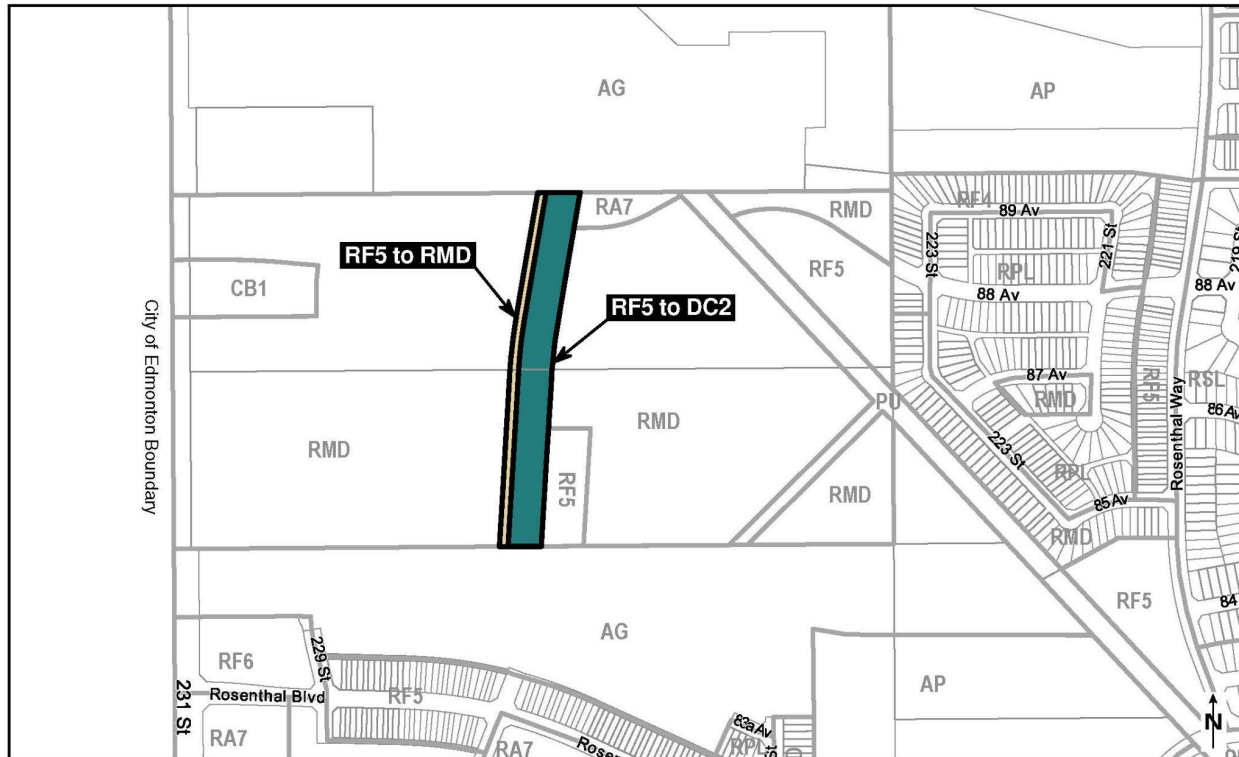




## ADMINISTRATION REPORT **REZONING** ROSENTHAL

### 8805 & 8915 - 231 Street NW

To allow for multi-unit (row) housing.



**Recommendation:** That Charter Bylaw 19793 to amend the Zoning Bylaw from (RF5) Row Housing Zone to (RMD) Residential Mixed Dwelling Zone and (DC2) Site Specific Development Control Provision be APPROVED.

Administration is in **SUPPORT** of this application because it:

- will provide a variety of housing types;
- will utilize land and infrastructure efficiently;
- is compatible with existing and planned land uses; and
- conforms to the Rosenthal Neighbourhood Structure Plan.

## The Application

**CHARTER BYLAW 19793** to amend the Zoning Bylaw to (RMD) Residential Mixed Dwelling Zone and (DC2) Site Specific Development Control Provision to allow for Row Housing uses.

