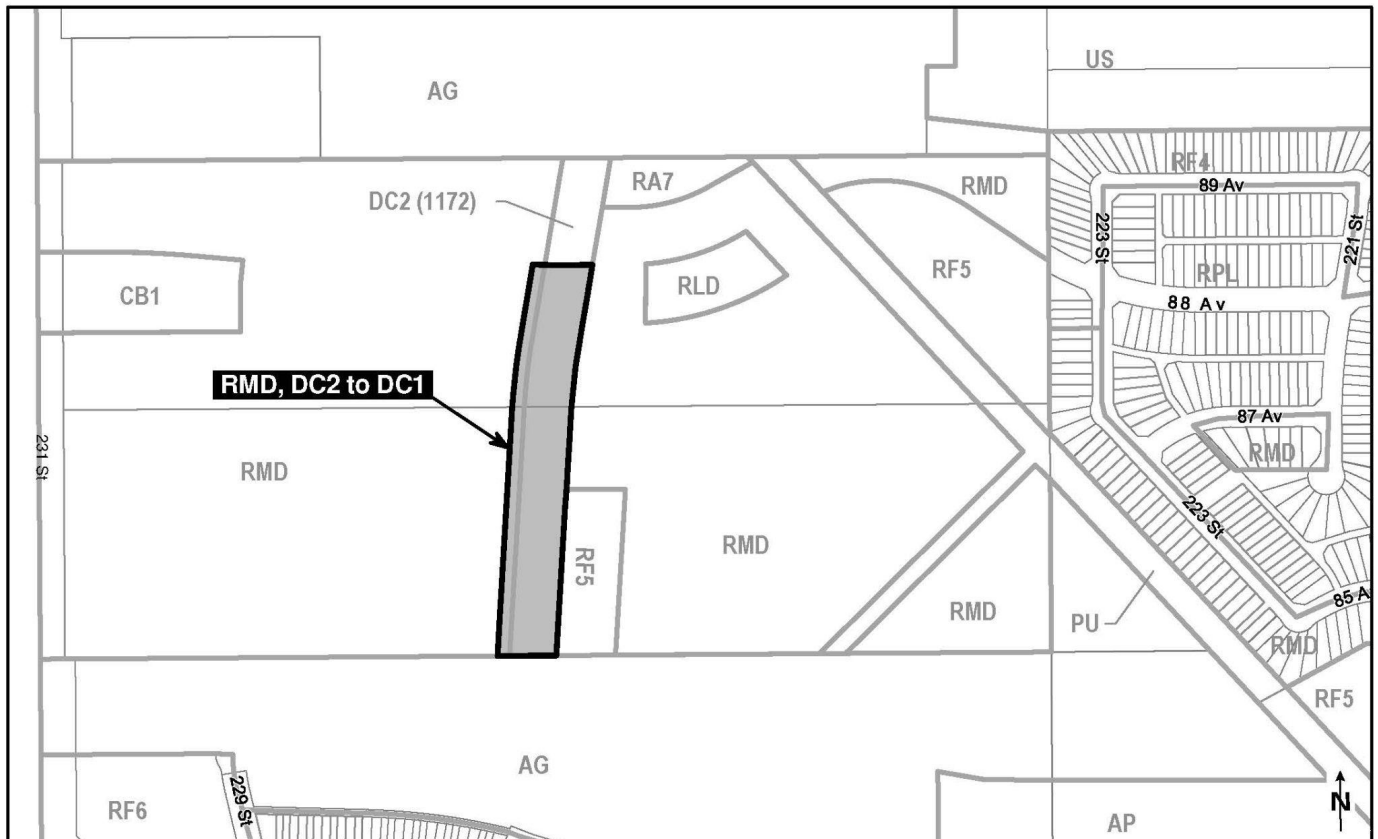


## 8805 & 8915 - 231 Street NW

To allow for the development of Multi-unit housing in the form of row housing with taller heights and increased site coverage



**Recommendation:** That Charter Bylaw 20060 to amend the Zoning Bylaw from (DC2) Site Specific Development Control Provision and (RMD) Residential Mixed Dwelling Zone to (DC1) Direct Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because:

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

## Application Summary

**Charter Bylaw 20060** proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone and (DC2) Site Specific Development Control Provision to (DC1) Direct Development Control Provision. If approved, the proposed DC1 Zone will allow for Multi-unit housing in the form of row housing with taller heights and increased site coverage in conformance with the Rosenthal Neighbourhood Structure Plan.

