

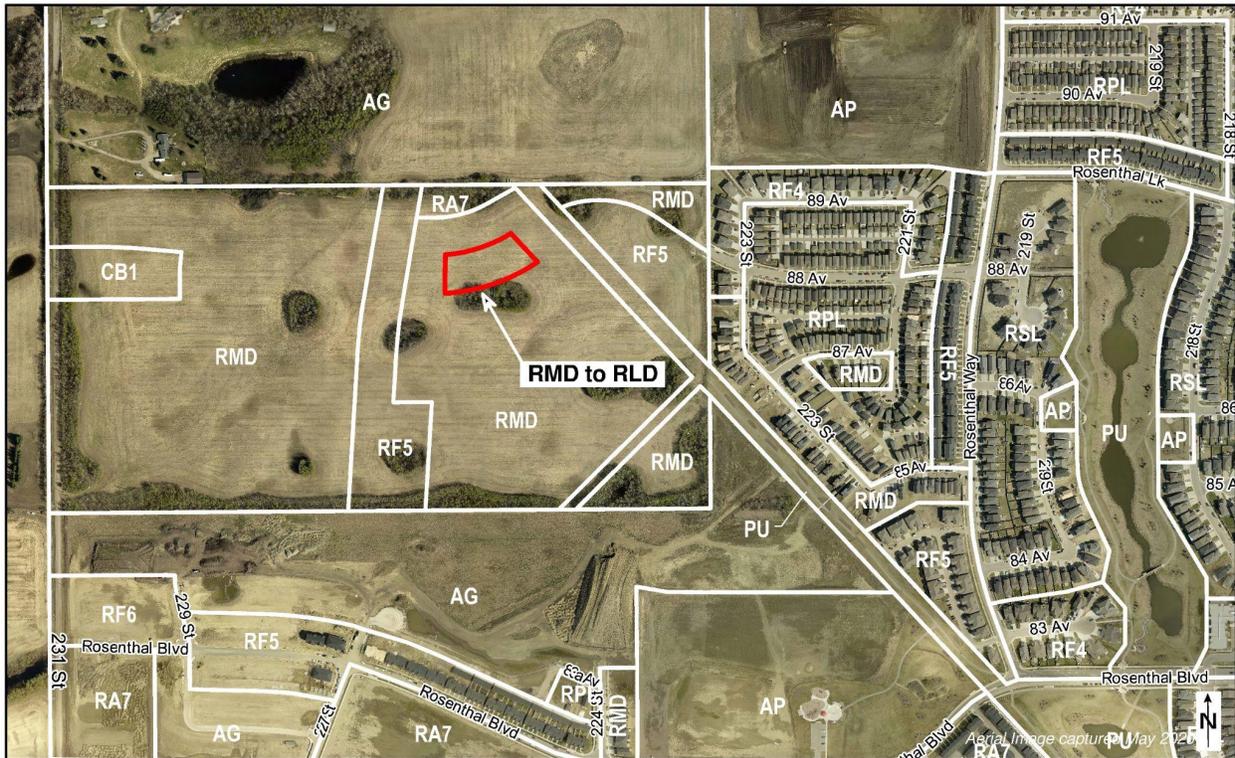


## The Application

**Charter Bylaw 19747** proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone. If approved, the proposed RLD Zone will allow for a range of low density residential dwelling types including single detached, semi-detached and duplex housing.

## Site and Surrounding Area

The site is located north of Whitemud Drive NW and east of 231 Street NW and is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RMD) Residential Mixed Dwelling Zone	Vacant lot
<b>CONTEXT</b>		
North	(RMD) Residential Mixed Dwelling Zone	Vacant lot
East	(RMD) Residential Mixed Dwelling Zone	Vacant lot
South	(RMD) Residential Mixed Dwelling Zone	Vacant lot
West	(RMD) Residential Mixed Dwelling Zone	Vacant lot

## Planning Analysis

The application proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone. The intent of the rezoning is to allow for narrower lots and a more diverse housing choice.

### PLANS IN EFFECT

The rezoning area is located within the Lewis Farms Area Structure Plan (ASP) and the Rosenthal Neighbourhood Structure Plan (NSP). The proposed (RLD) Residential Low Density Zone conforms to the Lewis Farms ASP which designates the site for residential uses and the Rosenthal NSP which designates the site for Low Density Residential development. The RLD Zone meets the plan’s objectives to encourage a mixture of housing types which are available to a wide spectrum of incomes and facilitate a variety of lifestyles.

### CITYPlan Alignment

The proposed rezoning is in alignment with the applicable policies of The City Plan (MDP) by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton’s existing boundaries. This will be achieved by allowing for a narrower lot product and ultimately adding a number of additional lots.

### RMD & RLD COMPARISON SUMMARY

	<b>RMD</b> <i>Current</i>	<b>RLD</b> <i>Proposed</i>
<b>Principal Building</b>	Single Detached, Semi-detached, Row Housing	Single Detached, Semi-detached, Duplex Housing
<b>Site Depth</b>	min 30.0 m	min 27.0 m
<b>Vehicular Access</b>	Dwellings may have front attached garages or access the lane	Dwellings may have front attached garages or access the lane
<b>Height</b>	10.0 m 12.0 m for row housing	10.0 m

<b>Front Setback</b>	min 4.5 m (min 5.5 m for front attached garage)	min 3.0 m (min 5.5 m for front attached garage)
<b>Interior Side Setback</b>	min 1.2 m*	min 1.2 m*
<b>Flanking Side Setback</b>	min 2.4 m	min 2.4 m
<b>Rear Setback</b>	7.5 m (4.5 m on a corner site)	min 7.5 m (4.5 m on a corner site)
Note: Zero Lot Line Development is permitted where the other side setback is a minimum of 1.5 m.		

