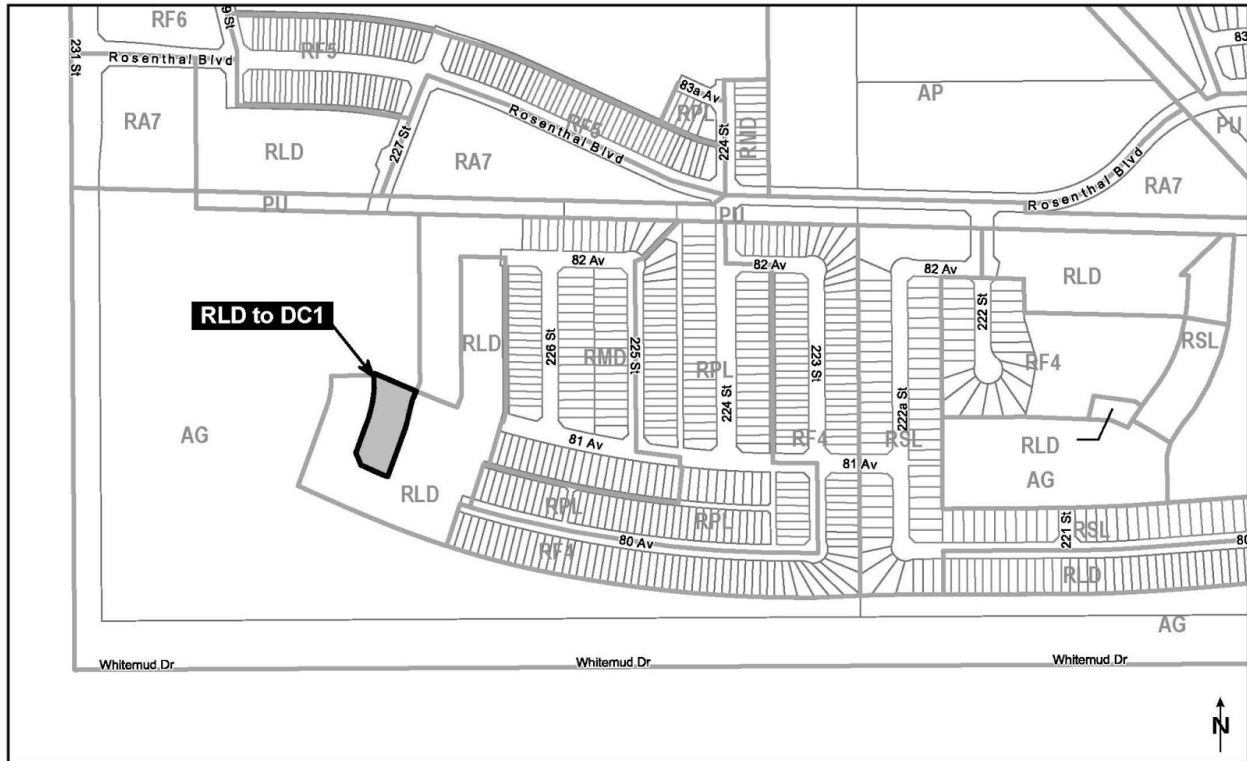




# ADMINISTRATION REPORT REZONING ROSENTHAL

## 7903 - 231 Street NW

To allow for low density residential development.



**Recommendation:** That Charter Bylaw 19827 to amend the Zoning Bylaw from (RLD) Residential Low Density Zone to (DC1) Direct Development Control Provision.

