

Bylaw 19959

A Bylaw to amend Bylaw 8733, as amended,
the Lewis Farms Area Structure Plan, through an amendment to
the Rosenthal Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on June 14, 1988, the Municipal Council of the City of Edmonton, passed Bylaw 8733, as amended, being the Lewis Farms Area Structure Plan;

WHEREAS an application was received by Administration to amend the Rosenthal Neighbourhood Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Appendix “G” to Bylaw 8733, as amended, the Rosenthal Neighbourhood Structure Plan is hereby amended as follows:
 - a. deleting the policy (second column) in Section 3.4.1 Neighbourhood Design, under Commercial Uses, and substituting the following:
 - “1. Neighbourhood Commercial sites should be considered on transit routes, near Medium or High Density Residential sites, and neighbourhood entrances.
 2. Mixed Use Medium and High Density sites should be considered at Transit Nodes and within the Community Centre.”
 - b. deleting the map entitled “Bylaw 19298 Rosenthal Neighbourhood Structure Plan” and replacing it with “Bylaw 19959 Amendment to Rosenthal Neighbourhood Structure Plan” attached hereto as Schedule “A”, and forming part of this Bylaw;
 - c. deleting the statistics entitled “Rosenthal Neighbourhood Structure Plan Proposed Land Use and Population Statistics Bylaw 19298” and replacing it with “Rosenthal Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 19959”, attached hereto as Schedule “B”, and forming part of this Bylaw;

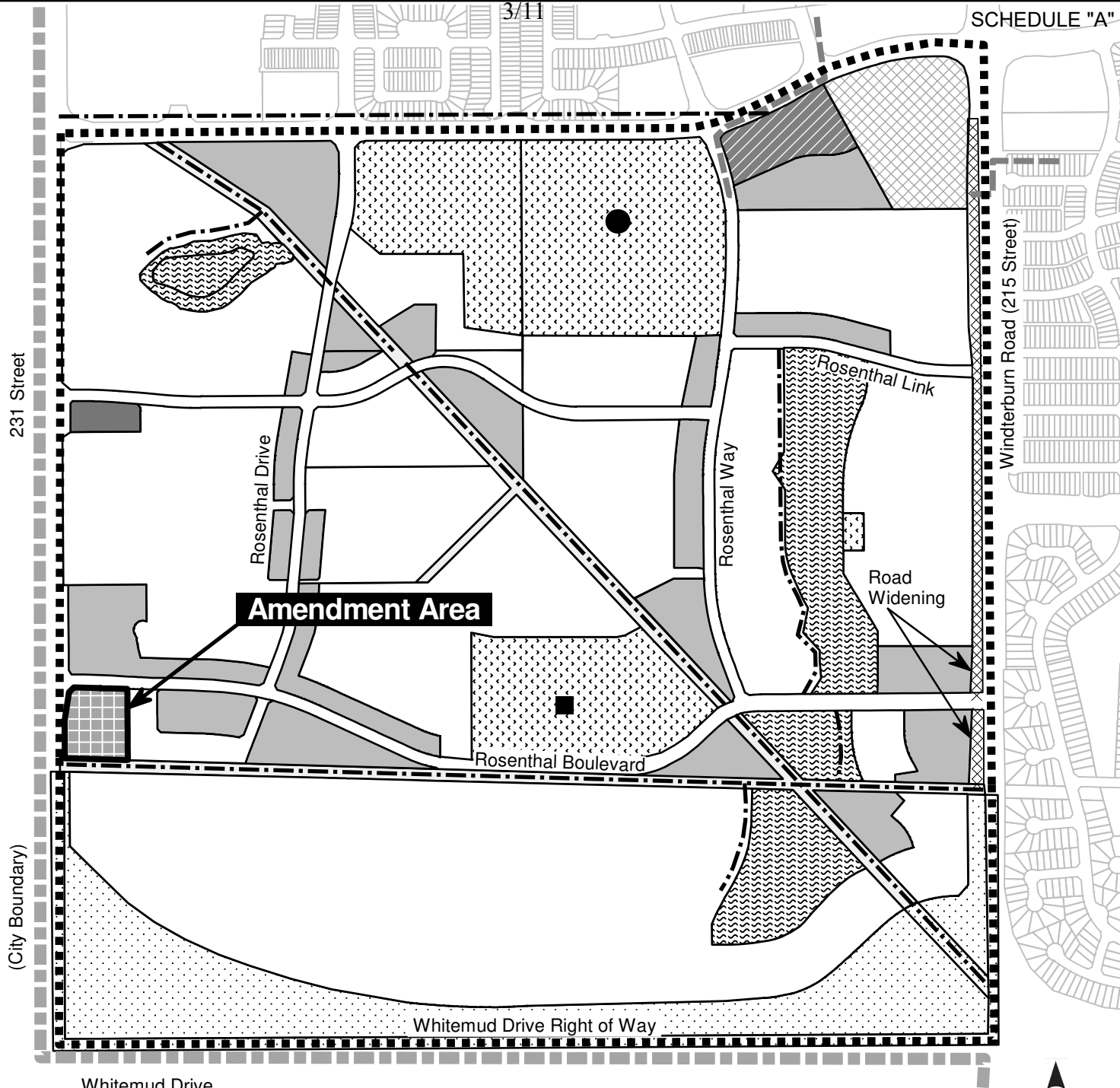
- d. deleting “Exhibit 5 – Oil Wells and Pipelines” and replacing it with “Exhibit 5 – Oil Wells and Pipelines” attached hereto as Schedule “C” and forming part of this Bylaw;
- e. deleting “Exhibit 7 – Development Concept” and replacing it with “Exhibit 7 – Development Concept” attached hereto as Schedule “D” and forming part of this Bylaw;
- f. deleting “Exhibit 9 – Circulation and Transit” and replacing it with “Exhibit 9 – Circulation and Transit” attached hereto as Schedule “E” and forming part of this Bylaw;
- g. deleting “Exhibit 10 – Storm Drainage” and replacing it with “Exhibit 10 – Storm Drainage” attached hereto as Schedule “F” and forming part of this Bylaw;
- h. deleting “Exhibit 11 – Sanitary Servicing” and replacing it with “Exhibit 11 – Sanitary Servicing” attached hereto as Schedule “G” and forming part of this Bylaw;
- i. deleting “Exhibit 12 – Water Servicing” and replacing it with “Exhibit 12 – Water Servicing” attached hereto as “Schedule “H” and forming part of this Bylaw; and
- j. deleting “Exhibit 13 – Staging Plan” and replacing it with “Exhibit 13 – Staging Plan” attached hereto as “Schedule “I” and forming part of this Bylaw;

READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

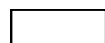
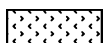
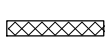

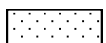











MAYOR

CITY CLERK



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.


**Rosenthal Neighbourhood Structure Plan
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					


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
Well Head



100 Meter Setback



Pipeline ROW



Whitemud Drive Interchange Lands



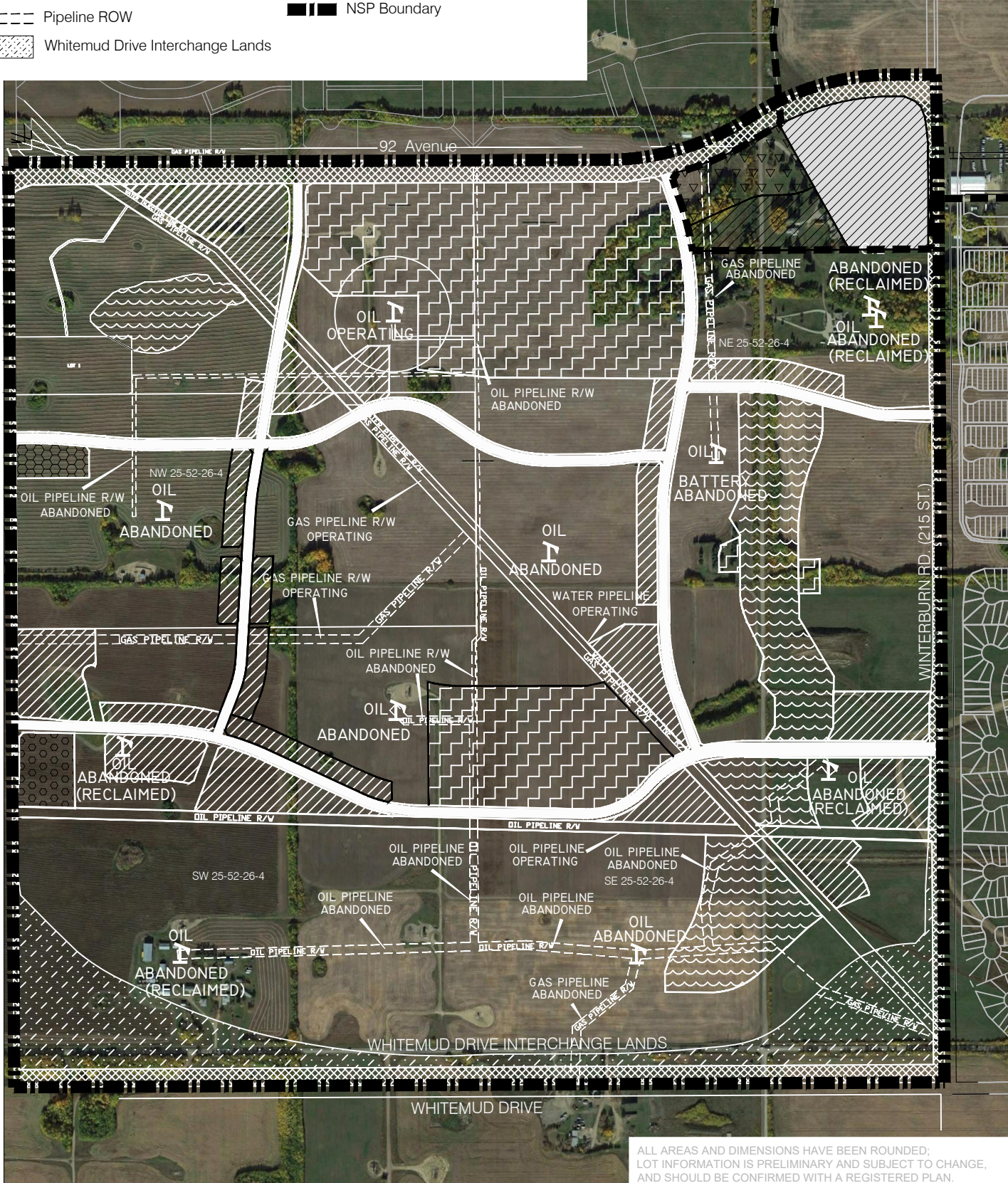
Arterial Roadways



Community Centre



NSP Boundary



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Legend

- Low Density Residential

Medium Density Residential

High Density Residential

Neighbourhood Commercial

Community Commercial

SWMF
- Park/School Site

DC1 Community Centre

Utility Corridor

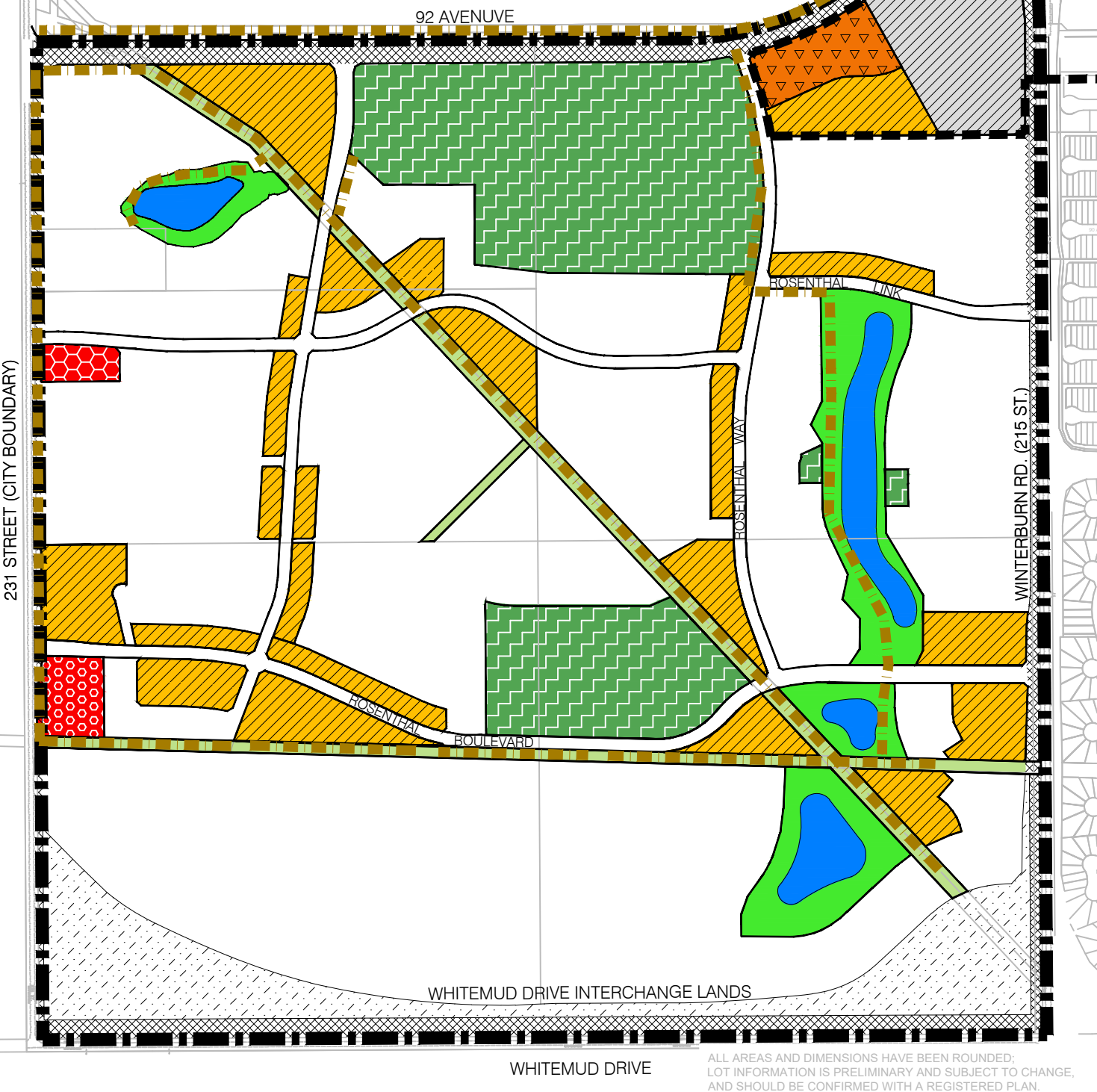
Whitemud Drive Interchange

Community Centre

Arterial Roadways
- Collector Road

NSP Boundary

Multi-use Trail



WHITEMUD DRIVE

ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;
LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE,
AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

ROSENTHAL
EXHIBIT 7 - DEVELOPMENT CONCEPT

DATE: May 3, 2021
DESIGNED BY: MR
DRAWN BY: MR
CHECKED BY: SS
SCALE: NTS
JOB NUMBER: 134126



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Legend

- Collector

Potential Transit Route

Multi-use Trail

Transit Nodes

Pedestrian Walkway Connections

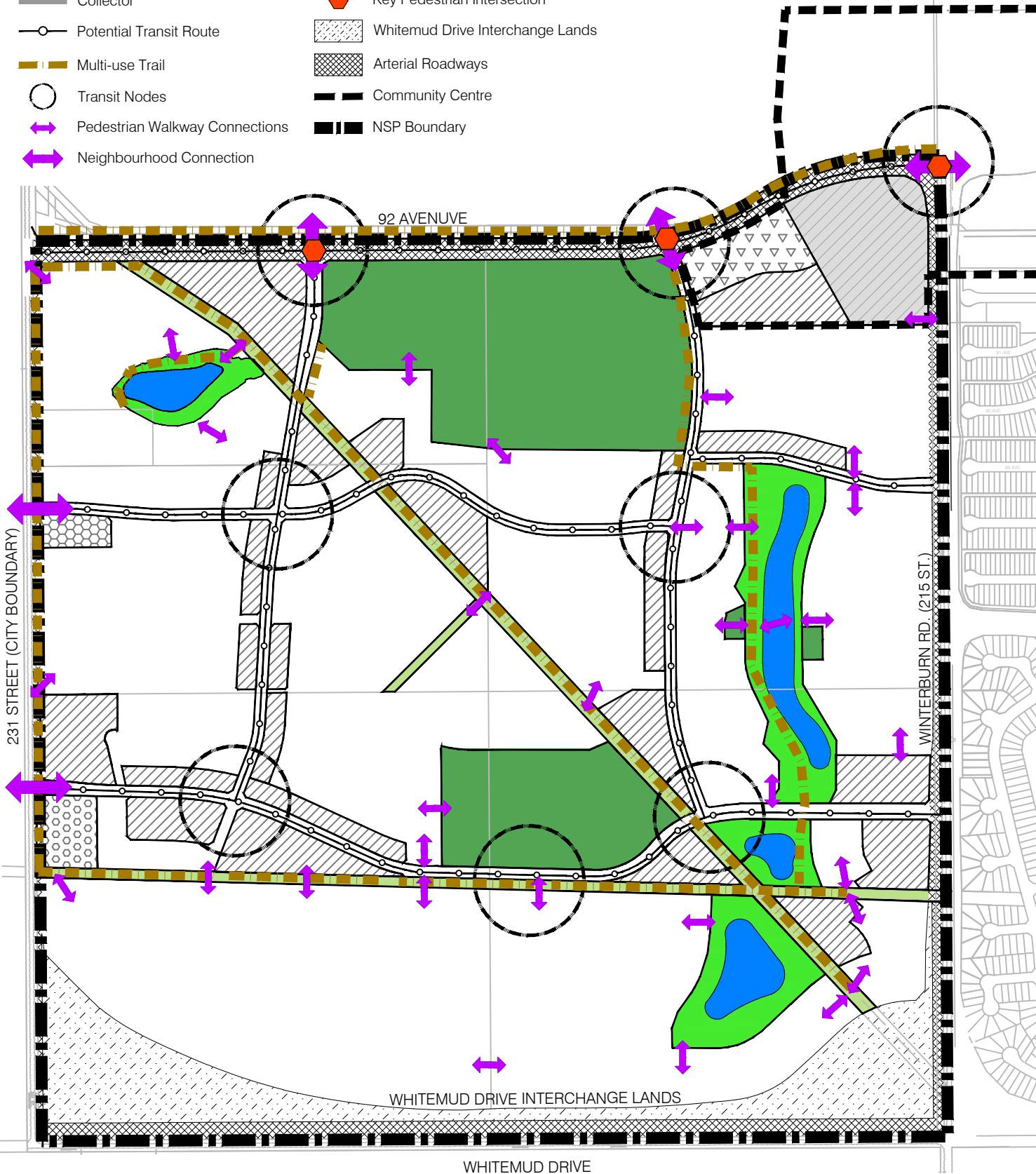
Neighbourhood Connection
- Key Pedestrian Intersection

