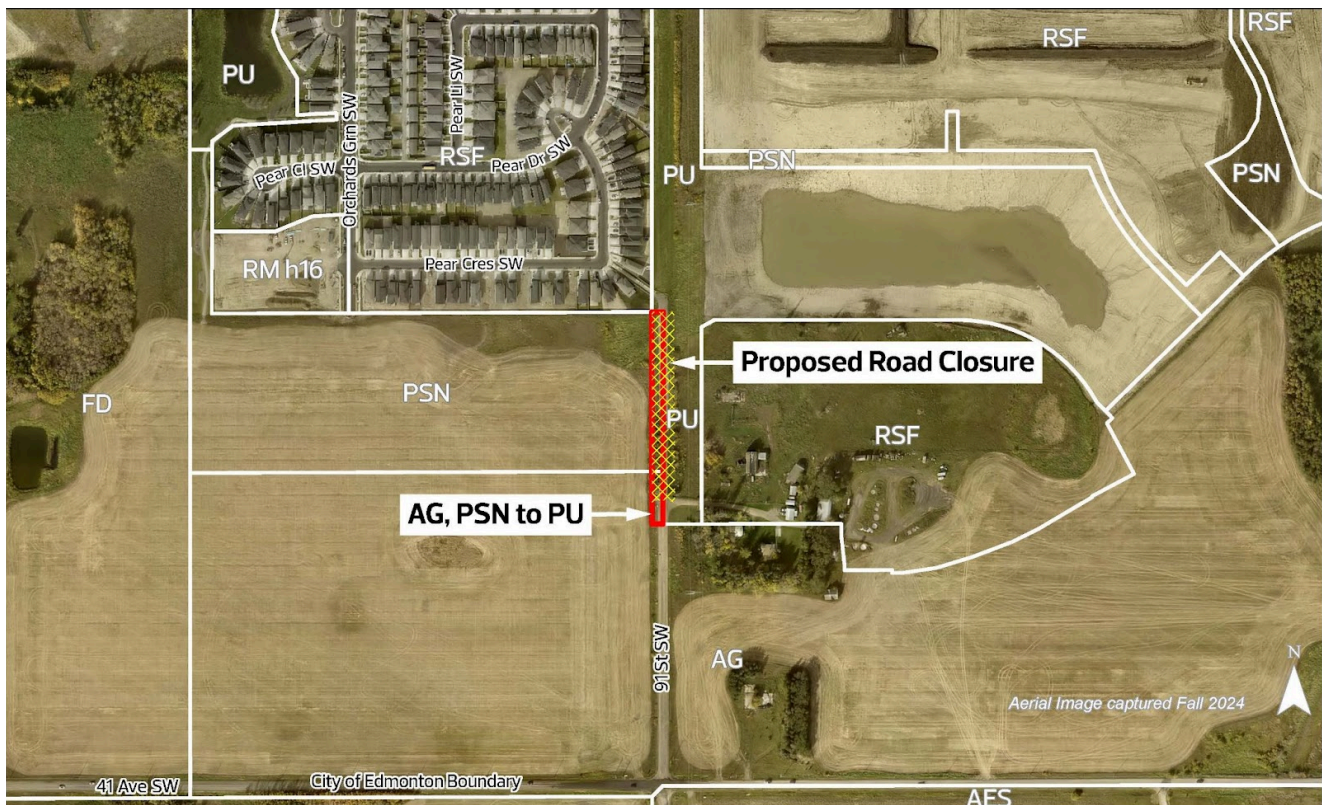


A portion of 91 Street SW, north of 41 Avenue SW

Position of Administration: Support



Summary

Bylaw 21295 proposes a closure of a portion of 91 Street SW, north of 41 Avenue SW; and Bylaw 21296 proposes to rezone the western half of the closure area from the Neighbourhood Parks and Services Zone (PSN) and Agriculture Zone (AG) to the Public Utility Zone (PU) to allow for 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 City Plan by supporting The City Plan's Big City Moves of "A Community of Communities" and accommodating future population growth.