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

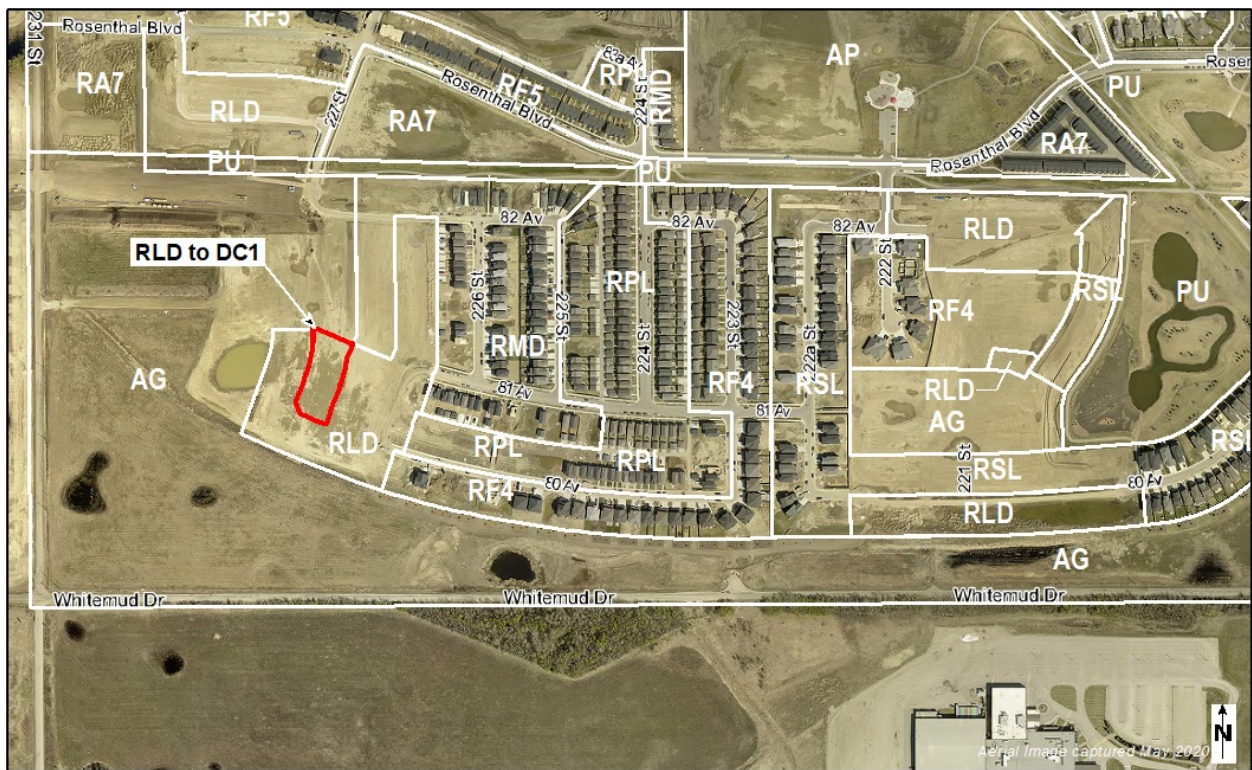
- it will allow for a range of housing choices; and
- it conforms with the low density residential land use designation of the Rosenthal Neighbourhood Structure Plan (NSP).

## The Application

**Charter Bylaw 19827** proposes to rezone the site from (RLD) Residential Low Density Zone to (DC1) Direct Development Control Provision. If approved, the proposed DC1 Zone will allow for a range of low density residential dwelling types on narrower lots including single detached, semi-detached, duplex housing and zero lot line development.

## Site and Surrounding Area

The site is located south of 81 Avenue NW and west of 226 Street NW and is undeveloped.



AERIAL VIEW OF APPLICATION AREA

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

## Planning Analysis

The application proposes to rezone the site from (RLD) Residential Low Density Zone to (DC1) Direct Development Control Provision. The intent of the rezoning is to allow for the ongoing development of the Rosenthal Neighbourhood with narrower lots and a more diverse housing choice.

### RPL & DC1 COMPARISON SUMMARY

	<b>RLD</b> <i>Current</i>	<b>DC1</b> <i>Proposed</i>
<b><u>Principal Building</u></b>	Single Detached, Semi-detached, Duplex Housing	Single Detached (with rear attached garage), Semi-detached, Duplex Housing
<b>Site Depth</b>	min 27.0 m	min 27.0 m
<b>Site Width</b>	N/A	ranges from 5.5 m to 7.0 m
<b>Site Area</b>	N/A	ranges from 150 m <sup>2</sup> to 185 m <sup>2</sup>
<b>Height</b>	10.0 m	12.0 m
<b>Front Setback</b>	min 3.0 m  (min 5.5 m for front attached garage)	min 4.0 m
<b>Interior Side Setback</b>	ranges 0 m to min 1.2 m	ranges 0 m to 1.5 m
<b>Flanking Side Setback</b>	min 2.4 m	min 2.4 m
<b>Rear Setback</b>	min 7.5 m  (4.5 m on a corner site)	min 1.2 m

### **LAND USE COMPATIBILITY**

The proposed DC1 zone provides a mix of low density housing types appropriate for the location, provides an appropriate transition and is compatible with the surrounding existing and undeveloped neighbourhood.

### **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 (DC1) Direct Development Control Provision 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 while also allowing the use of a DC1 Provision. The DC1 Zone meets the plan's objectives to encourage a mixture of housing types which are available to a wide spectrum of incomes, facilitate a variety of lifestyles, and create comfortable transitions of mass and scale.

### **THE CITY PLAN**

The proposed rezoning area is in the West Henday District Planning Area and is in alignment with the policies of The City Plan (MDP) 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.

## **Technical Review**

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

## **Community Engagement**

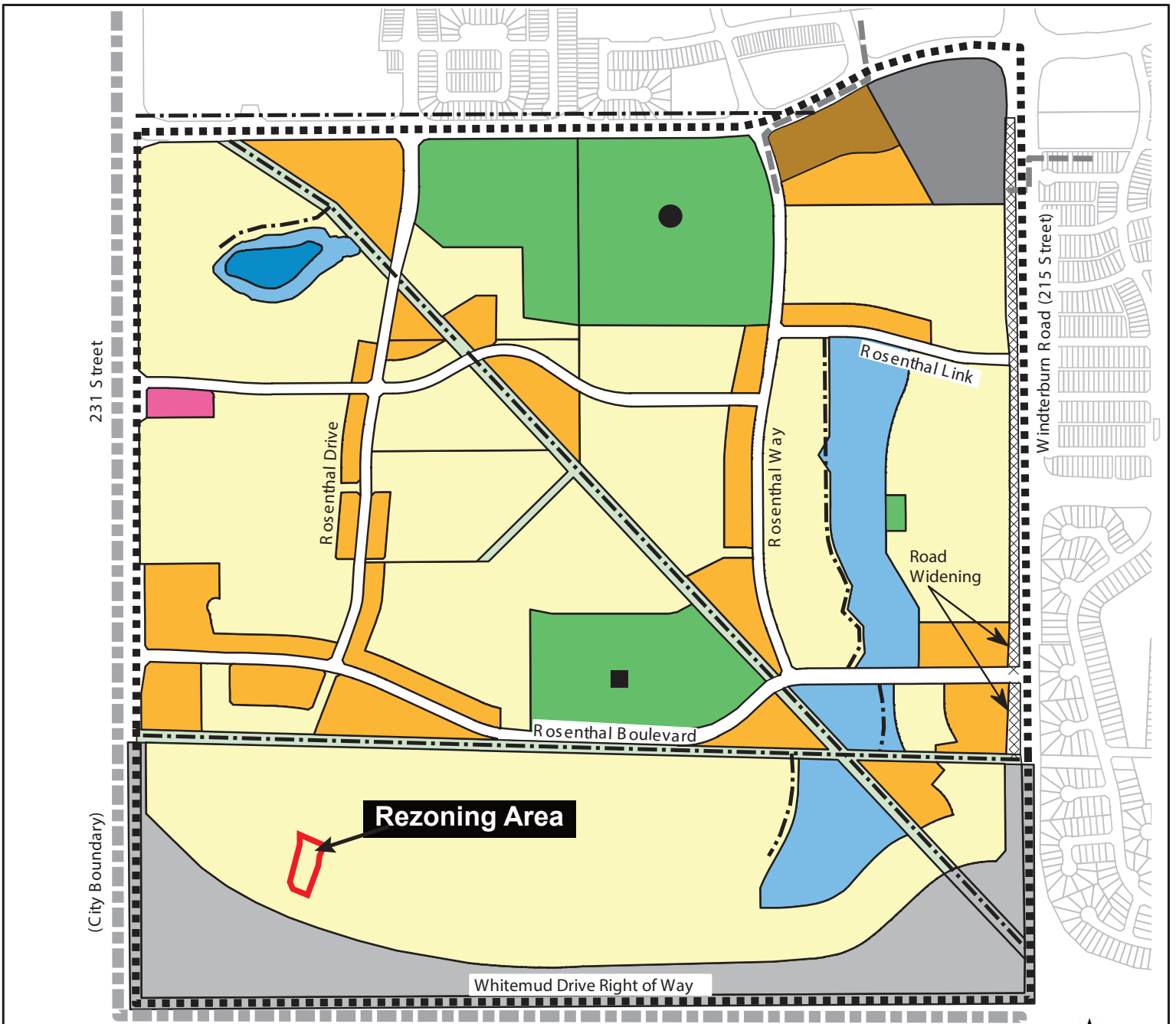
<b>ADVANCE NOTICE</b> May 19, 2021	<ul style="list-style-type: none"><li>● Number of recipients: 179</li><li>● No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>● <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rosenthal-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rosenthal-planning-applications.aspx</a></li></ul>

## **Conclusion**

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

## **APPENDICES**

- 1 Context Map
- 2 Application Summary



(City Boundary)
















**Rezoning Area**

Whitemud Drive Right of Way

Whitemud Drive

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 or revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19827
Location:	South of 81 Avenue NW and west of 226 Street NW
Address:	7903 - 231 Street NW
Legal Description:	A Portion of SW-25-52-26-4
Site Area:	N/A
Neighbourhood:	Rosenthal
Notified Community Organizations:	Secord Community League; Rosenthal Community League
Applicant:	IBI Group Inc.

### PLANNING FRAMEWORK

Current Zone:	(RLD) Residential Low Density Zone
Proposed Zone:	(DC1) Direct Development Control Provision
Plans in Effect:	Rosenthal Neighbourhood Structure Plan; Lewis Farms Area Structure Plan
Historic Status:	None

Written By: Luke Cormier  
Approved By: Tim Ford  
Branch: Development Services  
Section: Planning Coordination