

Charter Bylaw 19748

To allow for the future development of the Lewis Farms Recreation Facility and District Park, Rosenthal

Purpose

Rezoning from AG and AP to US; located at 6160 Rosenthal Way NW, 22303 - 92 Avenue NW, 6180 - Rosenthal Way NW and 6210 Rosenthal Way NW.

Readings

Charter Bylaw 19748 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19748 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 4, 2021 and June 12, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19748, a rezoning to (US) Urban Services Zone, will facilitate the future development of the Lewis Farms Recreation Facility and District Park. This proposal is in alignment with the City Plan (MDP) as it supports providing opportunities for active living and gathering spaces for culture, sports, recreation and entertainment opportunities to support both formal and informal uses. The application is in conformance with the Rosenthal Neighbourhood Structure Plan (NSP) which identifies the rezoning area as “Park / School” and “Separate High School / Recreation Centre”.

District Parks that are going to accommodate a recreation centre require the removal of the Municipal Reserve (MR) designation because the MR designation does not allow for libraries or leasing. As such, Charter Bylaw 19748 is accompanied by a Resolution to remove the MR designation from Lot 66MR, Block 14, Plan 2020718.

Transportation advises that the administration is committed to working with the area developers with a goal of completing the construction of the area arterial network before the completion of the Rosenthal District Park. Construction of 231 Street NW and 92 Avenue NW will be conditioned with the future subdivisions/developments in

the area.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the Second Community League on March 10, 2021. No responses were received. The Rosenthal Community League was advised via email on May 18, 2021.

Attachments

1. Charter Bylaw 19748
2. Administration Report