

16304 - 41 Avenue SW

Position of Administration: Support



Summary

Bylaw 21258 proposes a rezoning from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF) to allow a range of small scale residential development, with limited opportunities for community and commercial development, and a maximum height of 12 m (approximately 3 storeys).

Public engagement for this application included a mailed notice, and information on the City's webpage. Administration heard from eight people with most concerns related to the potential impact to wildlife adjacent to the river valley system and increased levels of traffic.

Administration supports this application because it:

- Is compatible with surrounding existing and planned land uses.

- Aligns with the goals and policies of The City Plan to support housing growth in developing areas.
- Conforms to the Southwest District Plan and the Chappelle Neighbourhood Area Structure Plan.

Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Irwin Creek Development Ltd. The application originally included a larger portion of the titled parcel but was reduced in size to align with the current subdivision application (LDA25-0254) for this parcel. This reduction in size will allow the flexibility to initiate the development while further discussion is undertaken around the development/realignment of 41 Avenue SW to the south and further review of the area around the creek valley to the north and west is completed.

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

- A range of small scale residential development with limited opportunities for community and commercial development
- A maximum height of 12 m (approximately 3 storeys)

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Vacant farm land
North	Agriculture Zone (AG)	Vacant farm land
East	Small Scale Flex Residential Zone (RSF) Neighbourhood Parks & Services Zone (PSN) Agriculture Zone (AG)	Single detached residential development, a tree stand, and an acreage
South	Agriculture Zone (AG)	Vacant farm land
West	Agriculture Zone (AG)	Vacant farm land



View from northeast corner of the rezoning site (Google Street View - April 2025)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the rezoning is to a standard zone and aligns with the statutory plans and planning policies in place.

The basic approach included:

Mailed Notice, April 11, 2025

- Notification radius: 60 metres
- Recipients: 79
- Responses: 8
 - In support: 0
 - In opposition: 8

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Greater Windermere Community League
- Chappelle Community League

Common comments heard (number of similar comments in brackets beside comments below):

- Loss of green space/natural area within proximity to the creek valley. (6)
- Concern over increase in congestion, lack of on-street parking. (5)
- Strain on local infrastructure (roads etc). (4)

- Feel it will cause overcrowding. (2)
- Concern over the loss of agricultural land (should be preserved).
- Safety concerns for pedestrians due to increased traffic.

It should be noted that this feedback was received before the area of the rezoning was reduced. One of the reductions was removing land closer to the creek valley, which is where people were concerned about impacts on the natural area.

