

## 1845 – 50 Street SW

### Position of Administration: Support



## Summary

Bylaw 21420 proposes a rezoning from the Agriculture Zone (AG) to the Small Scale Flex Residential Zone (RSF) and the Small-Medium Scale Transition Residential Zone (RSM h14) to allow for a range of small to medium scale housing.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration did not receive any response to engagement.

Administration supports this application because it:

- Generally aligns with the Meltwater Neighbourhood Structure Plan (NSP) and the Decoteau Area Structure Plan (ASP).
- Provides a variety of housing types in close proximity to planned amenities such as schools, parks, and commercial areas.

- Is compatible with the surrounding land use.

## Application Details

This application was submitted by Davis Consulting Group on behalf of Agam Developments Ltd.

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

- A range of small scale residential development including single-detached, attached, and multi-unit housing.
- A maximum height of 12.0 meters (approximately 3 storeys).
- A maximum site coverage of 55%.

The proposed Small-Medium Scale Transition Residential Zone (RSM h14) would allow development with the following key characteristics:

- A range of small to medium scale residential development in the form of row housing and multi-unit housing.
- A maximum height of 14.0 meters (3 to 4 storeys).
- A maximum site coverage of 60%.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Agriculture Zone (AG)	Former horse ranch
<b>North</b>	Small Scale Flex Residential Zone (RSF) Parks and Services (PS)	Residential (under construction) Future school and park site (undeveloped)
<b>East and West</b>	Agriculture Zone (AG)	Former horse ranch (same property)
<b>South</b>	Agriculture Zone (AG) Public Utility Zone (PU)	Planned stormwater management facility



*View of the site from 50 Street SW (facing northeast)*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because it follows statutory plans and planning policies in place and completes anticipated development for the area. The basic approach included:

### **Mailed Notice, October 16, 2025**

- Notification radius: 61 metres
- Recipients: 34
- Responses: 0
- The Fall 2025 Canada Post strike initially prevented the mailing of rezoning notices. As a contingency, Administration contacted the applicant, landowner, nearby community leagues, businesses, and the ward councillor by email, sharing the notice postcard and asking them to share the information to anyone with an interest in the area. When mail delivery resumed, a round of mailed notices was able to be delivered as usual. The deadline for comment was extended to compensate for the disruption.

### **Site Signage, December 22, 2025**

- One rezoning information sign was placed on the property so as to be visible from both 20 Avenue SW and 49 Street SW.