## Technical Review

All other comments from affected City Departments and utility agencies have been addressed.

## Community Engagement

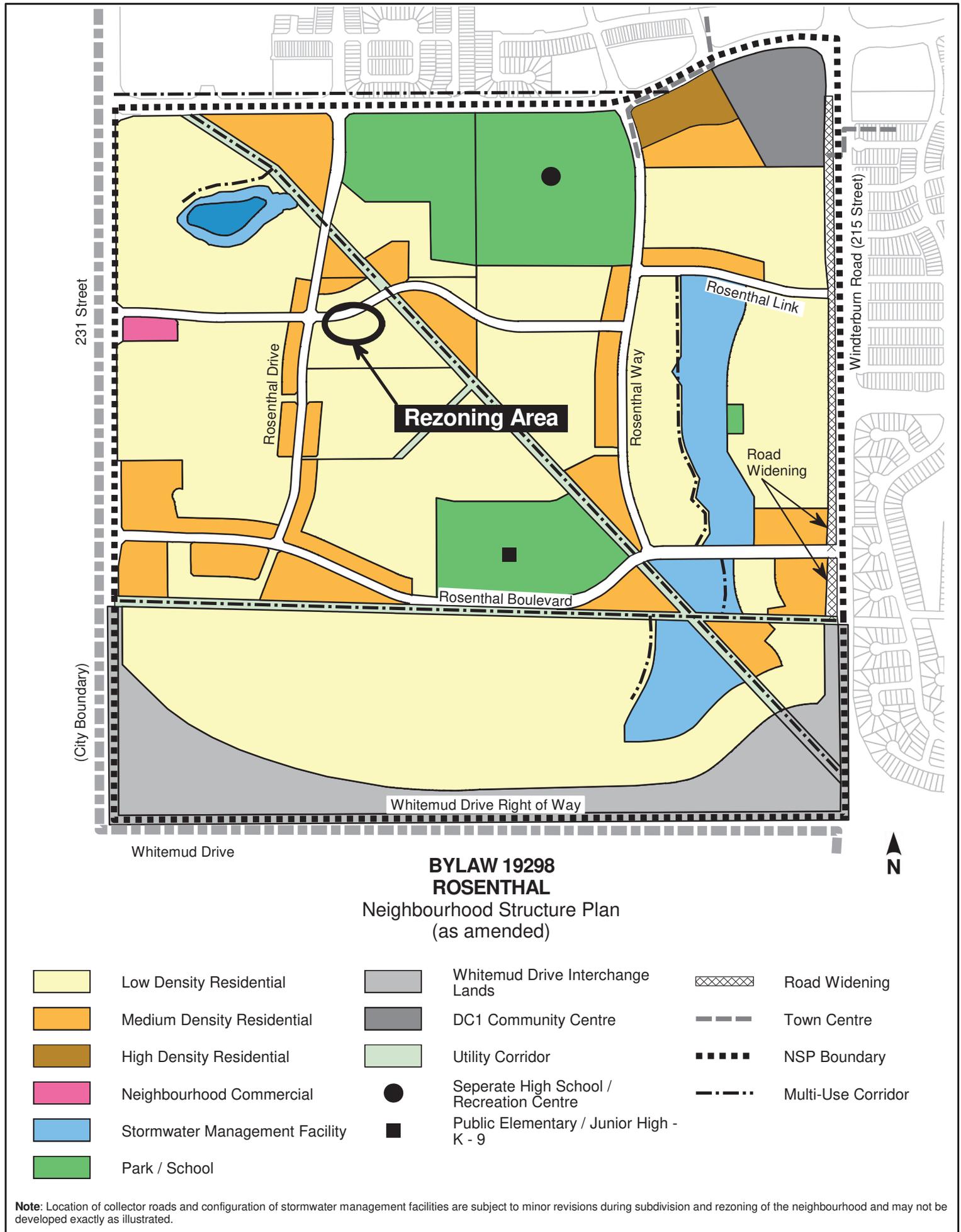
<b>ADVANCE NOTICE</b> March 15, 2021	<ul style="list-style-type: none"> <li>• Number of recipients: 51</li> <li>• No responses received</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rosenthal-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rosenthal-planning-applications.aspx</a></li> </ul>

## Conclusion

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Context Map
- 2 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19747
Location:	North of Whitemud Drive and east of 231 Street NW
Address:	8915 - 231 Street NW
Legal Description:	A Portion of Lot 2, Block 1, Plan 0224568
Site Area:	N/A
Neighbourhood:	Rosenthal
Notified Community Organization:	Rosenthal Community League
Applicant:	Stantec Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Lewis Farms Area Structure Plan & Rosenthal Neighbourhood Structure Plan
Historic Status:	None

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Branch:	Development Services
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