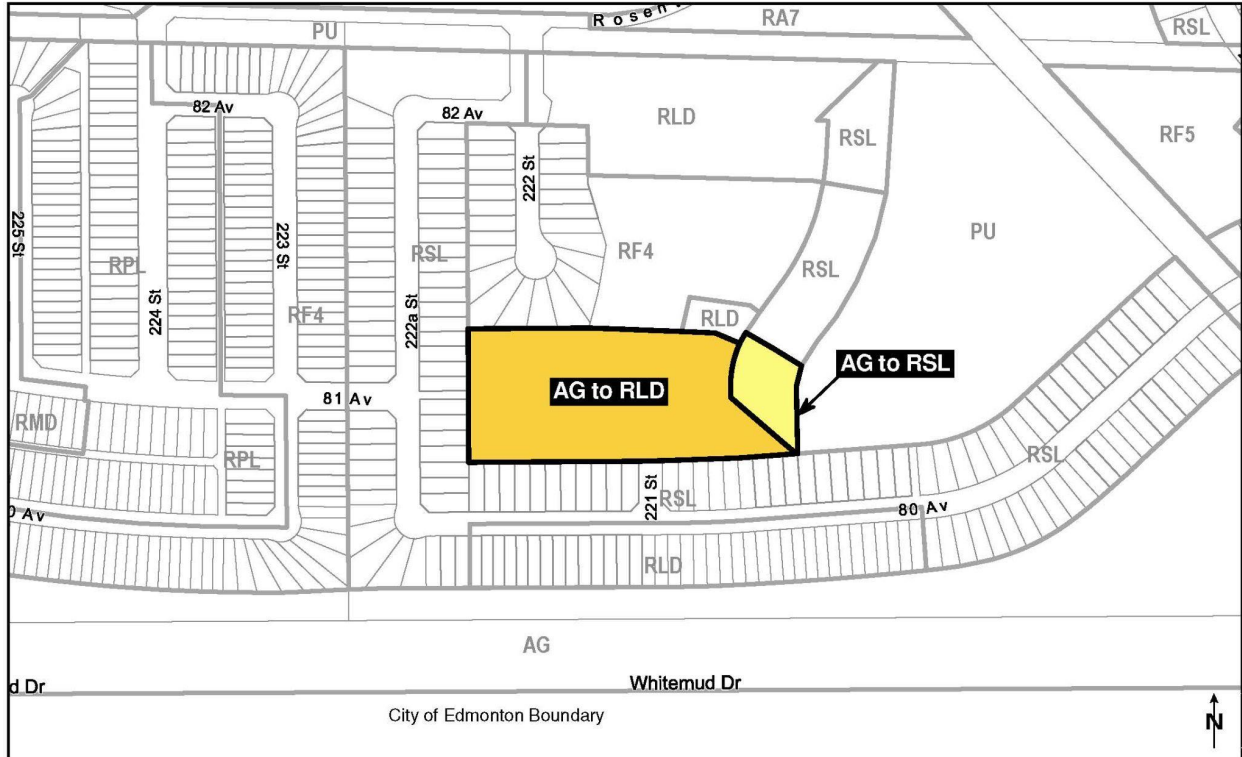




ADMINISTRATION REPORT REZONING ROSENTHAL

7904 - Winterburn Road NW

To allow for single detached housing.



Recommendation: That Charter Bylaw 19947 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (RSL) Residential Small Lot Zone be **APPROVED**.

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

- will facilitate the orderly development of the neighbourhood;
- will utilize land and infrastructure efficiently;
- is compatible with existing and planned land uses; and
- conforms to the approved Rosenthal Neighbourhood Structure Plan.

The Application

CHARTER BYLAW 19947 to amend the Zoning Bylaw to RLD and RSL to allow for low density residential uses.

A separate associated subdivision application is currently being reviewed.

Site and Surrounding Area

The rezoning area is approximately 2.14 ha in size and is located in the southeast portion of the neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	vacant
CONTEXT		
North	(RLD) Residential Low Density Zone (RSL) Residential Small Lot Zone (RF4) Semi-detached Residential Zone	vacant vacant partially developed semi-detached residential dwellings
East	(PU) Public Utility Zone	stormwater management facility
South	(RSL) Residential Small Lot Zone	vacant

West	(RSL) Residential Small Lot Zone	developed single detached residential dwellings with some undeveloped lots remaining
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Planning Analysis

The Lewis Farms Area Structure Plan (ASP) and Rosenthal NSP are in effect for the site. The proposed rezoning to RLD and RSL conforms to the Rosenthal NSP, which designates the site for low density residential uses, and to the Lewis Farms ASP which designates the site for Residential uses.

This proposal aligns with the applicable policies of *The City Plan* (MDP) by accommodating future growth for a population of 1.25 million within Edmonton’s existing boundaries. The application will allow for the development of single detached housing with flexible lot sizes and widths to support Edmonton’s growing population, utilize land and infrastructure efficiently, and continue the sequential development of the Rosenthal neighbourhood.

The site is located within the boundary of the future West Henday District Plan.

The proposed rezoning is compatible with existing and planned land uses.