Whitemud Drive Interchange Lands

Arterial Roadways

Community Centre

NSP Boundary



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ROSENTHAL





EXHIBIT 9 - CIRCULATION AND TRANSIT

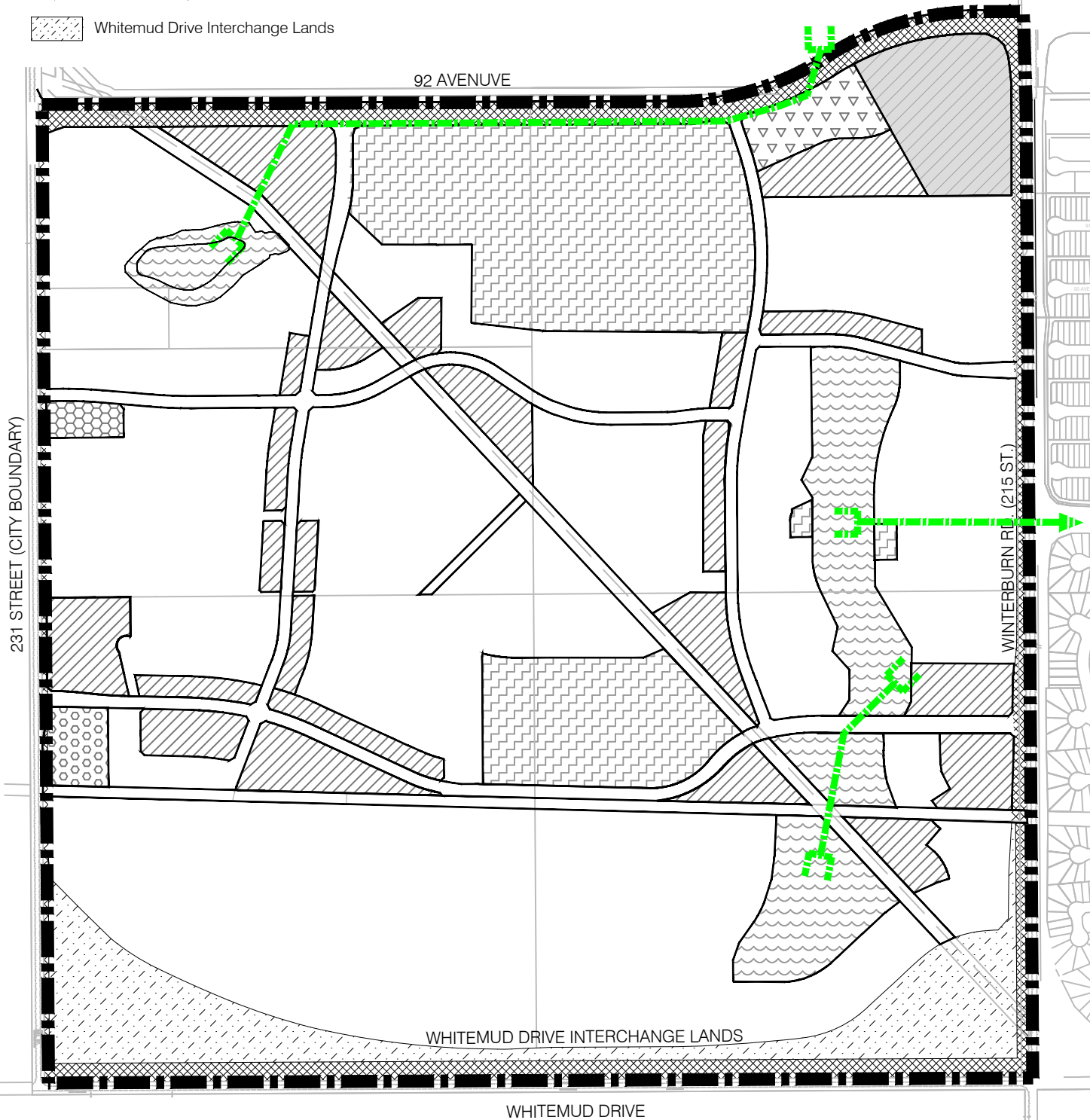
DATE: May 3, 2021
DESIGNED BY: MR
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JOB NUMBER: 134126



