).

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area through standard zones, and no response was received from the mailed notice. The basic approach included:

Mailed Notice, December 24, 2024

- Notification radius: 60 metres
- Recipients: 36
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Horizon Community League

Application Analysis



Site analysis context

The City Plan

The subject site, located within the Ellerslie District, is identified as Residential within a Developing Area and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. Considering the contribution to population growth and the planned complementary uses in the area the proposal aligns with The City Plan by:

- Accommodating all future growth for an additional 1 million people within Edmonton's existing boundaries.
- Providing the opportunity for residents to live locally and easily meet their daily needs.

District Plans

Within the Ellerslie District Plan (EDP), the subject site is designated as Urban Mix and Municipal Park. The proposed zones align with the EDP including the following:

- The proposed residential zones (RSF and RM h16) align with the Urban Mix designation which allows for a mixture of uses including low-rise residential development.
- The proposed PSN and NA zones (which allow for parks and natural areas) are appropriate for the areas designated as Municipal Park.

The Plan applies an Area Specific Policy to the Meltwater neighbourhood that states that further planning direction should be obtained from the Decoteau Area Structure Plan (ASP) and Meltwater Neighbourhood Structure Plan (NSP).

Area Structure Plan

The proposed zones are appropriate for the corresponding designated uses (Residential, Natural Area, Wetland, and Urban Village Park) in the Decoteau ASP and supports the ASP's vision and objectives by:

- Providing the opportunity to develop a mixture of complementary uses within the neighborhood.
- Contributing to the density targets and housing diversity objectives in the neighbourhood.
- Providing amenities that contribute to a pedestrian-friendly urban form, enabling residents to meet their needs within the neighborhood.

Neighbourhood Structure Plan

The Meltwater NSP's seeks to create a multi-modal, diverse, and inclusive community that has a mix of uses, natural amenity space, and a variety of housing types. The proposed zones support this vision in the following ways:

RSF Zone:

Within the NSP, the low density residential (LDR) and street-oriented residential (SOR) designations are expected to contribute to the diversity of housing (including single, semi-detached and row housing) all of which can be developed through the proposed RSF zone. In addition, the RSF Zone includes regulations that limit front driveways for sites abutting alleys which accommodates the SOR's requirement of prohibiting front driveways and garages.

RM h16.0 Zone

The RM h16.0 Zone is proposed for the Medium Density Residential (MDR) designated site intended to accommodate low rise and medium rise residential development. In conformance with the NSP, the h16.0 modifier will enable low rise residential development, approximately four storeys in height.

PSN, NA and PU Zones:

The proposed PSN Zone aligns with the Meltwater NSP which indicates that the Urban Village Park will be the future location of a community league site. The PSN Zone is intended to accommodate development including community league buildings and playgrounds.

By allowing for the protection of natural areas and public utilities, the proposed NA and PU Zones allow for amenities and infrastructure necessary to support development in the area.

Land Use Compatibility

The proposed zones are compatible and complementary with each other and the existing and planned surrounding land uses. The RSF 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.

Future residents of the proposed RSF and RM sites will benefit from the uses and amenities (such as natural areas and public infrastructure) allowed by the proposed PSN, PU and NA zones. Future development of the planned natural areas and mixed use sites surrounding the subject site will add to the services and amenities available to area residents.

Proposed Zoning Comparison Summary Table

	RSF Zone Proposed	RM h16.0 Zone Proposed
Typical Uses	Small scale Residential	Multi-unit Residential
Maximum Height	12.0 m	16.0 m
Minimum Density	n/a	45 dwelling units per hectare
Maximum Site Coverage/FAR	55%	2.3 FAR
Minimum Front Setback¹	3.0 m - 4.5 m	3.0 m - 4.5 m
Minimum Interior Side Setback²	0.0 m - 1.2 m	1.5 m - 3.0 m
Minimum Flanking Side Setback³	2.0 m	3.0 m - 4.5 m
Minimum Rear Setback⁴	6.0 m	3.0 m

¹ Setbacks in the RSF and RM zones 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 Flanking side setbacks in the RM zone vary depending on street typology and building orientation.

⁴ Rear setbacks in the RSF zone may be reduced to 1.5 metres for developments which have a rear attached garage.

Environment

Environmental has reviewed the information submitted for the proposal and has no concerns; therefore, no comments or advisements.

Mobility

As development proceeds in the Meltwater neighbourhood, the transportation network will continue to expand to serve the neighbourhood transportation needs for all modes of travel. The neighbourhood will be accessed primarily from 25 Avenue. Upon development of the rezoning area, the owner will be required to construct the following:

- 50 Street arterial roadway upgrades from 22 Avenue to 25 Avenue.
- 25 Avenue arterial roadway between 50 Street and 34 Street.
- 34 Street arterial roadway between 25 Avenue and the new collector roadway.
- Internal collector roadways, shared pathways, and safe crossings.

There is currently no conventional bus service operating in Decoteau. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit. The nearest existing conventional ETS bus route is route 521, operating in the Walker neighbourhood.

Open Space

This application includes natural area complexes SE5007 and SE5185 that form part of the Emerald Crescent, a 10km regionally significant park and open space network within the Meltwater neighbourhood and Decoteau ASP, that will contribute to recreation, biodiversity and create a unique gathering, placemaking and cultural celebration space. This large tract of continuous native vegetation and wetlands are home to amphibians, many migratory bird species and small to large sized mammals including the American Badger (species of special concern). Two Site Specific Natural Area Management Plans were reviewed and accepted, which covered the area for all natural areas listed. The Management Plans will provide future guidance with respect to ongoing maintenance and operations to support the integrity and health of the natural areas, and potential programming.

Utilities

Sanitary and storm servicing shall be in general accordance with the accepted Meltwater Stage 1 - Agam Parcel Lot & Storm Water Management Facility Layout Neighbourhood Design Report (NDR).

An interim sanitary and storm servicing report has been submitted concurrently with this application. This draft report will direct the interim servicing for this site, until future sanitary and stormwater trunk mains have been built. The report will need to be reviewed and accepted prior to future subdivision.

EPCOR Water has no concerns with proposed rezoning. A reviewed technical report will be required with the associated subdivision 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.

Appendices

1. Context Plan Map

Written By: Gilbert Quashie-Sam

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Context Plan Map - Meltwater Neighbourhood Structure Plan