Application Analysis



Site analysis context

The City Plan

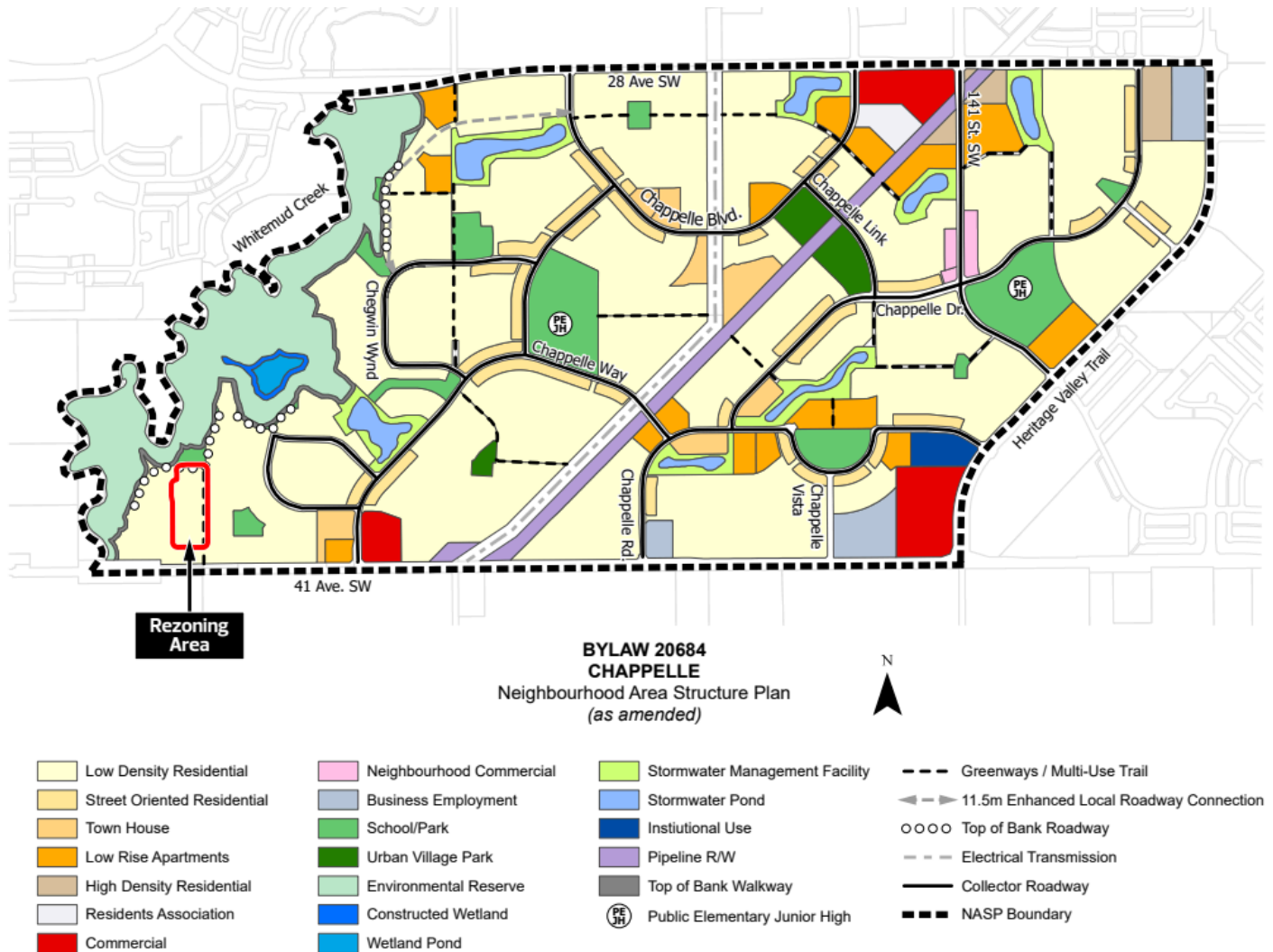
The subject site is identified as Residential within a Developing Area and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. Considering the contribution to population growth and the existing and future complementary uses (such as parks, pedestrian infrastructure and commercial) within the surrounding area, the proposal aligns with The City Plan by accommodating all future growth for an additional 1 million people within Edmonton's existing boundaries.

District Plans

Within the Southwest District Plan, 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. Additional policy direction is provided by the Chappelle Neighbourhood Area Structure Plan.

Neighbourhood Area Structure Plan

The Chappelle Neighbourhood Area Structure Plan (NASP) aims to establish a lively residential area featuring diverse housing options, local businesses, and opportunities for community engagement and recreation. Within the NASP, the subject site is designated for Low Density Residential use, which allows for single detached, semi-detached, duplex, and multi-unit housing. The proposed RSF zone is consistent with this land use designation and supports the NASP's objective of providing a diverse range of housing types in various physical forms to accommodate different age and income demographics.



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.

Rezoning Context Map - Chappelle NASP

Land Use Compatibility

The proposed RSF zone, intended for new neighbourhoods such as the growing Chappelle neighbourhood, allows for a range of small scale residential development including detached, semi-detached, row housing, and multi-unit residential housing. It is complementary and compatible with the existing and planned surrounding land uses which include residential

developments (zoned RSF and RSM h12), parks and open space (zoned PSN, PU and A) and small scale commercial developments (zoned CG).

Mobility

The transportation network continues to expand as the neighbourhood develops. Upon development of the rezoning area, the owner will be required to construct a walkway connecting to the existing north-south greenway. With future applications, the owner will be required to coordinate with other area developers to complete plan amendments and ARA Bylaw amendments for the realignment of 41 Avenue, including any associated studies. Geologically and ecologically significant sites at 41 Avenue SW and Whitemud Creek crossing have been identified, which warrants a re-evaluation of the concept plan for future expansion of 41 Avenue SW. Future applications will also require the construction of a top-of-bank walkway.

The site is located near a future district connector bike route along 41 Avenue and a future neighbourhood bike route along the top-of-bank. Bus service is available within 600 - 800 metre walk from the site on Chivers Loop and Crawford Drive. ETS intends to expand service closer to the site in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

Utilities

The proposed rezoning area conforms to the Chappelle Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services must connect to the existing 200mm sanitary sewer main located within Crawford Way 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 changes required by this application.

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