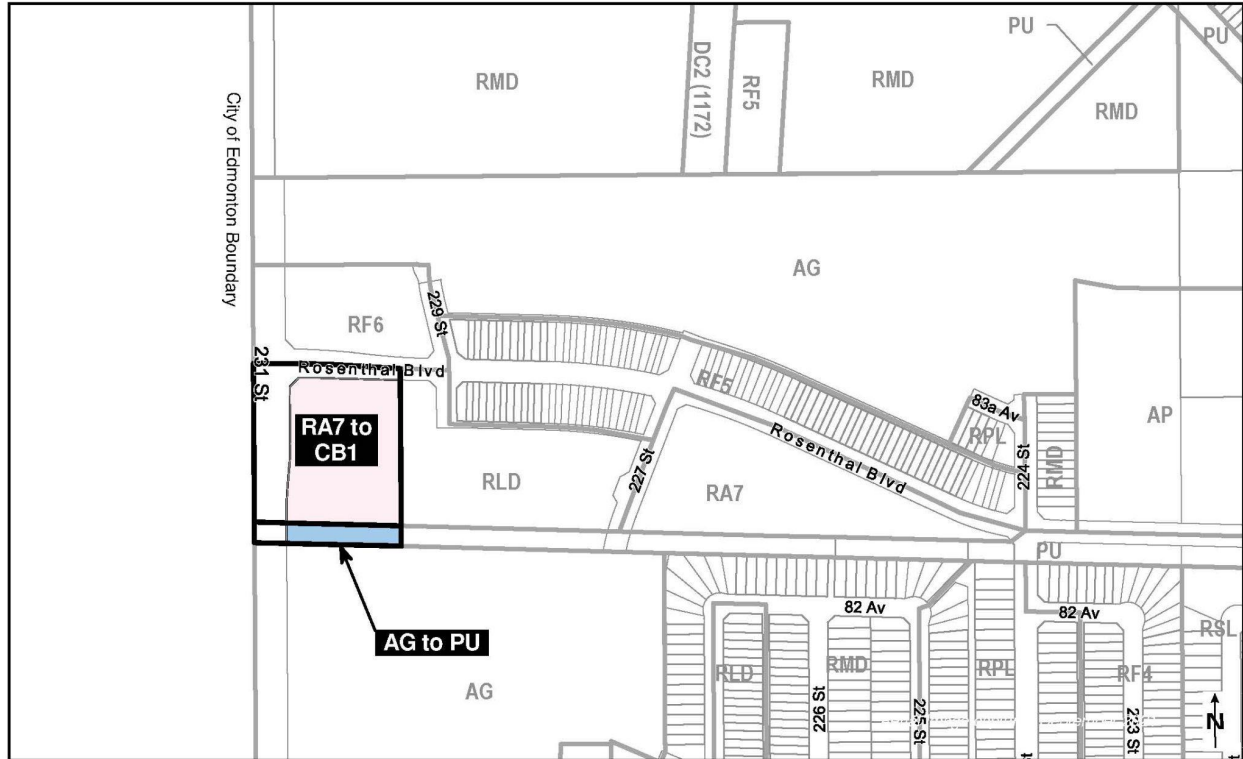




ADMINISTRATION REPORT REZONING & PLAN AMENDMENTS ROSENTHAL

7903 - 231 Street NW

To allow for a variety of low intensity commercial uses and a public utility corridor.



Recommendation: That Bylaw 19958 to amend the Lewis Farms Area Structure Plan, Bylaw 19959 to amend the Rosenthal Neighbourhood Structure Plan, and Charter Bylaw 19960 to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone and (AG) Agricultural Zone to (CB1) Low intensity Business Zone and (PU) Public Utility Zone be **APPROVED**.

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

- it will allow the opportunity to develop a variety commercial and service uses to support the surrounding neighbourhood;
- it will appropriately zone the public utility corridor to allow for shared use path; and
- it will support the logical development of the neighbourhood.

Report Summary

This application was submitted by Sara Sherman with IBI Group on May 10, 2021 on behalf of Melcor. This application proposes to rezone the site to allow for a range of low intensity commercial, office and service uses under the proposed (CB1) Low Density Residential Zone, and to (PU) Public Utility Zone to accommodate a public utility corridor. Associated amendments to the Lewis Farms Area Structure Plan and Rosenthal Neighbourhood Structure Plan to align the proposed CB1 zoning with the plans accompanies this Charter Bylaw. The portion of the site proposed under the PU Zone conforms to the approved Rosenthal NSP.

The application supports The City Plan (MDP) by aligning with the goals and policies to accommodate a population of 1.25 million within Edmonton's existing boundaries. The application will encourage the development of a complete community that has access to commercial and service uses to meet the daily needs of residents. It also encourages multi-modal transportation options in this portion of Rosenthal by being well-situated along a planned shared use path.