Charter Bylaw 19793 rezones to a DC2 Provision to allow for the development of site-specific multi-unit housing (row housing) with increased height, and narrower and shallower lots, as compared to the existing RF5 Zone. A thin strip of the site is rezoned to the RMD Zone and added to the area of a similar zoning to the west of the site. The RMD Zone allows for the opportunity to develop a variety of low density residential uses with variation in dwelling types and densities, including zero lot line development.

A separate associated subdivision application (LDA21-0091) is currently under review.

## Site and Surrounding Area

The proposed rezoning is located south of Rosenthal Boulevard NW and east of 231 Street NW in the west portion of the neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RF5) Row Housing Zone	Vacant
<b>CONTEXT</b>		
North	(AG) Agricultural Zone	Vacant
East	(RMD) Residential Mixed Dwelling Zone	Vacant
South	(AG) Agricultural Zone	Vacant
West	(RMD) Residential Mixed Dwelling Zone (RF5) Row Housing Zone	Vacant

## Planning Analysis

The Lewis Farms Area Structure Plan (ASP) and Rosenthal Neighbourhood Structure Plan (NSP) are in effect for the subject site. The proposed RMD Zone and DC2 Provision conform to the Row Housing designation in the Rosenthal NSP, and the Residential designation in the Lewis Farms ASP.

This application aligns with the applicable policies of The *City Plan* (MDP) by accommodating future growth for an additional 1.25 million population within Edmonton's existing boundaries. This development will contribute to providing a variety of housing types in the form of row housing developed at varying densities. It will utilize land and infrastructure efficiently by encouraging a compact residential urban form in the Rosenthal neighbourhood.

### LAND USE COMPATIBILITY

This application maintains the current land use compatibility and conformance with the Row Housing designation, with additional density and height proposed under the DC2 Provision.

The following table compares the existing RF5 Zone to the proposed DC2 Provision and RMD Zone when access is from a rear lane (as per the proposed DC2).

	<b>RF5</b> <i>Current</i>	<b>DC2</b> <i>Proposed</i>	<b>RMD</b> <i>Proposed</i>
<b><u>Principal Building - Row Housing</u></b>			
<b>Minimum Site Area</b>	125 m2	90m2	150 m2 (internal) 186 m2 (end)  <i>Zero lot line:</i> 150 m2 (internal) 150 m2 (end) 195m2 corner/flanking

<b>Minimum Site Width</b>	5.0 m	3.6 m (internal) 4.5 m (end) 5.6 m (corner/flanking)	5.0 m (internal) 6.2 m (end)
<b>Minimum Site Depth</b>	30.0 m	25.0 m	30.0 m
<b>Minimum Density</b>	35 Dwellings/ha	n/a	n/a
<b>Maximum Site Coverage</b>	50%	55% (internal) 45% (end) 40% (corner/flanking)	55% (internal) 45% (end) <i>Zero Lot Line:</i> 55% (internal) 55% (end) 45% (corner/abutting zero lot line)
<b>Maximum Height</b>	10.0 m	13.0 m	12.0 m
<b>Front Setback</b>	4.5 m	4.5 m	4.5 m 3.0 m (treed blvd.)
<b>Interior Side Setback</b>	1.2 m	1.2 m	1.2 m 3.0 m (treed blvd) 1.5 m (zero lot line)
<b>Flanking Side Setback</b>	3.0 m	2.4 m	2.4 m
<b>Rear Setback</b>	7.5	5.5 m	7.5 m 4.5 m (corner)

## Technical Review

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure.

## Community Engagement

<b>ADVANCE NOTICE</b> May 17, 2021	<ul style="list-style-type: none"> <li>Number of recipients: 59</li> <li>No responses received</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li><a href="https://edmonton.ca/rosenthal">edmonton.ca/rosenthal</a></li> </ul>

