



REZONING ROSENTHAL

7903 231 Street

To allow for the development of low and medium density residential housing including Single Detached, Semi-detached, and Row Housing and a future school park site.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- provides the opportunity for a variety of housing types including single-detached, semi-detached, and row housing;
- allows for the assembly of a school/park site;
- is compatible with surrounding planned and existing land uses; and
- is in conformance with the Rosenthal Neighbourhood Structure Plan.

THE APPLICATION

BYLAW 18256 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (RMD) Residential Mixed Dwelling Zone, (RPL) Planned Lot Residential Zone, and (AP) Public Parks Zone. The proposed zoning would allow for the development of single and semi-detached housing, row housing, and a future school park site. The (RMD) Zone allows for both single and semi-detached housing forms with limited row housing.

SITE AND SURROUNDING AREA

The subject site is located north of Rosenthal Boulevard and west of Rosenthal Way.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped farm land
CONTEXT		
North	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped farm land
East	<ul style="list-style-type: none"> (AP) Public Park 	<ul style="list-style-type: none"> Undeveloped land
South	<ul style="list-style-type: none"> (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> Semi-detached housing
West	<ul style="list-style-type: none"> (RF5) Row Housing Zone (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped land

PLANNING ANALYSIS

The application conforms to the Rosenthal Neighbourhood Structure Plan which designates this site for low density residential and a park/school site. The proposed uses will provide a mixture of housing densities in a variety of dwelling types suitable for a range of incomes, lifestyle requirements, and housing needs. It will also provide parks and open spaces for residents in order to meet their passive and recreational needs. The proposed park rezoning area will form part of a site that is intended to contain a Public Elementary/Junior High school.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. An associated subdivision affecting land in this area is currently under review that will determine access locations to the site and servicing requirements at future stages of development

PUBLIC ENGAGEMENT

ADVANCE NOTICE August 25, 2017	<ul style="list-style-type: none">• Number of recipients: 157• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION





City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Map
- 2 Application Summary



BYLAW 17360
APPROVED
ROSENTHAL
 Neighbourhood Structure Plan
 (as amended)

- | | | | |
|---|---|--|--------------------|
|  | Low Density Residential |  | Multi-Use Corridor |
|  | Medium Density Residential |  | NSP Boundary |
|  | Community Centre / Medium Density Residential |  | Town Centre |
|  | Stormwater Management Facility |  | Road Widening |
|  | Park / School | | |
|  | Separate High School / Recreation Centre | | |
|  | 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
Bylaw(s):	18256
Location:	North of Rosenthal Boulevard and west of Rosenthal Way
Address:	7903 231 Street NW
Legal Description(s):	A portion of SW-25-52-26-4
Site Area:	Text here or N/A
Neighbourhood:	Rosenthal
Ward - Councillor:	1- Andrew Knack
Notified Community Organizations):	Lewis Estates Community League, Secord Community League, West Edmonton Communities Council Area Council
Applicant:	IBI Group Inc.

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(RMD) Residential Mixed Dwelling Zone, (RPL) Planned Lot Residential Zone, (AP) Public Parks Zone
Plan(s) in Effect:	Rosenthal NSP, Lewis Farms ASP
Historic Status:	None

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