The Application

1. **BYLAW 19958** to amend the Lewis Farms Area Structure Plan (ASP) to allow for commercial uses.
2. **BYLAW 19959** to amend the Neighbourhood Structure Plan (NSP) to allow for community commercial uses.
3. **CHARTER BYLAW 19960** to amend the Zoning Bylaw to CB1 and PU to allow for a variety of commercial, office and service uses; and a public utility corridor.

Charter Bylaw 19960 proposes to rezone the site to CB1 and PU to allow for the development of a variety of low intensity commercial, office and service uses, and a public utility corridor.

Associated proposed amendments to the Lewis Farms ASP to redesignate the site from Residential uses to Commercial uses under Bylaw 19958, and to the Rosenthal NSP to redesignate it from Medium Density Residential uses to Community Commercial uses, accompanies this Charter Bylaw.

The purpose of the proposed rezoning to PU is to appropriately zone the public utility corridor for the development of a shared use path, in conformance with the approved Rosenthal NSP.

A separate associated subdivision application is being processed.

Site and Surrounding Area

The site is located south of Rosenthal Boulevard NW and east of 231 Street NW and measures approximately 1.3 ha in size.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant
CONTEXT		
North	(RF6) Medium Density Multiple Family Zone	Vacant
East	(RLD) Residential Low Density Zone	Vacant
South	(AG) Agricultural Zone	Vacant
West	Parkland County	Municipal boundary

Planning Analysis

LAND USE COMPATIBILITY

The proposed rezoning is compatible with existing and planned land uses. The list of uses in the (CB1) Low Intensity Business Zone allow for a variety of low intensity commercial, office and service uses located along arterial roadways that border residential areas. The site meets the criteria for the CB1 Zone as it is located along 231 Street NW, which is an arterial roadway, and Rosenthal Boulevard NW, which is a collector roadway. The site is situated along the western edge of the neighbourhood to maximize accessibility and visibility.

The table below compares the development regulations of the existing RA7 Zone to the proposed CB1 Zone.

RA7 & CB1 COMPARISON SUMMARY

	RA7 Zone <i>Current</i>	CB1 Zone <i>Proposed</i>
Maximum Height	16.0 m	12.0 m
Maximum Floor Area Ratio (FAR)	2.5	2.0
Maximum Density	No maximum	No maximum
Setbacks		
Front	4.5 m	0
Side	1.2 - 3.0 m	3.0 m
Rear	7.5 m	3.0 m

Compared to the existing RA7 Zone, the proposed CB1 Zone results in a less dense built form in terms of height and maximum floor area ratio, and the required setbacks are generally comparable. The CB1 Zone also allows for the development of multi-unit housing (as a discretionary use) when the first storey is used for commercial purposes. This provides the opportunity for limited mixed use development.

PLANS IN EFFECT

This application includes proposed amendments to the Lewis Farms ASP with Bylaw 19958 and Rosenthal NSP with Bylaw 19959 to update relevant figures, text and neighbourhood statistics to align the plans with the proposed rezoning.

The application supports The City Plan (MDP) by aligning with the goals and policies to accommodate a population of 1.25 million within Edmonton's existing boundaries. The application will encourage the development of a complete community that has access to

commercial and service uses to meet the daily needs of residents. It also encourages multi-modal transportation options in this portion of Rosenthal by being well-situated along a planned shared use path.

The City Plan locates the site within the boundary of the future West Henday District Plan.

The approved Rosenthal NSP identifies an east-west Shared Use Path along the public utility corridor, located along the southern boundary of the proposed CB1 site. This Shared Use Path is connected to Rosenthal Boulevard NW, which is shown as a Primary Bicycle Route in The City Plan. The site is well-situated in terms of accessibility to open space amenities and connectivity with the planned network of trails. This will encourage the use of multi-modal transportation options in Rosenthal.

If approved, the proposed redesignation of the site from Residential uses to Community Commercial uses does not affect the overall residential density, which remains at 38 units per net developable hectare with this application.

Technical Review

Transportation

A Transportation Impact Assessment (TIA) was submitted in support of this application. The planned area roadway network will have capacity to accommodate the additional traffic generated by the proposed rezoning. Measures such as installation of traffic signals and on-street parking restrictions as required to maintain a satisfactory level of service will be reviewed as the area develops. The site access will be limited to Rosenthal Boulevard; access location and design will be reviewed at the development permit stage.

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

Community Insights

ADVANCE NOTICE July 27, 2021	<ul style="list-style-type: none">• Number of recipients: 179• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/rosenthalplanningapplications

Notification by email was sent to Parkland County and Enoch Cree Nation on January 17, 2022 and follow-up by telephone was made on January 25, 2022 . No issues or concerns were raised.

