

9010 - 41 Avenue SW and 3861 - 91 Street SW

Position of Administration: Support



Summary

Bylaw 21171 proposes a rezoning from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF) and the Public Utility Zone (PU) to allow for a range of small scale housing and a public utility corridor.

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 future growth.
- Complies with the District Policy and the Ellerslie District Plan.

- Conforms to the Ellerslie Area Structure Plan and The Orchards at Ellerslie Neighbourhood Structure Plan.
- Is compatible with surrounding and planned land uses.

Application Details

This application was submitted by Scheffer Andrew Ltd. on behalf of Brookfield Residential (Alberta) LP.

Rezoning

The proposed Small Scale Flex Residential Zone (RSF) 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).
- Limited commercial opportunities.

PU Zone:

- Infrastructure, systems and facilities that provide a public benefit.

Administration is reviewing an associated subdivision application (LDA25-0062) and rezoning and road closure application to create residential lots and a public utility lot.

Site and Surrounding Area

Located in the southwest portion of the The Orchards At Ellerslie Neighbourhood, the site is north of 41 Avenue SW and east of 91 Street SW. The site and surrounding area primarily consists of agricultural land with low density residential development in the northwest. The surrounding areas are designated for a mixture of uses including commercial and urban village park in the south and west respectively.

	Existing Zoning	Current Development
Subject Site	Agricultural Zone (AG)	Farmstead and undeveloped agricultural land
North	Public Utility Zone (PU)	Undeveloped land. Future Stormwater Management Facility
East	Agricultural Zone (AG)	Undeveloped agricultural land. Future residential.
South	Agricultural Zone (AG)	Undeveloped agricultural land. Future commercial.
West	Agricultural Zone (AG)	Undeveloped agricultural land. Future residential

Neighbourhood Parks and Services (PSN)	Undeveloped agricultural land. Future Urban Village Park
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View of the site looking northeast from the intersection of 91 Street SW and the farmstead's access.



View of the site looking east from 91 Street SW.

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, January 29, 2025

- Notification radius: 60 metres
- Recipients: 286
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Horizon Community League

Application Analysis



Site analysis context

The City Plan

The subject site 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 (such as parks, pedestrian infrastructure and commercial) 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. The proposal aligns with the Urban Mix designation which allows for a mixture of uses including low density residential development.

The EDP applies an Area Specific Policy that states that further planning direction should be obtained from the Ellerslie Area Structure Plan (ASP) and The Orchards at Ellerslie Neighbourhood Structure Plan (NSP).

Area Structure Plan

The proposed RSF and PU zones are appropriate for the corresponding designated uses (Residential, and Power/Pipeline corridor respectively) in the Ellerslie ASP. Considering the flexibility and range of housing allowed by the RSF zone and the pedestrian infrastructure to be developed within the corridor, the proposal supports the ASP's goals by:

- Contributing to the housing diversity and density targets in the area.
- Providing infrastructure that contributes to a pedestrian-friendly neighborhood.

The ASP requires portions of the 91 Street SW road right-of-way west of the subject site to be closed which will allow for additional open space and active modes connections. The closure of 91 Street SW is being reviewed under a separate application.

Neighbourhood Structure Plan

The Orchards at Ellerslie NSP seeks to create a vibrant healthy community with a diverse mix of housing types and a variety of transportation options. The proposed RSF and PU zones are appropriate for the respective land use designations (Low Density Residential, Street Oriented Residential, and Utility / Pipeline Corridor); and support the NSP's 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 limits front driveways for sites abutting alleys which accommodates the SOR's requirement of prohibiting front driveways and garages.

PU Zone:

The proposed PU zone is appropriate for the protection of public infrastructure including shared use paths to enhance the active modes network and support recreation.

Considering the above the proposal supports the following NSP objectives:

- Provide a variety of housing types to meet the needs of different age and income groups.
- Provide opportunities to develop innovative housing types.
- Promote active recreation and transportation.

Land Use Compatibility

The proposed zones are complementary and compatible with the existing and planned surrounding land uses. The RSF zone is intended for new neighbourhoods and future residents will benefit from the uses and amenities (such as parks and shared use paths) allowed by the existing PSN zone in the west. Anticipated development of the commercial site, immediately south of the subject site, will add to the services available to area residents.

Proposed RSF Zoning Summary Table

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

¹ Setbacks in the RSF 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 Rear setbacks in the RSF zone may be reduced to 1.5 metres for developments which have a rear attached garage.

Environment

The Environmental unit has reviewed the information submitted for the proposal and has no concerns.

Mobility

The proposed rezoning conforms with the mobility network in The Orchards at Ellerslie NSP. A separate road closure bylaw will be required for the remaining portion of 91 Street SW directly west of the site once the road is no longer required for emergency access purposes. The roadway area will be reclaimed and replaced with a shared pathway as development progresses.

ETS operates local service in the northern portion of the Orchards; however, that service is more than one (1) km walking distance from the rezoning area. ETS intends to provide service nearby in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

Utilities

The proposed rezoning area conforms to the Orchards Neighbourhood Design Report, which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available by connecting to the existing system located within Orchards Wynd 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 drainage infrastructure improvements required by this application.

EPCCOR Water has no concerns with the proposal. 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 Map

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Branch: Development Services

Section: Planning Coordination

Context Map - The Orchards At Ellerslie Neighbourhood Structure Plan

