

## **BYLAW 19959**

### **Amendment to the Rosenthal Neighbourhood Structure Plan to allow for Commercial uses**

#### **Purpose**

To amend the Rosenthal Neighbourhood Structure Plan.

#### **Readings**

Bylaw 19959 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19959 be considered for third reading.”

#### **Advertising and Signing**

This Bylaw was advertised in the Edmonton Journal on February 4, 2022 and February 12, 2022. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Bylaw.

#### **Report**

Bylaw 19959 proposes to redesignate the subject site from Medium Density Residential uses to Community Commercial uses. An associated proposed amendment to the Lewis Farms Area Structure Plan (ASP) with Bylaw 19958, and rezoning with Charter Bylaw 19960, accompany this proposed Bylaw. If approved, the relevant figures and land use and population statistics will be updated accordingly.

If approved, the redesignation of the site to Community Commercial uses does not affect the overall NSP residential density, which remains unchanged at 38 units per net developable hectare.

The application aligns with 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, as well contribute towards providing multi-modal transportation options within Rosenthal.

All comments from civic departments and utility agencies regarding this proposal have been addressed.

## **CHARTER BYLAW 19959**

### **Community Insights**

Advance Notice was sent to surrounding property owners and the Rosenthal and Secord Community Leagues July 27, 2021. No responses were received. 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.

### **Attachments**

1. Bylaw 19959
2. Administration Report (Attached to Bylaw 19958 - Item 3.7)