Conclusion

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

APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 19039
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 19958
- 3 Approved NSP Land Use and Population Statistics – Bylaw 19298
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 19959
- 5 Approved ASP – Bylaw 19039
- 6 Proposed ASP – Bylaw 19958
- 7 Approved NSP – Bylaw 19298
- 8 Proposed NSP – Bylaw 19959
- 9 Application Summary

Lewis Farms Area Structure Plan Approved Appendix A Statistical Profile Bylaw 19039

Appendix A Statistical Profile

Table 1 (Bylaw 19039, Approved August 18, 2020)

	Area (ha)	%			
GROSS AREA	1014.15				
Golf Course Lands (Area Subject to Deferred Reserve Caveat)	71.69				
Public Utility Lot (T.O.P.C. and Leddy)	1.10				
Public Utility (Fire Rescue Station)	1.19				
Whitemud Drive ROW	21.70				
Arterial Roadway	25.28				
Pipeline ROW	9.42				
Road Widening	4.95				
Existing Development (Business Industrial)	21.06				
Total	156.39				
Net Developable Area	857.76	100%			
Residential					
Single Family/Low Density Residential	389.81	46%			
Medium Density Residential	97.65	12%			
High Density Residential	3.96	0.5%			
Total	491.42	68.5%			
Commercial / Business Employment					
Commercial	7.51	0.9%			
Commercial Offices/Business	15.66	1.9%			
Community Commercial	2.87	0.4%			
Business Employment	43.24	5.0%			
Total	69.38	8.1%			
Mixed Use Centre					
Mixed Use	4.95	0.6%			
Commercial Office	2.36	0.3%			
Pedestrian Oriented Mixed Use Node	1.85	0.2%			
High-rise Residential	2.91	0.4%			
Natural Area	1.01	0.1%			
Total	12.86	1.5%			
Institutional & Recreational					
Potential Private Recreation or Business Employment	1.32	0.2%			
School/Park	68.56	8.0%			
Natural Area	17.30	2.0%			
Transit Terminal	1.00	0.1%			
Religious Institutional	4.05	0.5%			
Total	92.23	10.8%			
Special Study Area	6.40	0.7%			
Utility					
Storm Water Management Lakes	44.04	5.1%			
Public utility Lots	0.95	0.1%			
Public Utility (Fire Rescue Station)	1.19	0.1%			
Pipeline Rights of Way	0.00	0.0%			
Total	46.18	5.4%			
Circulation Total	144.08	16.8%			
Miscellaneous	1.30	0.2%			
	Area	Units/Ha	Units	People/Unit	Population
Single Family/Low Density Residential	389.81	25	9745	2.8	17,287
Medium Density Residential	97.65	43	4394	2.8	12,503
High Density Residential/Mixed Use Centre	13.44	225	3024	1.8	5,443
Total Residential	500.90		17,163		45,233

**Lewis Farms Area Structure Plan
Proposed Appendix A Statistical Profile
Bylaw 19958**

Appendix A: Statistical Profile					
Table 1					
	Area (ha)	% of GDA			
Gross Area	1014.15				
Whitemud Drive ROW	71.69				
Public Utility Lots (TOPC Leddy)	1.10				
Public Utility (Fire Rescue Station)	1.19				
Whitemud Drive ROW	21.70				
Arterial Roadway	25.28				
Pipeline ROW	9.42				
Road Widening	4.95				
Existing Development (Business Industrial)	21.06				
Total	156.39				
Net Developable Area	857.76	100.00%			
Residential					
Single Family/Low Density Residential	389.81	48%			
Medium Density Residential	96.40	11%			
High Density Residential	3.96	0.5%			
Total	490.17	60.0%			
Commercial / Business Employment					
Commercial	8.86	1.0%			
Commercial Offices/Business	15.66	1.9%			
Commercial Community	2.87	0.4%			
Business Employment	43.24	5.0%			
Total	70.63	8.3%			
Mixed Use Centre					
Mixed Use	4.95	0.6%			
Commercial Office	2.36	0.3%			
Pedestrian Oriented Mixed Use Node	1.63	0.2%			
High Rise Residential	2.91	0.4%			
Natural Area	1.01	0.1%			
Total	12.86	1.5%			
Institutional & Recreational					
Potential Private Recreation or Business Employment	1.32	0.2%			
School/Park	68.56	8.0%			
Natural Area	17.30	2.0%			
Transit Terminal	1.00	0.1%			
Religious Institutional	4.05	0.5%			
Total	92.23	10.8%			
Special Study Area	6.40	0.7%			
Utility Area					
Storm Water Management Lakes	44.04	5.1%			
Public Utility Lots	0.95	0.1%			
Public Utility (Fire Rescue Station)	1.19	0.1%			
Pipelines Rights of Way	0.00	0.0%			
Total	46.18	5.4%			
Circulation Total	144.08	16.8%			
Miscellaneous	1.30	0.2%			
	Area (ha)	Units/Ha	Units	People/Unit	Population
Single Family/Low Density Residential	389.81	25	9,745	2.8	27,287
Medium Density Residential	96.40	45	4,338	2.8	12,146
High Density Residential	13.44	225	3,024	1.8	5,443
Total Residential	499.65		17,107		44,876

