



ADMINISTRATION REPORT REZONING ROSENTHAL

7903 - 231 Street NW

To allow for shallow lot medium density residential development.



Recommendation: That Charter Bylaw 20028 to amend the Zoning Bylaw from (AG) Agricultural Zone Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

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

- it will allow for a range of housing choices; and
- it conforms with the medium density residential land use resignation of the Rosenthal Neighbourhood Structure Plan (NSP).

The Application

Charter Bylaw 20028 proposes to rezone the site from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision. If approved, the proposed DC2 Zone will allow for Multi-unit housing in the form of row housing on individual shallow lots.

Site and Surrounding Area

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



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant lot
CONTEXT		
North	(AG) Agricultural Zone	Vacant lot
East	(AG) Agricultural Zone	Vacant lot
South	(RF5) Row Housing Zone	Single Detached Housing
West	(RF6) Medium Density Multiple Family Zone	Vacant lot

Planning Analysis

The application proposes to rezone the site from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision. If approved, the proposed DC2 Zone will allow for Multi-unit housing in the form of row housing on individual shallow lots.

The table below compares the DC2 Provision with the standard RF5 Zone. The proposed DC2 Provision respects the majority of the development regulations within the existing RF5 Zone except for the additional proposed height of 13.0 m instead of 10.0 m; additional site coverage; and the reduced site depth of 25m instead of 30m.

	DC2 <i>Proposed</i>	RF5 <i>Current</i>
Principal Building		
Minimum Site Area	85 m ²	125 m ²
Minimum Site Width	3.65 m	5.0 m
Minimum Site Depth	25.0 m	30.0 m
Minimum Density	n/a	35 Dwellings/ha
Maximum Site Coverage	45% (corner) 51% (end) 61% (internal)	50%
Height	13.0 m	10.0 m
Front Setback	4.5	4.5
Side Setback	1.2 m	1.2 m
Flanking Side Setback	2.4 m	3.0 m
Rear Setback	5.5 m	7.5

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 (DC2) Site Specific Development Control Provision conforms to the Lewis Farms ASP which designates the site for residential uses and the Rosenthal NSP which designates the site for Medium Density Residential development. The DC2 Zone meets the plan's objectives to encourage a mixture of housing types which are available to a wide spectrum of incomes, facilitate a variety of lifestyles, and create comfortable transitions of mass and scale by offering Multi-unit housing in the form of row housing on individual shallow lots.

THE CITY PLAN

The proposed rezoning area is in the West Henday District Planning Area and is in alignment with the policies of The City Plan (MDP) goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. This will be achieved by allowing for a narrower lot product and ultimately adding a number of additional lots.

Technical Review

All other comments from affected City Departments and utility agencies have been addressed.

Community Insights

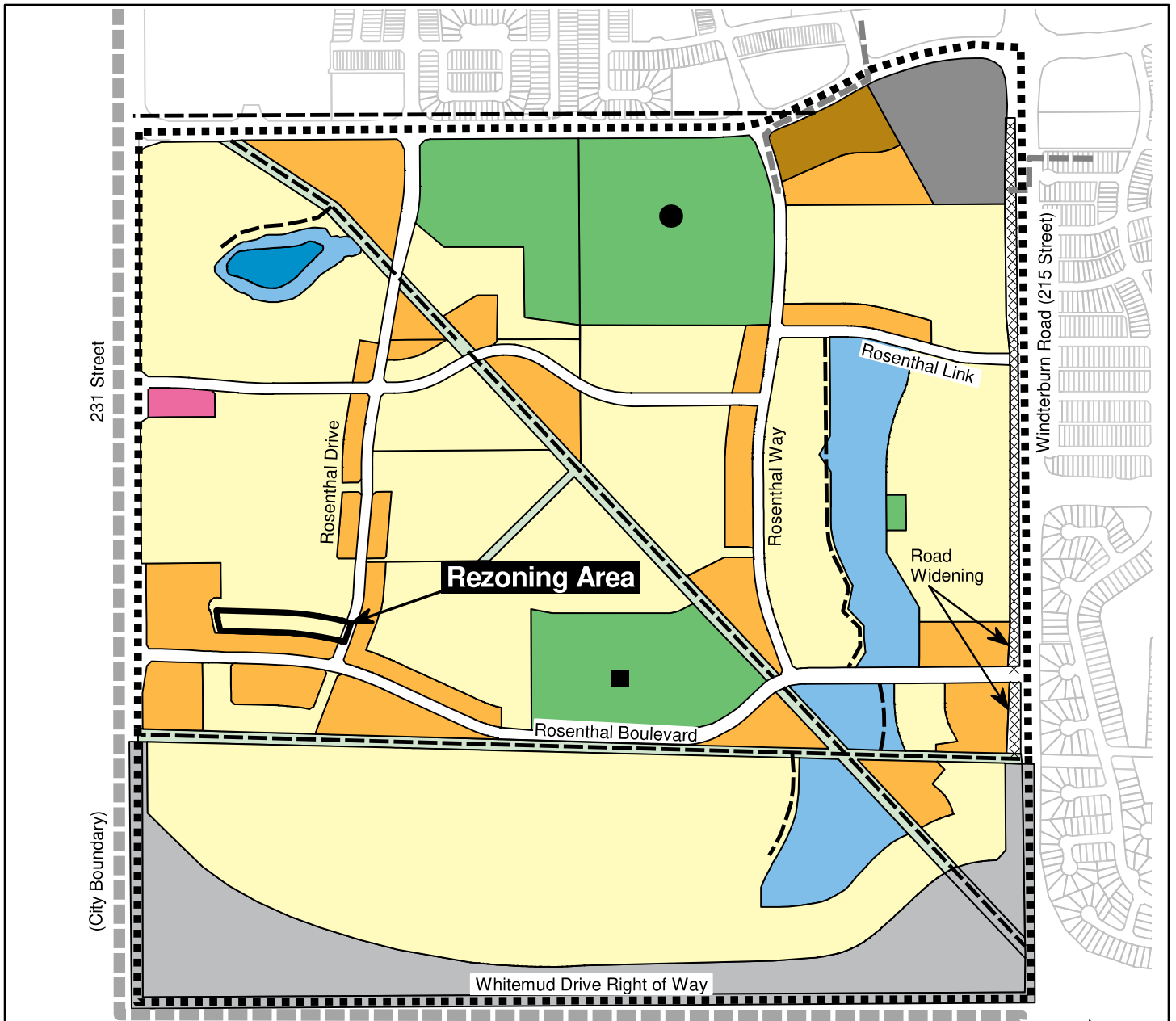
ADVANCE NOTICE January 11, 2022	<ul style="list-style-type: none">• Number of recipients: 160• No responses received
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rosenthal-planning-applications.aspx

Conclusion

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

APPENDICES
















- 1 Context Map
- 2 Application Summary



Whitemud Drive

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 |  | Multi-Use Corridor |
|  | Neighbourhood Commercial |  | Seperate High School / Recreation Centre |  | NSP Boundary |
|  | 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:	20028
Location:	North of Rosenthal Boulevard NW and east of 229 Street NW
Address:	7903 - 231 Street NW
Legal Description:	A Portion of SW-25-52-26-4
Site Area:	0.77 ha
Neighbourhood:	Rosenthal
Ward:	Nakota Isga
Notified Community Organization(s):	Rosenthal & Secord Community Leagues
Applicant:	IBI Group Inc.

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Lewis Farms Area Structure Plan (ASP) & the Rosenthal Neighbourhood Structure Plan
Historic Status:	None

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Branch: Development Services
Section: Planning Coordination