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Legend

-  Storm Sewer Interconnection
-  Arterial Roadways
-  NSP Boundary
-  Whitemud Drive Interchange Lands







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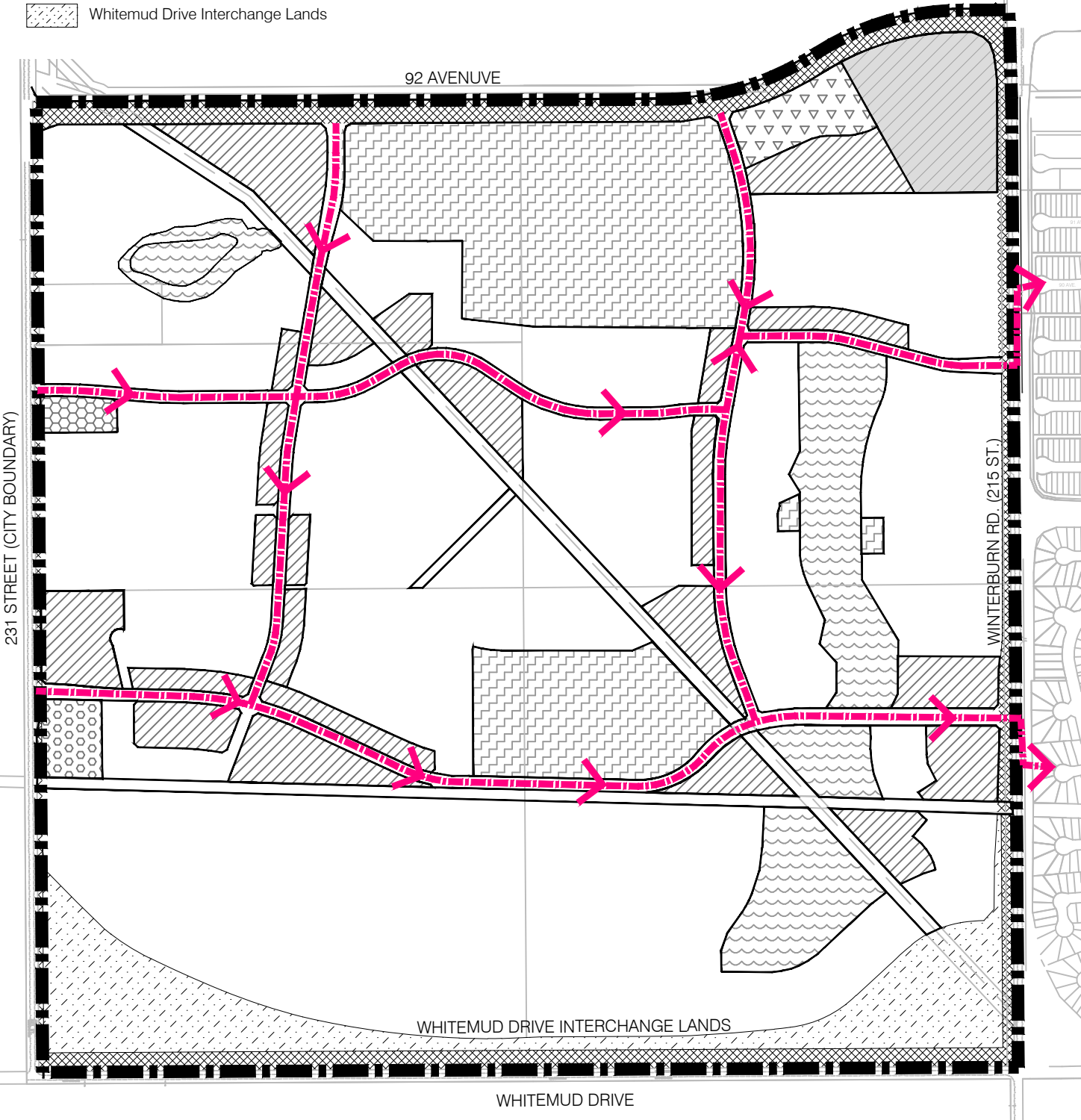
ROSENTHAL
EXHIBIT 10 - STORM DRAINAGE

DATE: May 3, 2021
DESIGNED BY: MR
DRAWN BY: MR
CHECKED BY: SS
SCALE: NTS
JOB NUMBER: 134126



Legend

-  Sanitary Servicing
-  Arterial Roadways
-  NSP Boundary
-  Whitemud Drive Interchange Lands



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ROSENTHAL
EXHIBIT 11 - SANITARY SERVICING

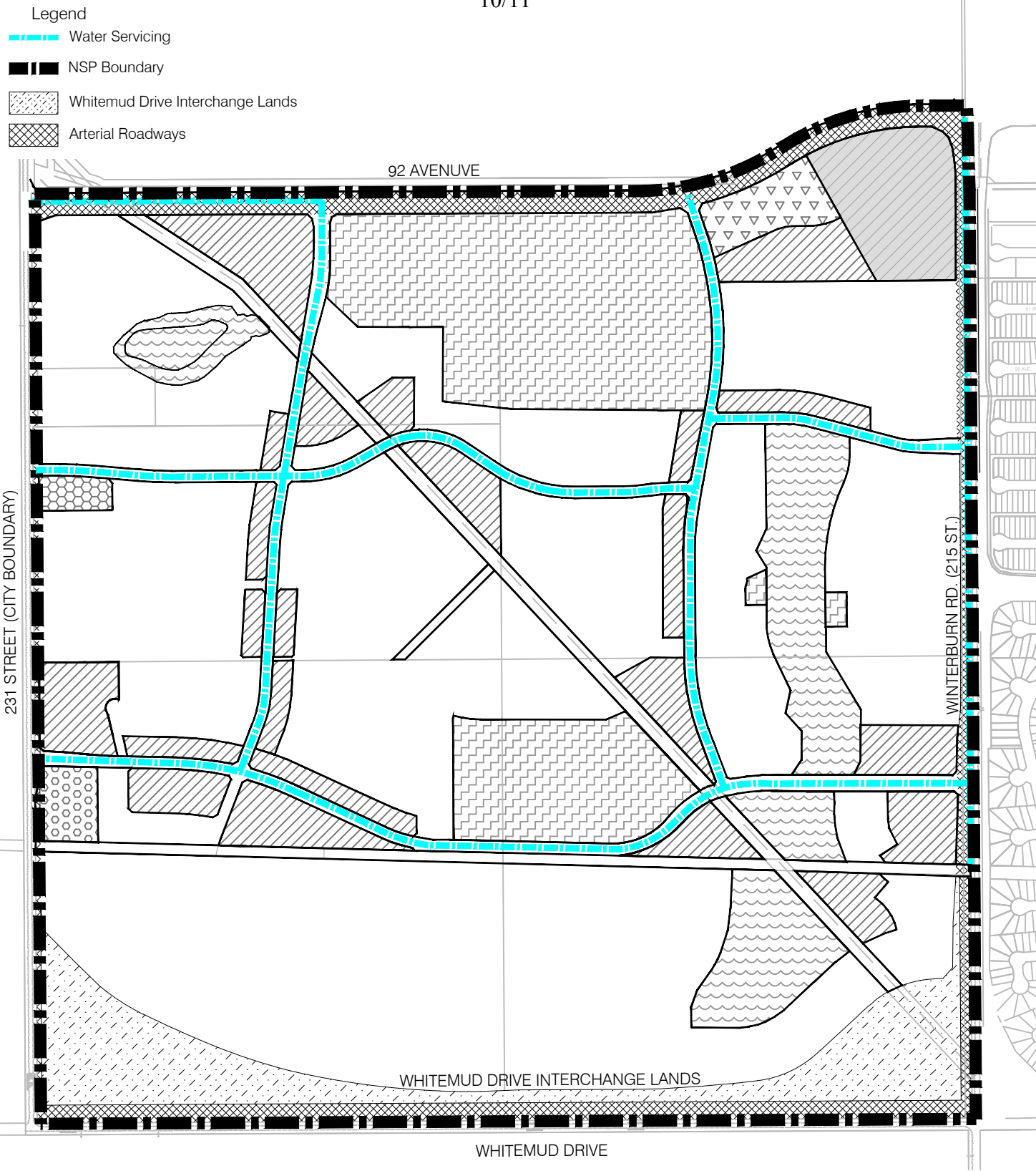
DATE: May 3, 2021
DESIGNED BY: MR
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JOB NUMBER: 134126