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

Application Details

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

Road Closure

The application proposes to close a portion of 91 Street SW, north of 41 Avenue SW, to facilitate the creation of a public utility lot / utility corridor. If approved, the closure area will be consolidated with the public utility site east of the closure area for the development of public infrastructure.

Rezoning

The proposed Public Utility Zone (PU) would allow for public infrastructure, including underground drainage pipes and a shared use path (SUP). The eastern half of 91 Street is already zoned PU through operation of the Zoning Bylaw because it abuts the existing PU site in the east; consequently, only the western half of 91 Street requires rezoning to PU.

Administration is reviewing an associated subdivision application (LDA25-0062) to create a public utility lot from the closure area and the PU zoned site east of the closure area.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Western half of 91 Street: Neighbourhood Parks and Services Zone (PSN) Agriculture Zone (AG)	91 Street SW
	Eastern half of 91 Street: Public Utility Zone (PU)	91 Street SW
North	Small Scale Flex Residential Zone (RSF) Public Utility Zone (PU)	Single detached dwellings Undeveloped PU sites (future SUP and storm management facility)
East	Public Utility Zone (PU)	Undeveloped PU zoned site (future SUP)

South	Agriculture Zone (AG)	91 Street SW (future collector road and SUP)
West	Agriculture Zone (AG)	Undeveloped (future residential and collector road)
	Neighbourhood Parks and Services Zone (PSN)	Undeveloped (future park / school)



View of site looking north from the intersection of the farmstead's access and 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 of the site through a standard zone, and no response was received from the mailed notice. The basic approach included:

Mailed Notice, May 12, 2025

- Notification radius: 60 metres
- Recipients: 74
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Horizon Community

Application Analysis



Site analysis context

The City Plan

This proposal supports The City Plan's Big City Move, A Community of Communities, by allowing future residents to easily meet their daily needs using the future shared pathway that connects to parks and commercial sites in the area. In addition, this helps accommodate population growth by providing infrastructure necessary to support planned residential development.

Ellerslie District Plan

Located within the western portion of the Ellerslie District Plan (EDP), the closure area will add to the open space and active transportation network in alignment with district policy to incorporate utility corridors into the open space network. The EDP refers to The Orchards at Ellerslie Neighbourhood Structure Plan (NSP) and the Ellerslie Area Structure Plan (ASP) for further planning direction.

Ellerslie Area Structure Plan & The Orchards at Ellerslie Neighbourhood Structure Plan

The application aligns with the ASP & NSP which designates the subject site for Utility / Pipeline Corridor development. The proposed public utility lot augments the linear public open space inline with the NSP's objective to establish a multi-use trail system through the use of existing utility rights-of-way, and provide active transportation and recreational opportunities for area residents.

Land Use Compatibility

The proposed utility corridor / PU lot is compatible and complementary with the existing and planned surrounding land uses. The infrastructure to be developed within the corridor are essential for neighborhood development and will provide active transportation and recreational amenities for residents to enjoy.

Mobility

The Orchards at Ellerslie NSP directs the closure of this portion of 91 Street SW. A shared pathway will be constructed in its place as a part of the neighbourhood's comprehensive active modes network.

This segment of 91 Street SW currently provides secondary emergency access to existing development to the northwest. Physical removal and reclamation of the existing roadway structure will be conditional upon providing alternative emergency access to the area through the new shared pathway. Details and timing relative to this requirement will be reviewed holistically with emergency services as the lands to the east are subdivided and developed.

This portion of The Orchards neighbourhood does not currently have conventional bus service. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit. The nearest access to active service, located at Orchards Drive SW and Orchards Boulevard SW, is more than 1.5km walking distance from the road closure area.

Utilities

The proposed rezoning area conforms to the accepted Orchards Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

Appendices

1. Context Map

Written By: Gilbert Quashie-Sam

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Context Map - The Orchards At Ellerslie Neighbourhood Structure Plan

