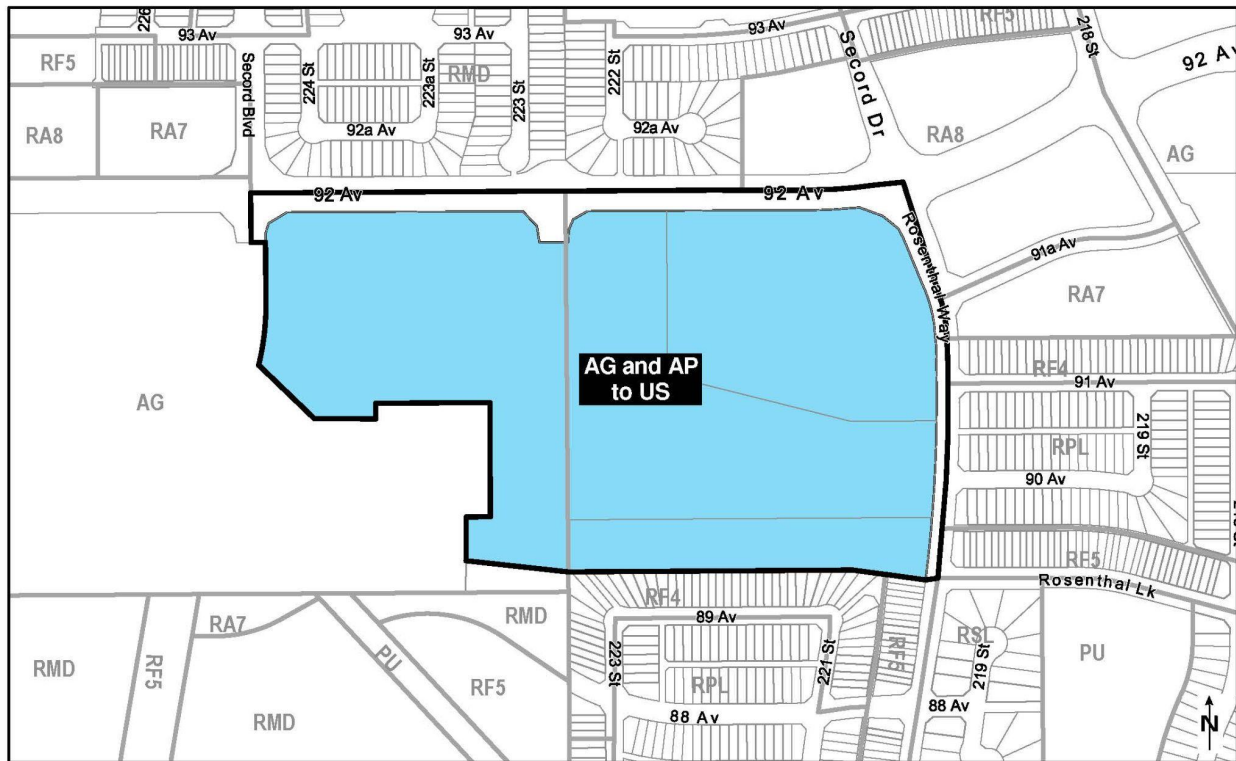




ADMINISTRATION REPORT **REZONING, RESOLUTION** ROSENTHAL

22303 - 92 Avenue NW
6160 Rosenthal Way NW
6180 Rosenthal Way NW
6210 Rosenthal Way NW

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



Recommendation: That Charter Bylaw 19748 to amend the Zoning Bylaw from (AG) Agricultural Zone and (AP) Public Parks Zone to (US) Urban Services Zone be APPROVED.

Administration is in **SUPPORT** of this application because the proposed rezoning will:

- facilitate the future development of the Lewis Farms Recreation Facility and District Park;
- conforms to the Rosenthal NSP; and
- is compatible with surrounding planned development.

Report Summary

This land development application made by Civic Property Services, City of Edmonton, was accepted on February 24, 2021. The proposed rezoning is to change the designation of four parcels of land from (AG) Agricultural Zone and (AP) Public Parks Zone to (US) Urban Services Zone to allow for the future development of the Lewis Farms Recreation Facility and District Park. Consolidation of the parcels will follow upon removal of the Municipal Reserve designation from Lot 66MR, Block 14, Plan 2020718, the Resolution for which accompanies Charter Bylaw 19748.

This proposal is in alignment with the City Plan (MDP) to support the direction and intention for providing opportunities for active living and gathering spaces for culture, sports, recreation and entertainment opportunities to support both formal and informal uses.

The proposed rezoning is in conformance with the Rosenthal Neighbourhood Structure Plan (NSP) which identifies the rezoning area as "Park / School" and "Separate High School / Recreation Centre".

The Municipal Reserve (MR) designation has to be removed for every district park that is going to accommodate a recreation centre. Municipal Reserve, as defined in the Municipal Government Act, does not allow for libraries or leasing, and most modern recreation centres include a library and leased concessions/equipment repair and rental.

City Council has not approved funding for construction of either the district park or recreation facility. Detailed design for the project, Lewis Farms Facility & Park, has been completed and is awaiting funding approval for construction.

The Application

1. CHARTER BYLAW 19748 to amend the Zoning Bylaw to (US) Urban Services Zone
2. RESOLUTION for Municipal Reserve Removal from Lot 66MR, Block 14, Plan 2020718.

Site and Surrounding Area

The 18.7 ha site is located on the south side of 92 Avenue, west of Rosenthal Way. 92 Avenue is the northern boundary of the Rosenthal neighbourhood. The Second neighbourhood is to the north.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (AG) Agricultural Zone • (AP) Public Parks Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped
CONTEXT		
North - across 92 Avenue	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (RA8) Medium Rise Apartment Zone 	<ul style="list-style-type: none"> • Developing with low density housing forms • Undeveloped
East - across Rosenthal Way	<ul style="list-style-type: none"> • (RA8) Medium Rise Apartment Zone • (RA7) Low Rise Apartment Zone • (RF4) Semi-detached Residential Zone • (RPL) Planned Lot Residential Zone • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Undeveloped • Undeveloped • Semi-detached housing • Single family housing • Row housing
South	<ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> • Semi-detached housing
West	<ul style="list-style-type: none"> • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • Undeveloped

Planning Analysis

PLANS IN EFFECT

The Rosenthal Neighbourhood Area Structure Plan designates the rezoning area as a “School / Park” and “Separate High School / Recreation Centre”. Plan policy includes

- the provision of a District Park site that can accommodate a high school, recreation centre and associated playing fields; and

- to ensure public safety of the District Park and School, and Community Park Sites through the use of appropriate risk mitigation measures, which requires removal of all abandoned pipeline infrastructure within the site prior to the construction of facilities.

Plan objectives to promote pedestrian connectivity and limiting visible frontage of parking from public and private roadways will be expected at the site design stage.

The proposed District Park is compatible with surrounding planned land uses.

CITY PLAN

The Rosenthal neighbourhood is centrally located in the West Henday District, south of 92 Avenue NW and west of Rosenthal Way NW. The proposed rezoning aligns with the City Plan by supporting directions and intention to:

- 1.1.1.4 Encourage healthy and active living by supporting community focused recreational, leisure, social and cultural programs;
- 1.2.1.2 Design and integrate formal and informal play spaces into the built environment;
- 1.2.2.2 Design open space and play space to accommodate intergenerational use;
- 1.3.2.2 Increase opportunities for Edmontonians to be physically active throughout all seasons; and
- 2.3.3 Promote gathering spaces for culture, sports, recreation and entertainment opportunities to support both formal and informal uses.

Technical Review

Transportation

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 future subdivisions/developments in the area.

Drainage

Permanent sanitary and stormwater servicing is available by connecting to the existing sewers along Rosenthal Way.

EPCOR Water

Extensive infrastructure, looping and hydrants may be required, subject to the review and approval of a Hydraulic Network Analysis. Water service is available from water mains located adjacent to the site on 92 Avenue and Rosenthal Way. Due to the depth of the site, on-street fire protection will be unable to provide coverage over the complete site area. The applicant must contact Fire Rescue Services for additional on-site fire protection requirements.