**Rosenthal Neighbourhood Structure Plan
Approved Land Use and Population statistics
Bylaw 19298**

Rosenthal Neighbourhood Structure Plan Proposed Land Use & Population Statistics (Bylaw 19298)							
		AREA (ha) % of GDA					
GROSS AREA	261.9	100					
Whitemud Drive ROW	19.1	7.3					
Arterial and Collector Roadways	6.2	2.4					
Pipeline Rights-of-Way	8.4	3.2					
Road Widening	4.4	1.7					
GROSS DEVELOPABLE AREA (GDA)	223.82	100%					
Municipal Reserves							
Public Elementary/Junior High	7.9	3.4%					
District Park	19.0	8.5%					
Pocket Park	0.4	0.2%					
Neighbourhood Commercial	0.7	0.3%					
Stormwater Management Facility	14.7	6.6%					
Circulation	33.6	15.0%					
Total Non Residential Area	76.3	34.1%					
Net Residential Area (NRA)	147.5	65.9%					
	Area (ha)	Units/ha	Units	% of Total	Pop/Units	Population	% of NRA
Low Density Residential (LDR)							
Single/Semi-Detached	117.8	25	2,946	55.5%	2.8	8,249	79.9%
Medium Density Residential (MDR)							
Row Housing/Medium Density	11.8	45	531	10.0%	2.8	1,487	8.0%
Low Rise/Medium Density	16.2	90	1,458	27.5%	1.8	2,624	11.0%
High Density Residential (HDR)							
Mid-rise/High Density	1.66	225	374	7%	1.8	673	1%
Total Residential	147.5		5,309	100%		13,033	100%
SUSTAINABILITY MEASURES							
Population Density (ppnrha)							88
Units Density (upnrha)							36
[Single/Semi-Detached]/[Low-Rise/Medium Density Units; Medium to High Rise Units]/[Mid-Rise/High Density] Unit Ratio							56% / 38% / 7%
Persons per Gross Developable Area							58
STUDENT GENERATION							
			TOTAL				
Public School Board			896				
Elementary	448						
Junior High	224						
Senior High	224						
Separate School Board			448				
Elementary	224						
Junior High	112						
Senior High	112						
Total Student Population			1,344				

**Rosenthal Neighbourhood Structure Plan
Proposed Land Use and Population Statistics
Bylaw 19959**

	AREA (ha)	% of GDA					
GROSS AREA	261.9	100%					
Whitemud Drive ROW	19.1	7.3%					
Arterial and Collector Roadways	6.2	2.4%					
Pipeline Rights-of-Way	8.4	3.2%					
Road Widening	4.4	1.7%					
GROSS DEVELOPABLE AREA (GDA)	223.80	100%					
Municipal Reserves							
Public Elementary/Junior High	7.9	3.5%					
District Park	19.0	8.5%					
Pocket Park	0.4	0.2%					
Neighbourhood Commercial	0.7	0.3%					
Community Commercial	1.3	0.6%					
Stormwater Management Facility	14.7	6.6%					
Circulation	33.6	15.0%					
Total Non Residential Area	77.6	34.7%					
Net Residential Area (NRA)	146.2	65.3%					
	Area (ha)	Units/ha	Units	% of Total	Pop/Units	Population	% of NRA
Low Density Residential (LDR)							
Single/Semi-Detached	117.8	25	2,946	56.1%	2.8	8,249	80.6%
Medium Density Residential (MDR)							
Row Housing/Medium Density	10.6	45	475	9.0%	2.8	1,329	7.2%
Low Rise/Medium Density	16.2	90	1,458	27.5%	1.8	2,624	11.0%
High Density Residential (HDR)							
Mid-rise/High Density	1.66	225	374	7%	1.8	672	1%
Total Residential	146.2		5,252	100%		12,875	100%
SUSTAINABILITY MEASURES							
Population Density (ppnrha)							88
Units Density (upnrha)							36
[Single/Semi-Detached]/[Low-Rise/Medium Density Units; Medium to High Rise Units]/[Mid-Rise/High Density] Unit Ratio							56% / 37% / 7%
Persons per Gross Developable Area							58
STUDENT GENERATION							
			TOTAL				
Public School Board			896				
Elementary	448						
Junior High	224						
Senior High	224						
Separate School Board			448				
Elementary	224						
Junior High	112						
Senior High	112						
Total Student Population			1,344				

(Hwy 16) Stony Plain Rd

100 Ave.

Anthony Henday Drive

231 St. N.W. (Hilview Rd)

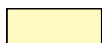













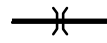










(79 Ave.) Whitemud Drive

(215 St.) Winterburn Rd.