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

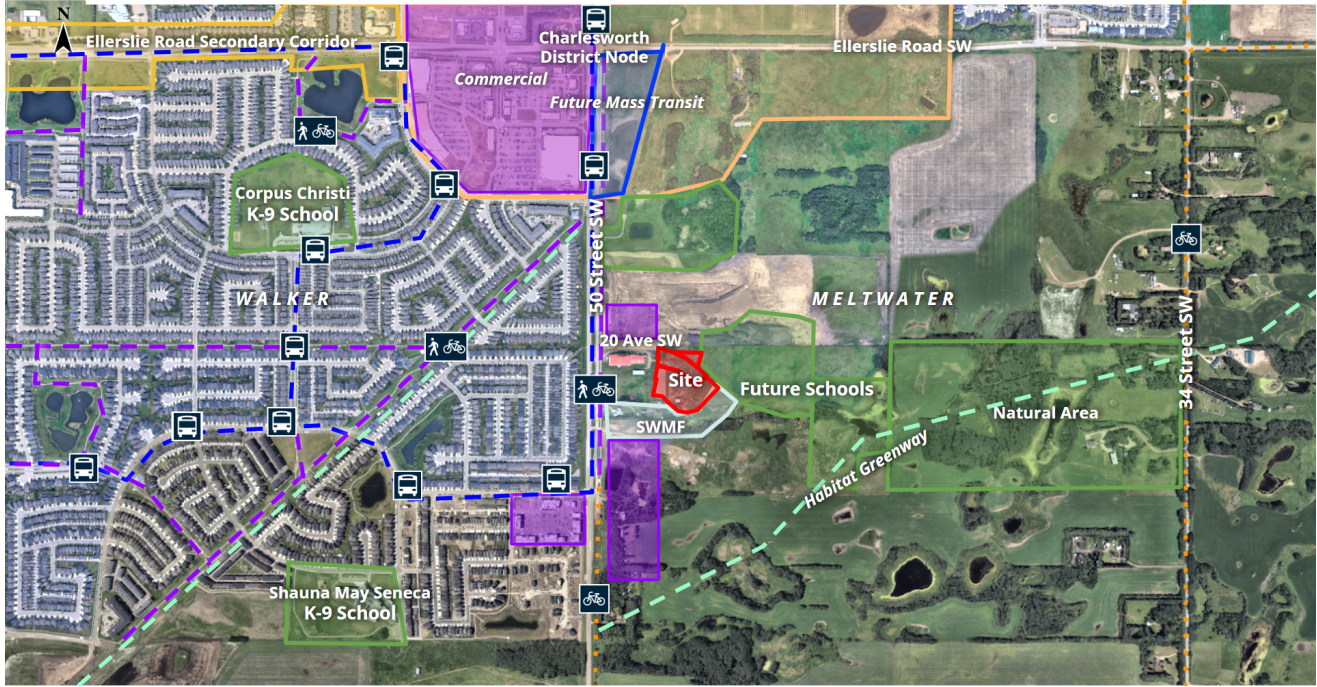
### **Optional Email Notifications**

- [my.edmonton.ca](https://my.edmonton.ca)

## Notified Community Organizations

- Horizon Community League

## Application Analysis



Site analysis context

### Decoteau Area Structure Plan

The subject site is located within the Decoteau ASP and is designated 'Residential'. The ASP calls for the provision of a diversity of housing types in this land use category, and the proposed rezoning furthers this goal.

### Meltwater Neighbourhood Structure Plan

The subject site is located within the Meltwater NSP which designates this site as both Street Oriented Residential and Low Density Residential. These are defined in the plan as follows:

*It is intended that low density residential will allow for a variety of housing forms, including single detached, semi-detached, duplexes, and limited row housing. Street-oriented residential will also allow for a variety of housing forms, including stacked rowhousing, rowhousing, duplexes, semi-detached, and single detached housing.*

As defined in the Meltwater NSP, the primary difference between low density residential and street oriented housing is that vehicular access for street oriented housing must be taken via a back alley.

*Street-oriented residential development should have doorways, windows, and porches at ground level while prohibiting front driveways and front garages.*

The Meltwater NSP also includes policy related to housing diversity:

*Policy 20.1 A mix of housing types shall be provided, including single detached, semi-detached, duplex, and multi-unit housing.*

*Policy 20.2 A mix of housing types should be encouraged on the same block to diversify the built form.*

The proposed rezoning is in general conformance with the land use concept detailed in the Meltwater NSP. Appendix 1 - Context Map shows the rezoning area on the NSP land use concept map. There are slight geometric discrepancies, but no plan amendment is required because the plan remains statistically unchanged in terms of overall densities and areas.

## **Land Use Compatibility**

The proposed rezoning is compatible with nearby land uses as planned in the Meltwater NSP. Internal to the site, the RSM h14 Zone interfaces well with the adjacent RSF Zone, which allows for a maximum height of 12 meters. These zones will also provide a good transition to the low/mid rise Medium Density Residential currently planned for the west of the site. There is a planned stormwater management facility to the south of the site and a school/park site to the northeast; these will provide residents access to open space. Residents will also benefit from the planned commercial sites nearby.

## **Environment**

An environmental assessment report submitted for the application indicated that further assessment of above-ground storage tanks on the property was required. The property has been flagged to provide the information prior to approval of any development permit (excluding signage) on the property.

## **Mobility**

Upon subdivision and development, the owner will be required to dedicate the necessary road right-of-way and construct the transportation road network, including the collector roadways, shared pathways, and pedestrian crossings within the site boundary as per the Meltwater NSP.

50 Street SW is an existing district connector bike route. ETS operates the route 729 near to the proposed rezoning area which provides transit riders with connections to Century Park.

## **Utilities**

As part of the application, an amendment to the Meltwater Neighbourhood Design Report (NDR) was reviewed and accepted by Administration. The NDR amendment examined the impacts that the proposed rezoning would have on existing and planned sanitary and storm sewer systems in the neighbourhood. Through this review, it was identified that sufficient capacity is available in these systems to accommodate the development under the proposed rezoning.

