

## 8510 - 41 Avenue SW

### Position of Administration: Support



### Summary

Bylaw 21441 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 residential uses and a public utility corridor.

Public engagement for this application included a mailed notice. Administration did not receive responses relating to the application.

Administration supports this application because it:

- Is compatible with surrounding planned land uses.
- Is in conformance with the The Orchards at Ellerslie Neighbourhood Structure Plan.

## Application Details

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

The proposed zones would allow development with the following key characteristics:

### Small Scale Flex Residential Zone (RSF):

- A range of small scale residential development, including detached, attached, and multi-unit housing.
- A maximum height of 12 metres (approximately 3 storeys).

### Public Utility Zone (PU):

- Development and protection of infrastructure, systems and facilities that provide a public benefit.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Agriculture Zone (AG)	Vacant land
<b>North</b>	Small Scale Flex Residential Zone (RSF)	Vacant land
	Parks and Services Zone (PS)	Vacant land
<b>East</b>	Agriculture Zone (AG)	Vacant land
<b>South</b>	Agricultural Edmonton South (AES)	Vacant land, one rural residential lot
<b>West</b>	Natural Areas Zone (NA)	Vacant land



*Photo of site, looking north from Township Road 512*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning aligns with the plans in effect, and no responses were received from the mailed notice. The basic approach included:

### **Mailed Notice, November 17, 2025**

- Notification radius: 60 metres
- Recipients: 186
- Responses: 0

### **Webpage**

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

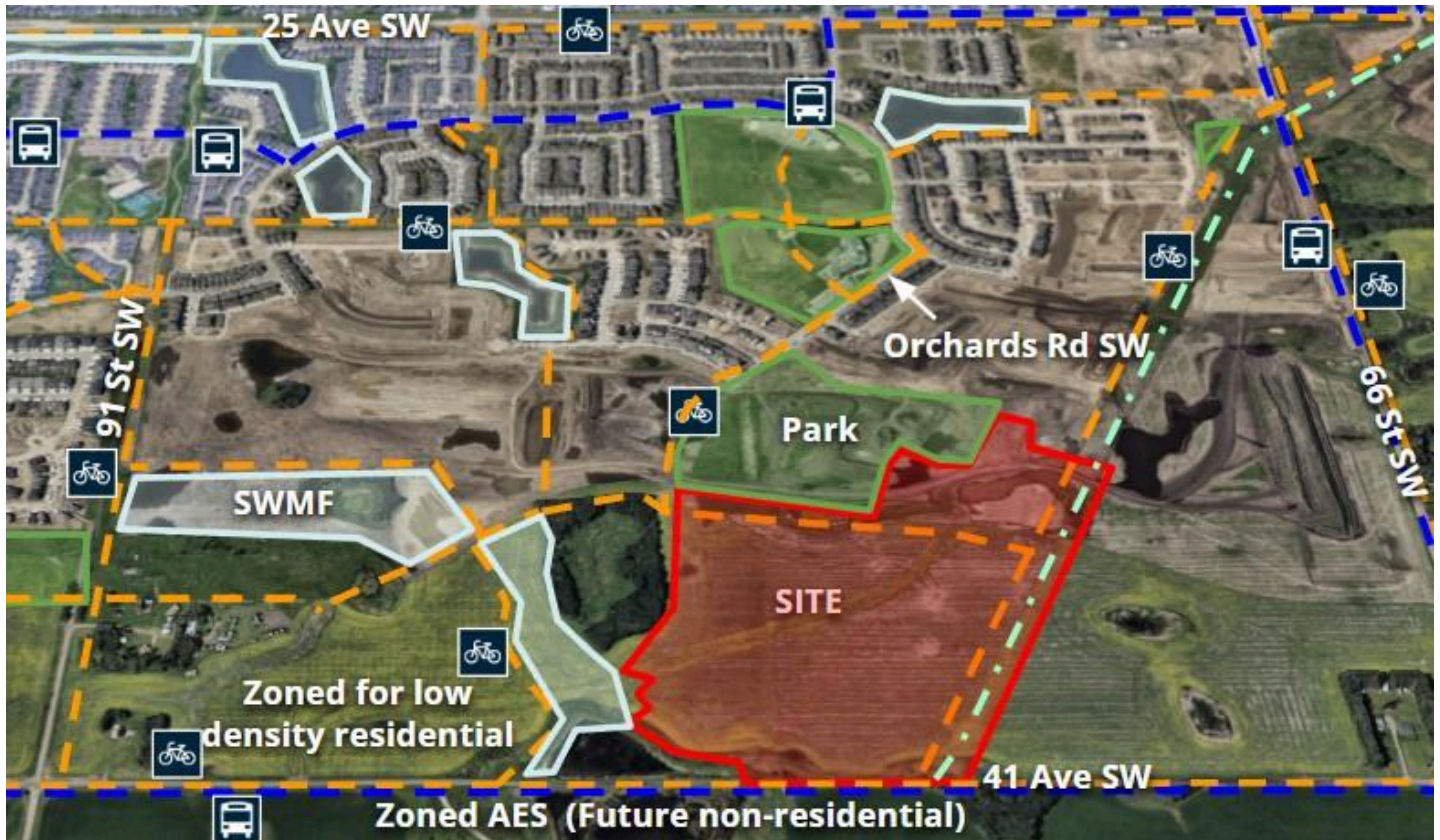
### **Optional Email Notifications**

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

### **Notified Community Organizations**

- Horizon Community League

## Application Analysis



Site analysis context

### Neighbourhood Structure Plan

The proposed rezoning is in conformance with the Low Density Residential and Utility / Pipeline Corridor land use designations of The Orchards at Ellerslie Neighbourhood Structure Plan (see Appendix 1), providing for a diverse choice of housing and enabling the use of existing and future utility corridors for greenways and active mode connections.