Technical Review

This application has been reviewed by all necessary City Departments and utility agencies. All comments from affected City Departments and utility agencies have been addressed.

Community Engagement

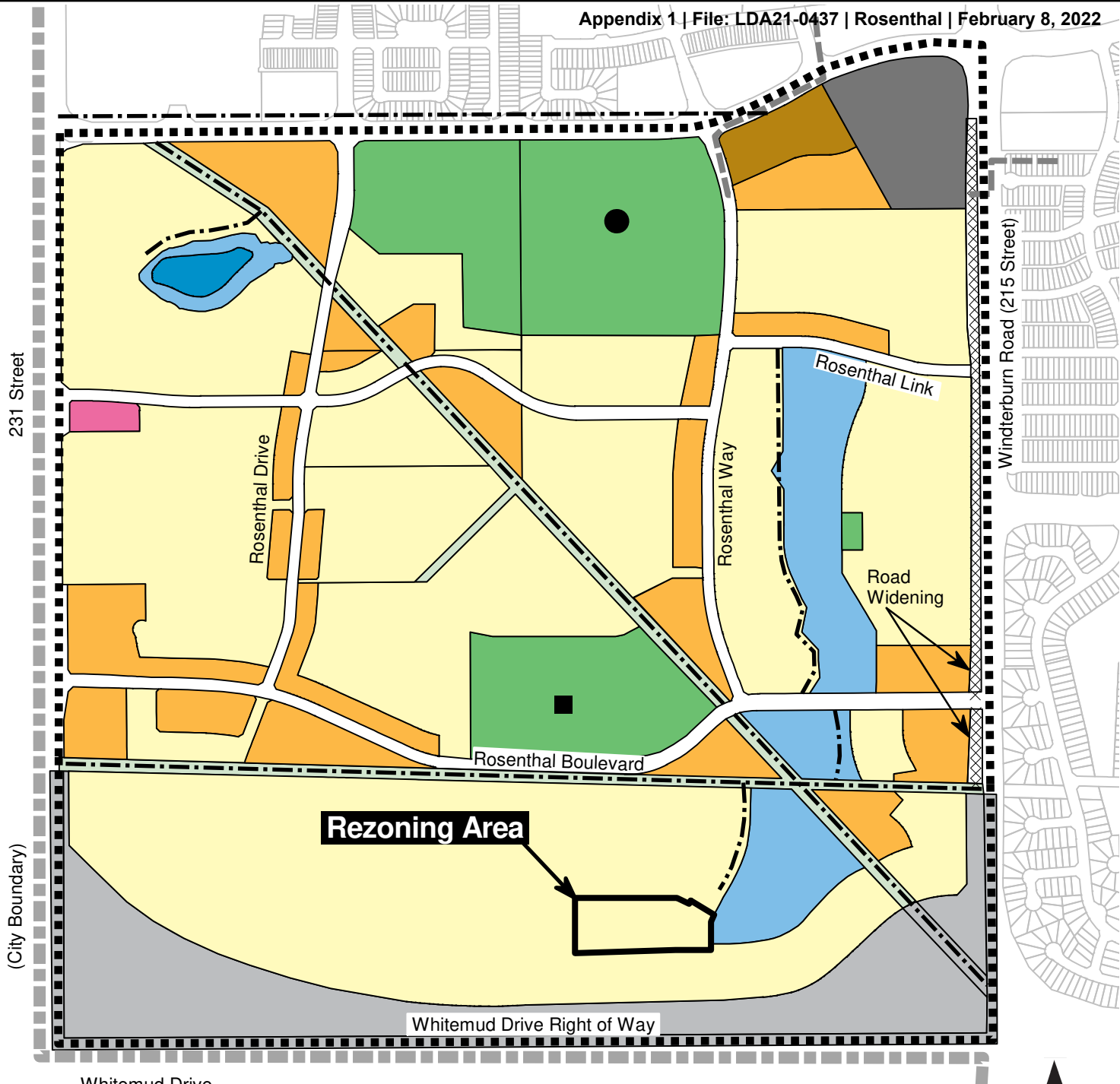
ADVANCE NOTICE October 21, 2021	<ul style="list-style-type: none"> • Number of recipients: 335 • No responses received: 2 • Both respondents wanted clarification on the rezoning application and did not express any specific concerns.
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/rosenthalplanningapplications

Conclusion

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary


















Rezoning Area

Road Widening

**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:	19947
Location:	North of Whitemud Drive NW and east of 222a Street NW
Address:	7904 - Winterburn Road NW
Legal Description(s):	Portion of SE 25-52-26-4
Site Area:	2.14 ha
Neighbourhood:	Rosenthal
Ward:	Nakota Isga Ward
Notified Community Organizations:	Rosenthal Community League Lewis Estates Community League
Applicant:	Michael Reyes, IBI Group

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(RLD) Residential Low Density Zone (RSL) Residential Small Lot Zone
Plans in Effect:	Lewis Farms Area Structure Plan Rosenthal Neighbourhood Structure Plan

Written By:
Approved By:
Branch:
Section:

Carla Semeniuk
Tim Ford
Development Services
Planning Coordination