This application was accepted on January 11, 2022, from Stantec Consulting Ltd. on behalf of Rosenthal Developments Ltd.

This proposal aligns with the goals and policies of CityPlan (MDP) to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries. Community Insights Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the proposed rezoning is in conformance with the Rosenthal NSP, little response to the advance notice was anticipated and none was received.

The Basic approach included the following techniques:

### **Advance Notice**, January 27, 2022

- Number of recipients: 24
- No responses were received

### **Webpage**

- [edmonton.ca/rosenthalplanningapplications](http://edmonton.ca/rosenthalplanningapplications)

### **Common comments heard throughout the various methods include:**

No formal feedback or position was received from the Rosenthal Community League at the time this report was written.

## Site and Surrounding Area

The site is located north of Rosenthal Boulevard NW and east of 231 Street NW and is undeveloped.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(RMD) Residential Mixed Dwelling Zone (DC2) Site Specific Development Control Provision	Undeveloped planned residential  Undeveloped planned residential
<b>CONTEXT</b>		
North	(RMD) Residential Mixed Dwelling Zone  (DC2.1172) Site Specific Development Control Provision	Undeveloped planned residential  Undeveloped planned residential
East	(RF5) Row Housing Zone  (RMD) Residential Mixed Dwelling Zone	Undeveloped planned residential  Undeveloped planned residential

South	(AG) Agricultural Zone	Undeveloped planned residential
West	(RMD) Residential Mixed Dwelling Zone	Undeveloped planned residential

## Planning Analysis

The application proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone and (DC2) Site Specific Development Control Provision to (DC1) Direct Development Control Provision. The intent of the rezoning is to allow for the ongoing development of the Rosenthal Neighbourhood with Multi-unit housing in the form of row housing with taller heights and increased site coverage.

### LAND USE COMPATIBILITY

The proposed DC1 Provision provides a medium density housing type appropriate for the location, provides an appropriate transition to the proposed planned development and is compatible with the surrounding existing and undeveloped neighbourhood. and the subject site is compatible with the existing and approved surrounding 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 (DC1) Direct 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 while also allowing the use of a DC1 Provision. The DC1 Provision 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.