Community Engagement

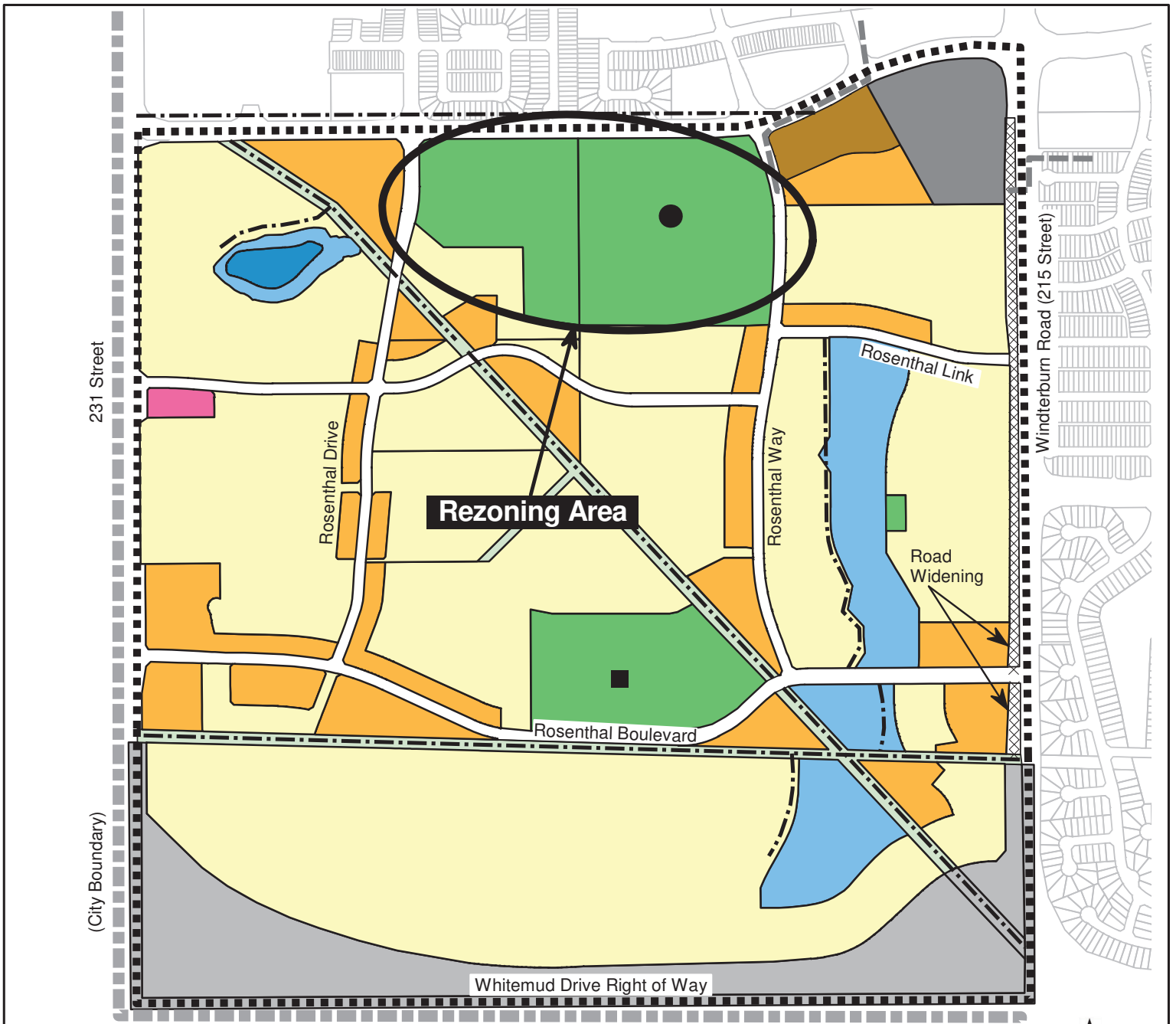
<p>ADVANCE NOTICE March 10, 2021</p>	<ul style="list-style-type: none"> • Number of recipients: 113 • No responses
<p>WEBPAGE</p>	<ul style="list-style-type: none"> • https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rosenthal-planning-applications.aspx

Conclusion
















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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 19298
ROSENTHAL**
Neighbourhood Structure Plan
(as amended)

- | | | | | | |
|---|--------------------------------|---|--|---|--------------------|
|  | Low Density Residential |  | Whitemud Drive Interchange Lands |  | Road Widening |
|  | Medium Density Residential |  | DC1 Community Centre |  | Town Centre |
|  | High Density Residential |  | Utility Corridor |  | NSP Boundary |
|  | Neighbourhood Commercial |  | Seperate High School / Recreation Centre |  | Multi-Use Corridor |
|  | Stormwater Management Facility |  | Public Elementary / Junior High - K - 9 | | |
|  | Park / School | | | | |

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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning, Resolution
Charter Bylaw:	19748
Location:	South of 92 Avenue NW West of Rosenthal Way NW
Addresses:	22303 - 92 Avenue NW 6160 Rosenthal Way NW 6180 Rosenthal Way NW 6210 Rosenthal Way NW
Legal Descriptions:	Lot 1, Block 2, Plan 1923408 Lot 65, Block 14, Plan 2020718 Lot 66MR, Block 14, Plan 2020718 Lot 67, Block 14, Plan 2020718
Site Area:	18.7 ha
Neighbourhood:	Rosenthal
Notified Community Organizations:	Secord Community League Rosenthal Community League
Applicant:	Civic Property Services

PLANNING FRAMEWORK

Current Zones:	(AG) Agricultural Zone (AP) Public Parks Zone
Proposed Zone:	(US) Urban Services Zone
Plan in Effect:	Rosenthal Neighbourhood Structure Plan
Historic Status:	N/A

Written By:
Approved By:
Branch:
Section:

Cyndie Prpich
Tim Ford
Development Services
Planning Coordination