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

## Appendices

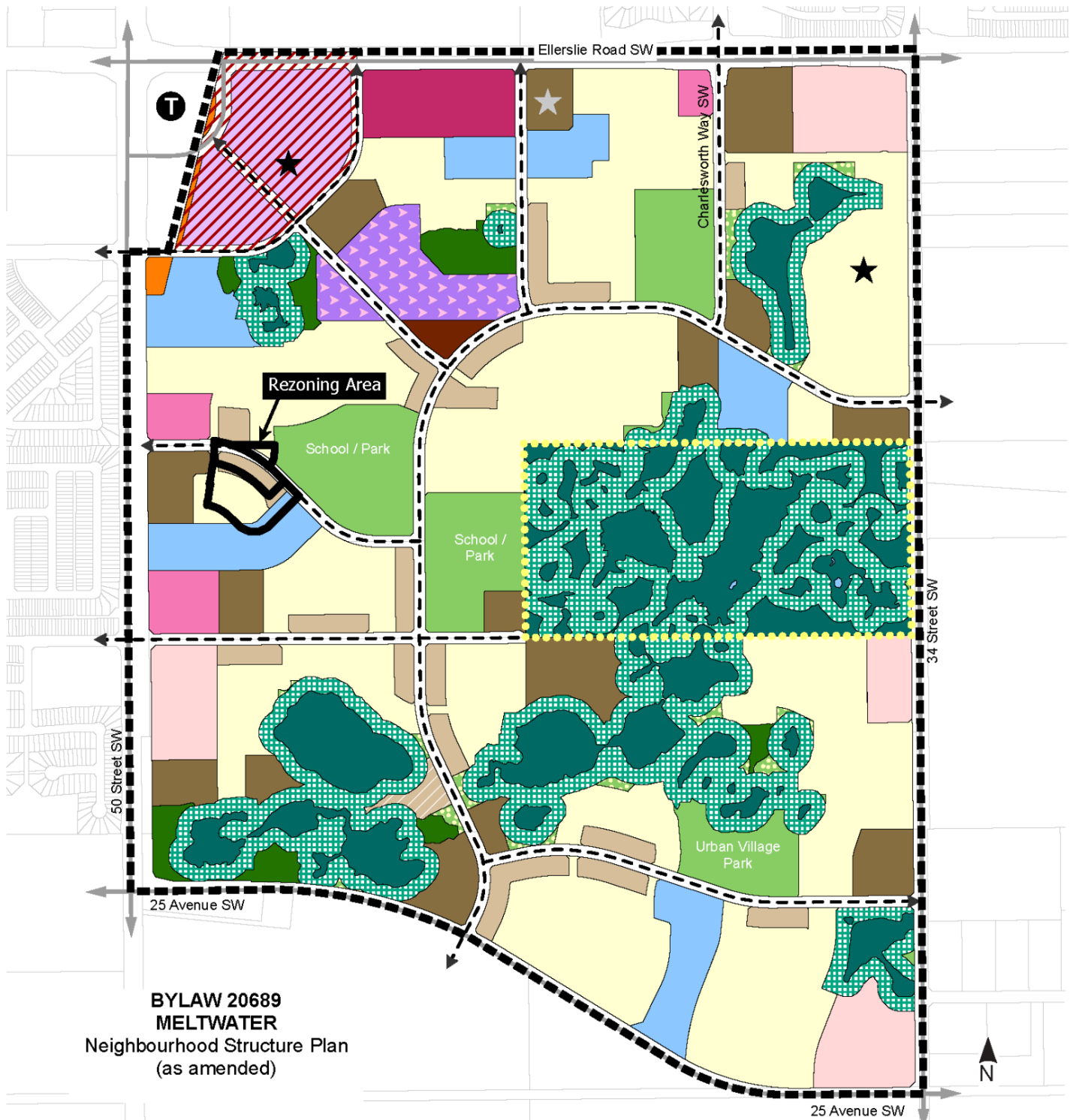
### 1. Context Map

Written By: JJ Mrazek

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**BYLAW 20689  
MELTWATER  
Neighbourhood Structure Plan  
(as amended)**

- |                                  |                                       |                                    |                                   |
|----------------------------------|---------------------------------------|------------------------------------|-----------------------------------|
| Low Density Residential          | Community Commercial                  | Natural Area (MR)                  | Arterial Roadway                  |
| Street-Oriented Residential      | Neighbourhood Commercial              | Natural Area (ER)                  | Collector Roadway                 |
| Medium Density Residential       | Institutional / Residential Mixed Use | Natural Area (ER) to be determined | NSP Boundary                      |
| High Density Residential         | Stormwater Management Facility        | Pipeline R/W                       | Pocket Park (MR)                  |
| Potential Development Area (MDR) | Parkland (non-MR)                     | Non ER on City Owned Parcels       | Civic Use                         |
| Town Centre Mixed Use            | School / Park (MR)                    | Special Study Area                 | Future Transit Centre/Park & Ride |
| Mixed Use                        |                                       | City Owned Lands                   |                                   |

**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. \*Buffer to be determined through SSNAMP