### The City Plan

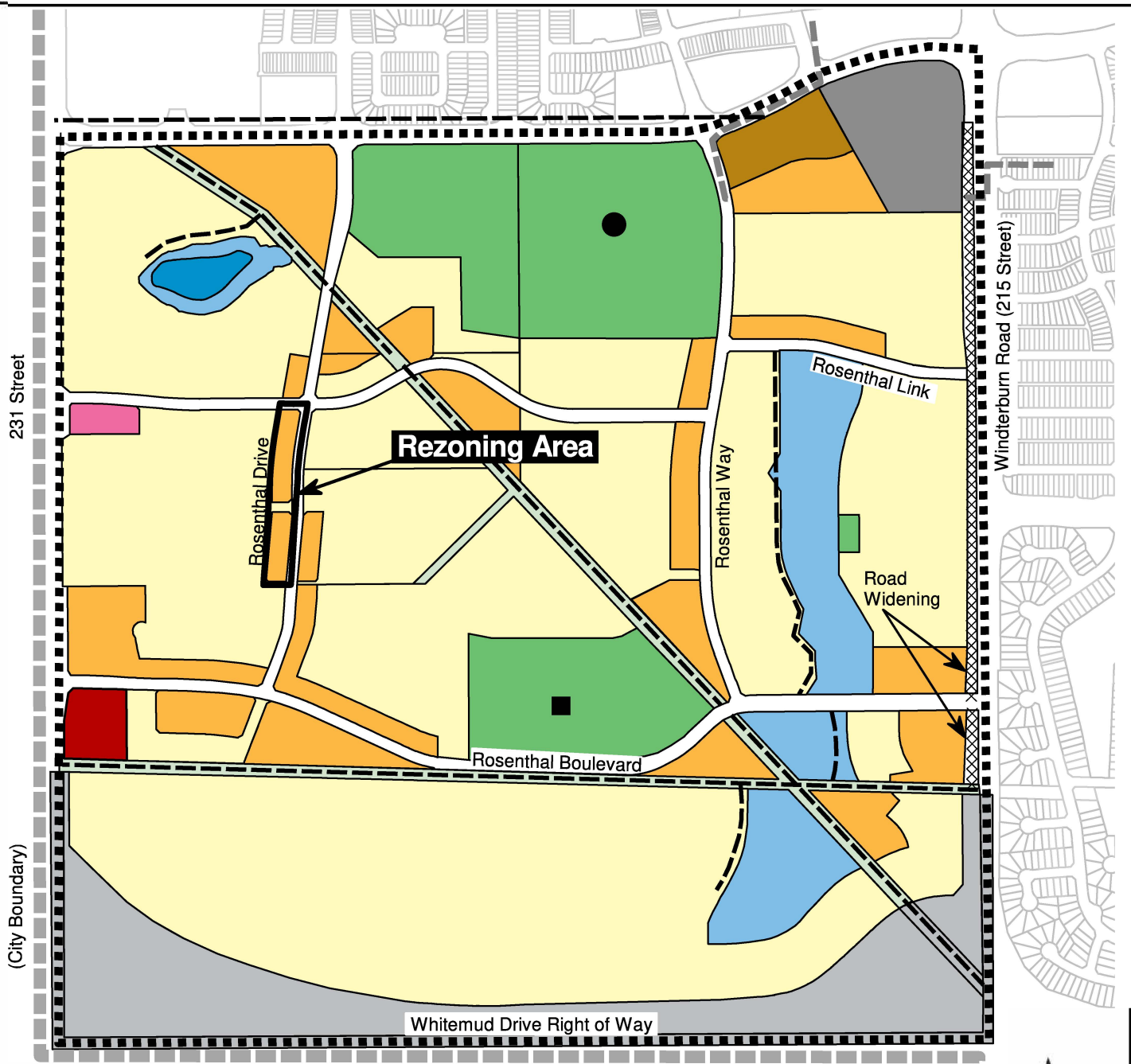
The proposed rezoning area is in the West Henday District Planning Area and is in alignment with the policies of The City Plan (MDP) goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton’s existing boundaries.

## Technical Review

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

















## **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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20060
<b>Location:</b>	North of Rosenthal Boulevard NW and east of 231 Street NW
<b>Address(es):</b>	8805 & 8915 - 231 Street NW
<b>Legal Description:</b>	A portion of Lots 2-3, Block 1, Plan 0224568
<b>Site Area:</b>	1.53 ha
<b>Neighbourhood:</b>	Rosenthal
<b>Ward:</b>	Nakota Isga
<b>Notified Community Organizations:</b>	Secord & Rosenthal Community Leagues
<b>Applicant:</b>	Stantec Consulting Ltd.

### Planning Framework

<b>Current Zone:</b>	(DC2) Site Specific Development Control Provision (RMD) Residential Mixed Dwelling Zone
<b>Proposed Zone:</b>	(DC1) Direct Development Control Provision
<b>Plans in Effect:</b>	Lewis Farms Area Structure Plan (ASP) Rosenthal Neighbourhood Structure Plan (NSP)
<b>Historic Status:</b>	None

Written By:  
Approved By:  
Branch:  
Section:

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