### Land Use Compatibility

The proposed RSF zone will allow for a mix of small scale housing types, while the PU zone will allow for the continued use of the utility corridor while enabling active mode connections.

### Mobility

No concerns were identified as part of the rezoning proposal. Future subdivision applications will consider the construction of the mobility network within and connecting to the subject site, including the 41 Avenue SW arterial between Ewing Trial SW and 66 Street SW and future collector road between Orchards Road SW and the PU lot to the east, and the associated active modes infrastructure.

There is currently no conventional bus service operating in the southern portion of The Orchards. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

## **Open Space**

No concerns were identified as part of the rezoning proposal. Future subdivision and development applications will need to have regard for previously-submitted and approved studies, including the provision of Municipal Reserve, consideration of wildlife crossings and pathway connections to and through natural areas.

## **Utilities**

The proposed rezoning area conforms to the Orchards Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. No concerns were identified as part of the rezoning proposal. Future subdivision and development applications will need to follow the NDR.

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

## **Appendices**

1. Context Plan Map

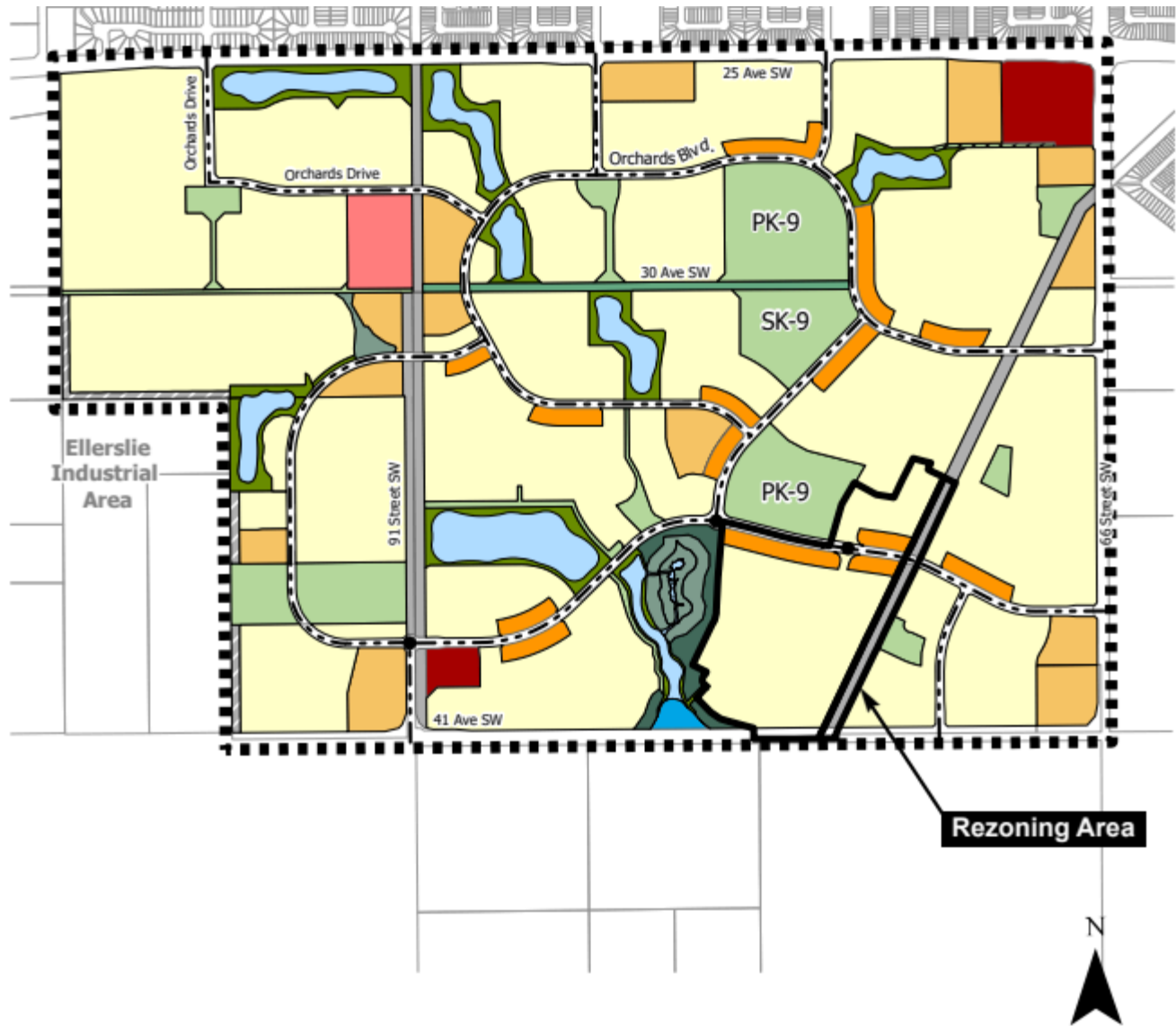
Written By: Dan Boric

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

## Context Plan Map



**BYLAW 20485**  
**THE ORCHARDS AT ELLERSLIE**  
 Neighbourhood Structure Plan

- |                                |                                |                      |
|--------------------------------|--------------------------------|----------------------|
| Low Density Residential        | Utility / Pipeline Corridor    | Open Space (30 Ave.) |
| Street Oriented Residential    | Greenway (PUL)                 | Transition Area      |
| Medium Density Residential     | School / Park / Greenway       | Roundabout           |
| Commercial                     | Natural Area (ER)              | Collector Roadway    |
| Residents Association          | Natural Area (MR)              | NSP Boundary         |
| Stormwater Management Facility | SWMF - Provincial (Crown) Land |                      |