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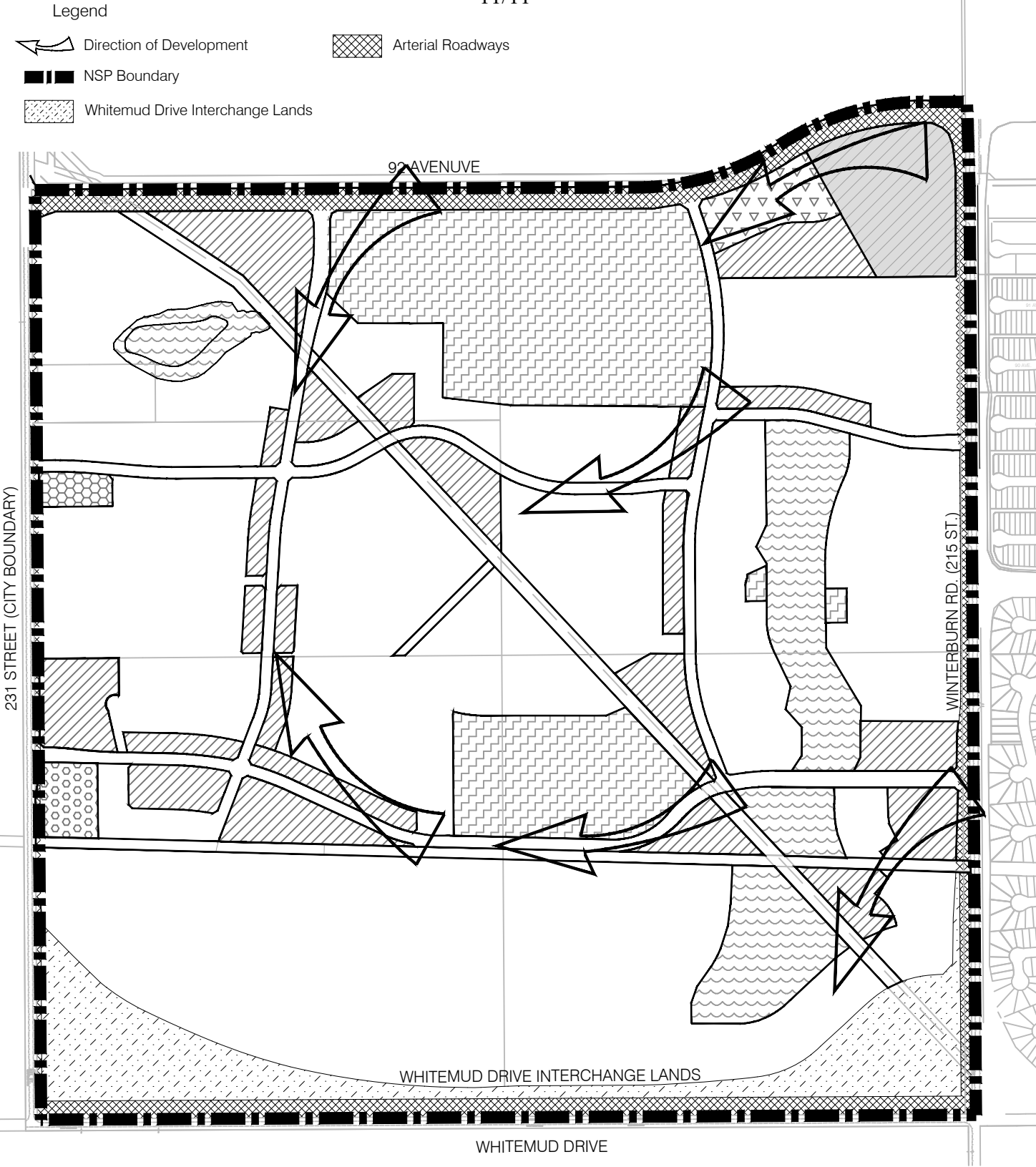
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ROSENTHAL
EXHIBIT 13 - STAGING PLAN

DATE: May 3, 2021
DESIGNED BY: MR
DRAWN BY: MR
CHECKED BY: SS
SCALE: NTS
JOB NUMBER: 134126