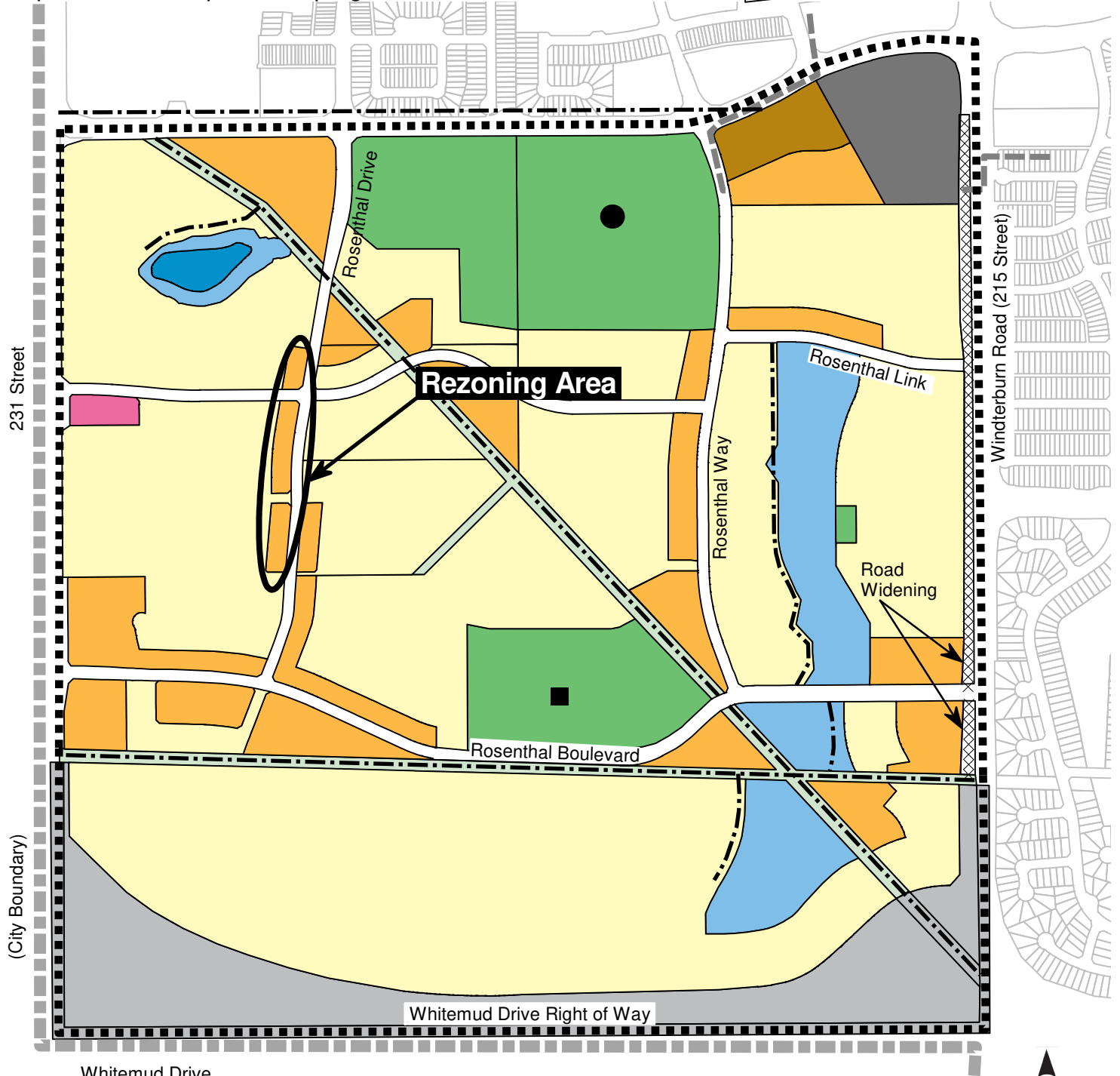
## Conclusion

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

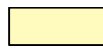

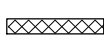








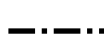



## **APPENDICES**

- 1 Context 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
Charter Bylaw:	19793
Location:	South of Rosenthal Boulevard NW & east of 231 Street NW
Addresses:	Portions of 8805 - 231 Street NW & 8915 - 231 Street NW
Legal Description:	Portions of Lots 2-3, Block 1, Plan 0224568
Site Area:	1.96 ha
Neighbourhood:	Rosenthal
Notified Community Organizations:	Rosenthal Community League Secord Community League
Applicant:	Mike Vivian, Stantec

### PLANNING FRAMEWORK

Current Zone:	(RF5) Row Housing Zone
Proposed Zones:	(RMD) Residential Mixed Dwelling Zone (DC2) Site Specific Development Control Provision
Plans in Effect:	Rosenthal Neighbourhood Structure Plan Lewis Farms Area Structure Plan

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination