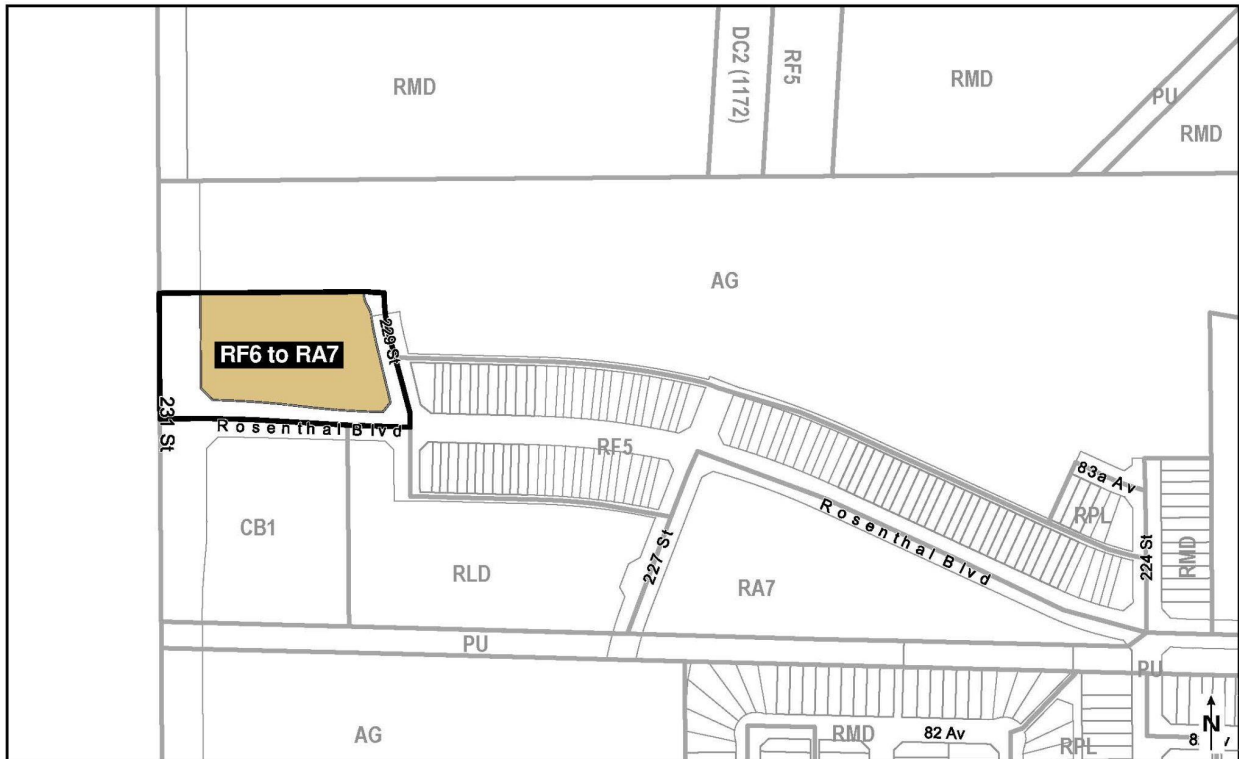




ADMINISTRATION REPORT **REZONING** ROSENTHAL

1310 - Rosenthal Boulevard NW

To allow for low rise Multi-unit Housing.



Recommendation: That Charter Bylaw 20026 to amend the Zoning Bylaw from (RF6) Medium Density Multiple Family Zone to (RA7) Low Rise Apartment Zone be **APPROVED**.

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

- will allow for medium density residential housing;
- will be compatible with the surrounding and planned uses; and
- conforms to the Rosenthal Neighbourhood Structure Plan (NSP).

Application Summary

Charter Bylaw 20026 will amend the Zoning Bylaw, as it applies to the subject site, from (RF6) Medium Density Multiple Family Zone to (RA7) Low Rise Apartment Zone in conformance with the Rosenthal Neighbourhood Structure Plan (NSP). This application was accepted on December 16, 2021, from IBI Group Inc.

Site and Surrounding Area

The subject site is located north of Rosenthal Boulevard NW and west of 229 Street NW and is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF6) Medium Density Multiple Family Zone	Vacant lot
CONTEXT		
North	(AG) Agricultural Zone	Vacant lot
East	(RF5) Row Housing Zone (AG) Agricultural Zone	Vacant lot Vacant lot
South	(CB1) Low Intensity Business Zone (RLD) Residential Low Density Zone	Vacant lot Vacant lot
West	(N/A)	Parkland County

Planning Analysis

LAND USE COMPATIBILITY

The application proposes to rezone the site from (RF6) Medium Density Multiple Family Zone to (RA7) Low Rise Apartment Zone. The surrounding developed and undeveloped lands are intended for low and medium density residential development and for the development of a school/park site. The proposed RA7 Zone is compatible with existing and surrounding planned development.

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 RA7 zone conforms to the Lewis Farms ASP which designates the area for residential uses and the Rosenthal NSP which designates the site for Medium Density Residential uses.

CITYPlan Alignment

This application aligns with the applicable policies of The City Plan to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. This will be achieved by allowing for low rise Multi-unit housing. The site falls within the West Henday District area.

RF6 & RA7 COMPARISON SUMMARY

	RF6 <i>Current</i>	RA7 <i>Proposed</i>
<u>Principal Building</u>	Single Detached, Semi-detached, Duplex, Multi-unit Housing	Single Detached, Semi-detached, Duplex, Multi-unit Housing
Vehicular Access	Dwellings may have front attached garages or access the lane	Lane access
Height	10.0 m	14.5 m
Front Setback	min 4.5 m	min 4.5 m

	(min 5.5 m for front attached garage or min 3.0 m with boulevard)	(MNO Overlay 6.0m or Main Streets min 1.0 m)
Interior Side Setback	min 2.0 m	min 1.2 m (building over 10.0 m min 3.0 m)
Flanking Side Setback	min 4.5 m	3.0 m
Rear Setback	min 7.5 m	min 7.5 m (or 1.2 m for buildings less than 10.0m in height)

Community Insights

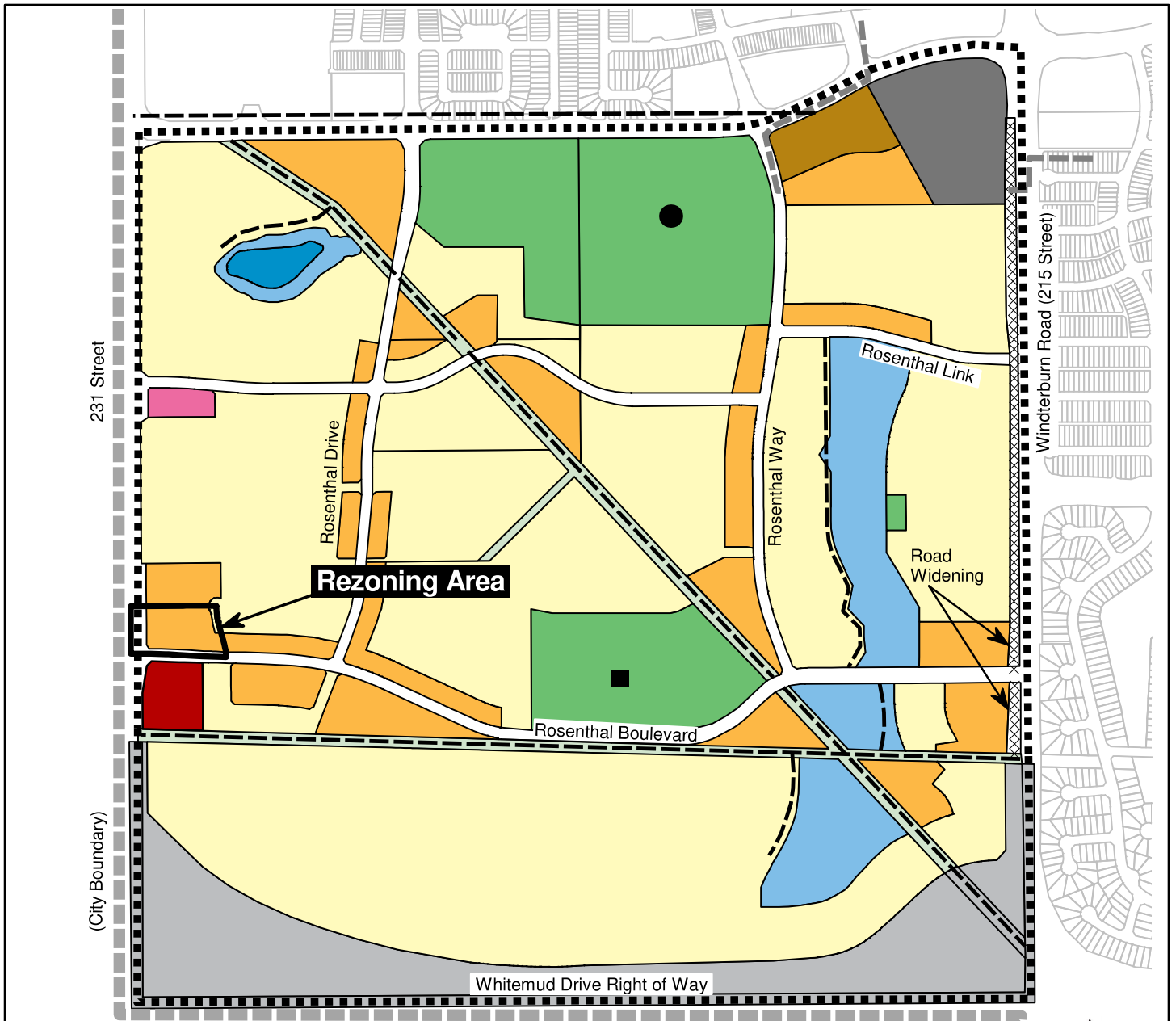
ADVANCE NOTICE January 4, 2022	<ul style="list-style-type: none"> • Number of recipients: 4 • No responses received
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rosenthal-planning-applications

Conclusion

















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

APPENDICES

- 1 Context Map
- 2 Application Summary



BYLAW 19959
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		Multi-Use Corridor
	Neighbourhood Commercial		Utility Corridor		NSP Boundary
	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:	Rezoning
Charter Bylaw:	20026
Location:	North of Rosenthal Boulevard NW and west of 229 Street NW
Address:	1310 - Rosenthal Boulevard
Legal Description:	Lot 1, Block 9, Plan 1923107
Site Area:	0.96 ha
Neighbourhood:	Rosenthal
Ward:	Nakota Isga
Notified Community Organization(s):	Rosenthal & Secord Community Leagues
Applicant:	IBI Group Inc

PLANNING FRAMEWORK

Current Zone:	(RF6) Medium Density Multiple Family Zone
Proposed Zone:	(RA7) Low Rise Apartment Zone
Plan(s) in Effect:	Lewis Farms Area Structure Plan & Rosenthal Neighbourhood Structure Plan
Historic Status:	None

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