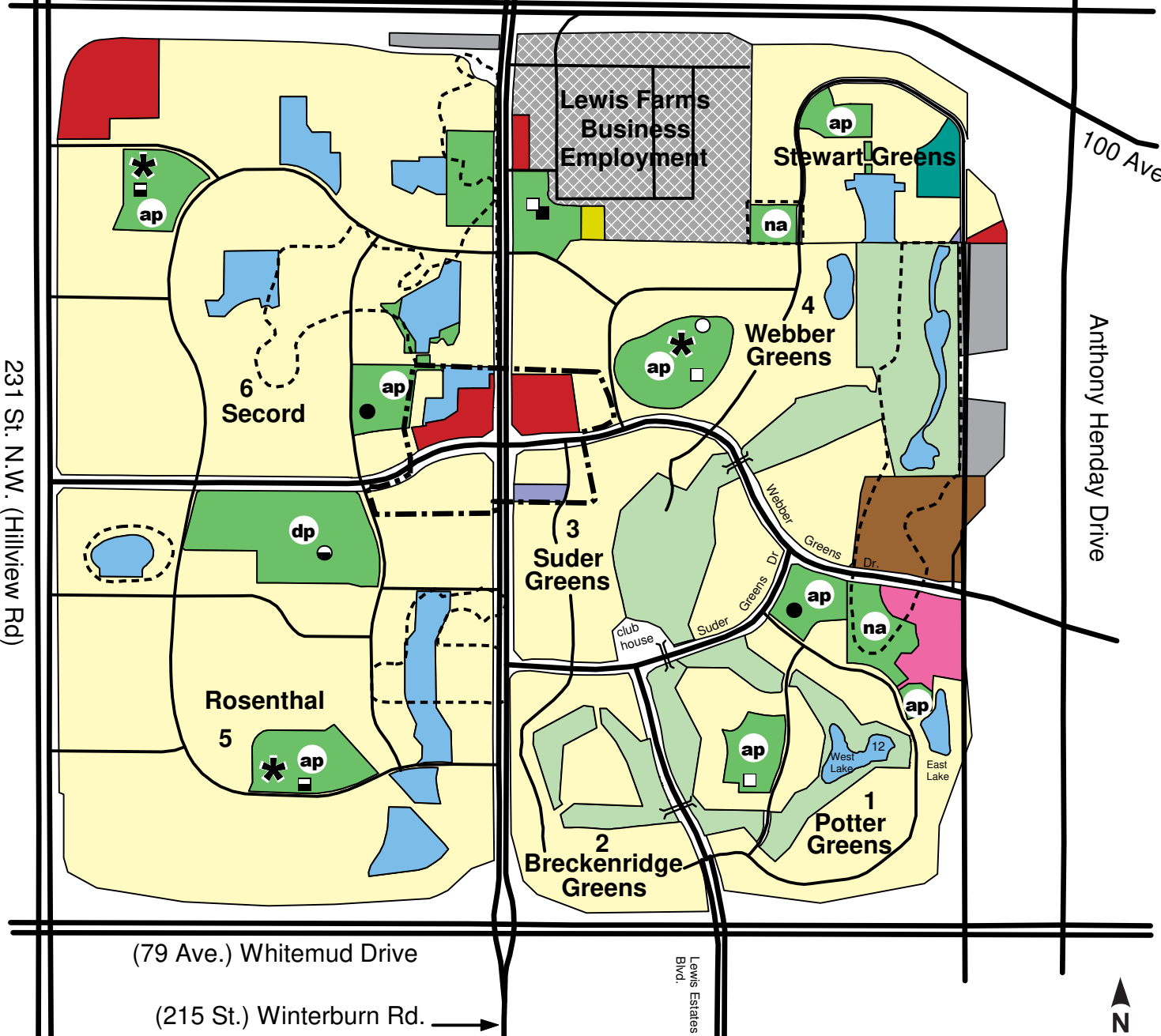
Lewis Estates Blvd.



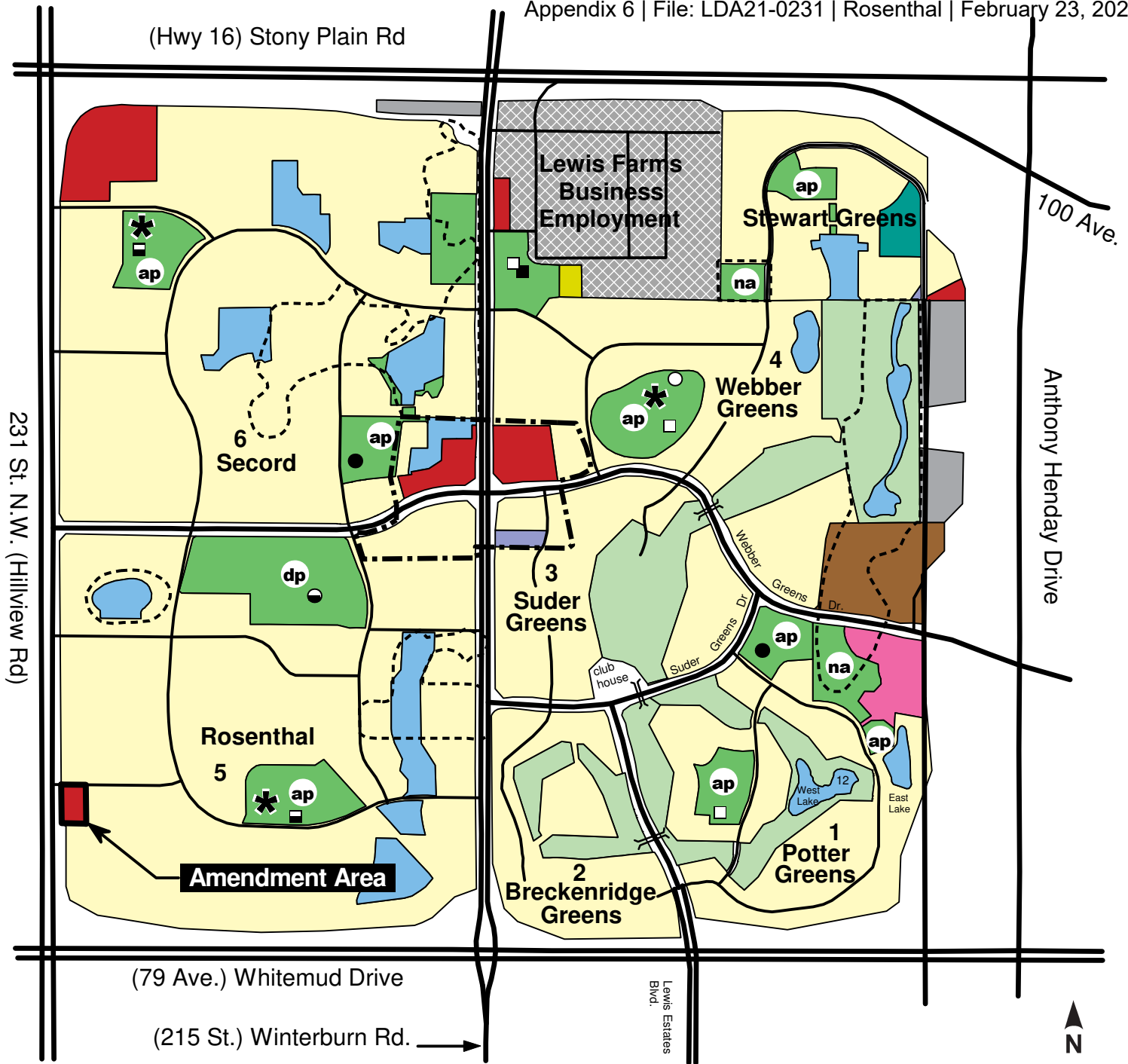
**BYLAW 19039
LEWIS FARMS
Area Structure Plan
(as amended)**

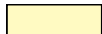










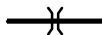















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|--|---------------------------------|---|---|---|--------------------------|
|  | Residential |  | Neighbourhood Park |  | Community Centre |
|  | Golf Course |  | Community League |  | Stormwater Lake |
|  | School Site |  | District Park |  | Commercial |
|  | Separate / Public School |  | Natural Area Park |  | Business Industrial |
|  | Separate Elementary |  | Potential Private Recreation or Business Employment |  | Grade Separated Crossing |
|  | Separate Elementary/Junior High |  | Public Utility |  | Transit Terminal/TOD |
|  | Separate High School | | |  | Institutional |
|  | Public Elementary | | |  | Natural Area |
|  | Public Elementary/Junior High | | |  | Mixed Use Area |
|  | Public Junior High | | | | |

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.

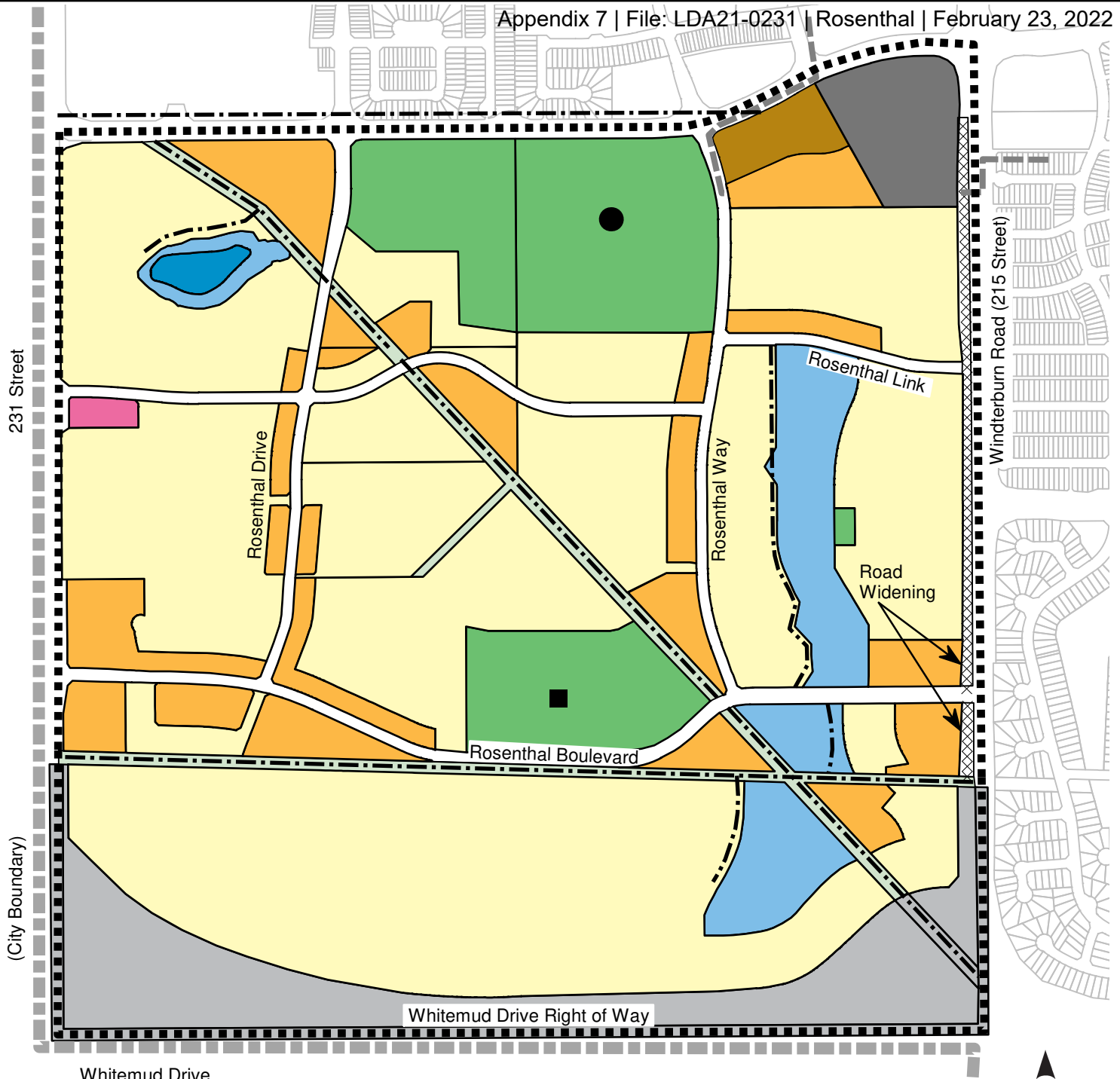


(Hwy 16) Stony Plain Rd


















	Residential	BYLAW 19958 AMENDMENT TO LEWIS FARMS Area Structure Plan (as amended)			Community Centre
	Golf Course				Stormwater Lake
	School Site				Commercial
	Separate / Public School				Business Industrial
	Separate Elementary				Business Employment
	Separate Elementary/Junior High				Grade Separated Crossing
	Separate High School				Transit Terminal/TOD
	Public Elementary				Institutional
	Public Elementary/Junior High				Natural Area
	Public Junior High				Mixed Use Area
	Neighbourhood Park		Amendment Area		
	Community League				
	District Park				
	Natural Area Park				
	Potential Private Recreation or Business Employment				
	Public Utility				

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.

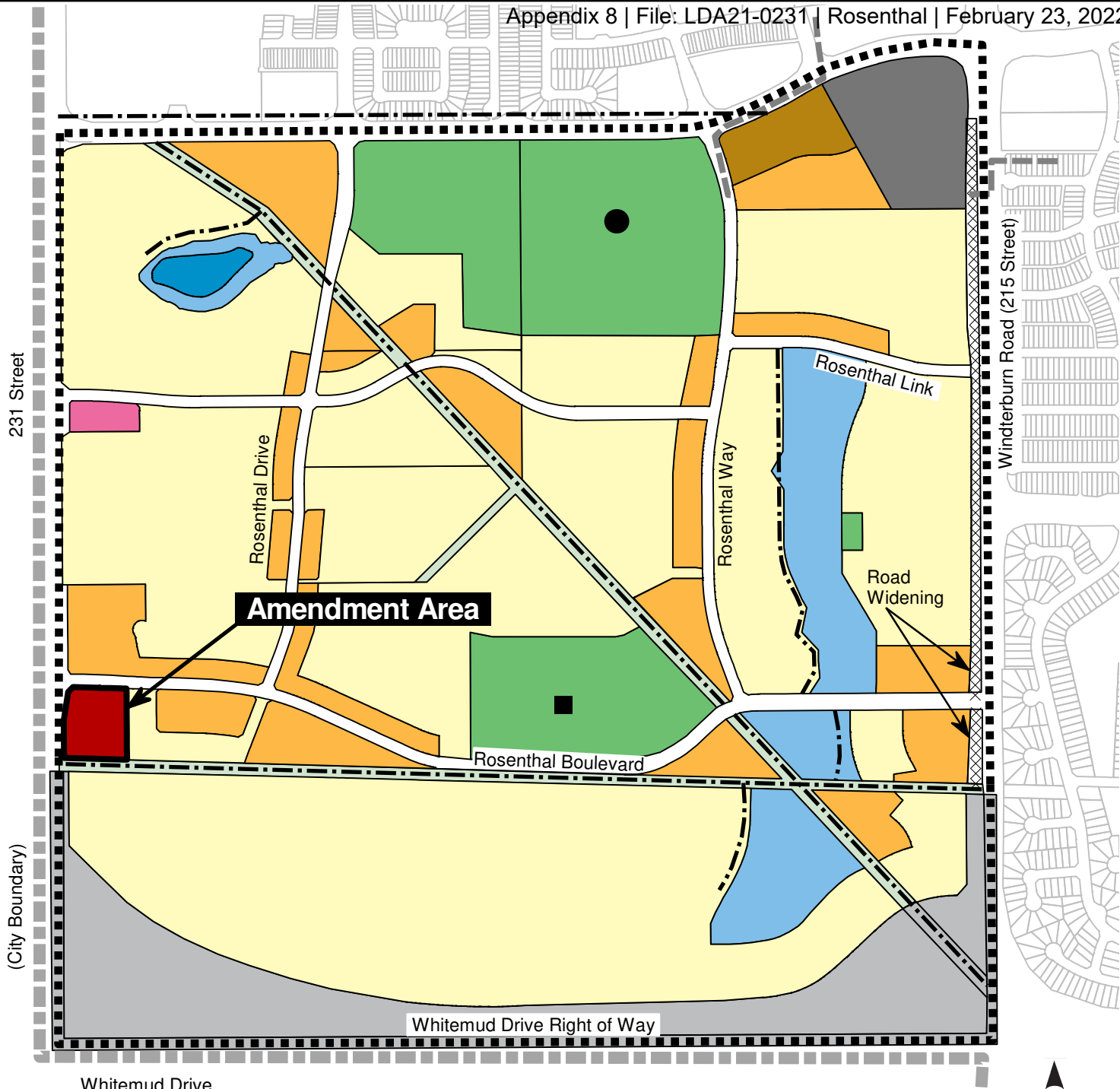


**BYLAW 19298
ROSENTHAL**

**Neighbourhood Structure Plan
(as amended)**

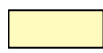

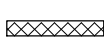













- | | | | | | |
|--|--------------------------------|---|--|---|--------------------|
|  | Low Density Residential |  | Whitemud Drive Interchange Lands |  | Road Widening |
|  | Medium Density Residential |  | DC1 Community Centre |  | Town Centre |
|  | High Density Residential |  | Utility Corridor |  | 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.



**BYLAW 19959
AMENDMENT TO
ROSENTHAL**

**Neighbourhood Structure Plan
(as amended)**

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

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:	ASP & NSP amendments Rezoning
Bylaw (ASP):	19958
Bylaw (NSP):	19959
Charter Bylaw:	19960
Location:	South of Rosenthal Boulevard NW and east of 231 Street NW
Address:	7903 - 231 Street NW
Legal Description:	Portion of SW 25-52-26-4
Site Area:	1.25 ha
Neighbourhood:	Rosenthal
Ward:	Nakota Isga Ward
Notified Community Organizations:	Rosenthal and Secord Community Leagues
Applicant:	Sara Sherman; IBI Group

PLANNING FRAMEWORK

Current Zone:	(RA7) Low Rise Apartment Zone (AG) Agricultural Zone
Proposed Zone:	(CB1) Low Intensity Business Zone (US) Urban Service Zone
Plans in Effect:	Rosenthal Neighbourhood Structure Plan Lewis Farms Area Structure Plan

Written By:
Approved By:
Branch:
Section:

Carla Semeniuk
Tim Ford
Development Services
Planning Coordination