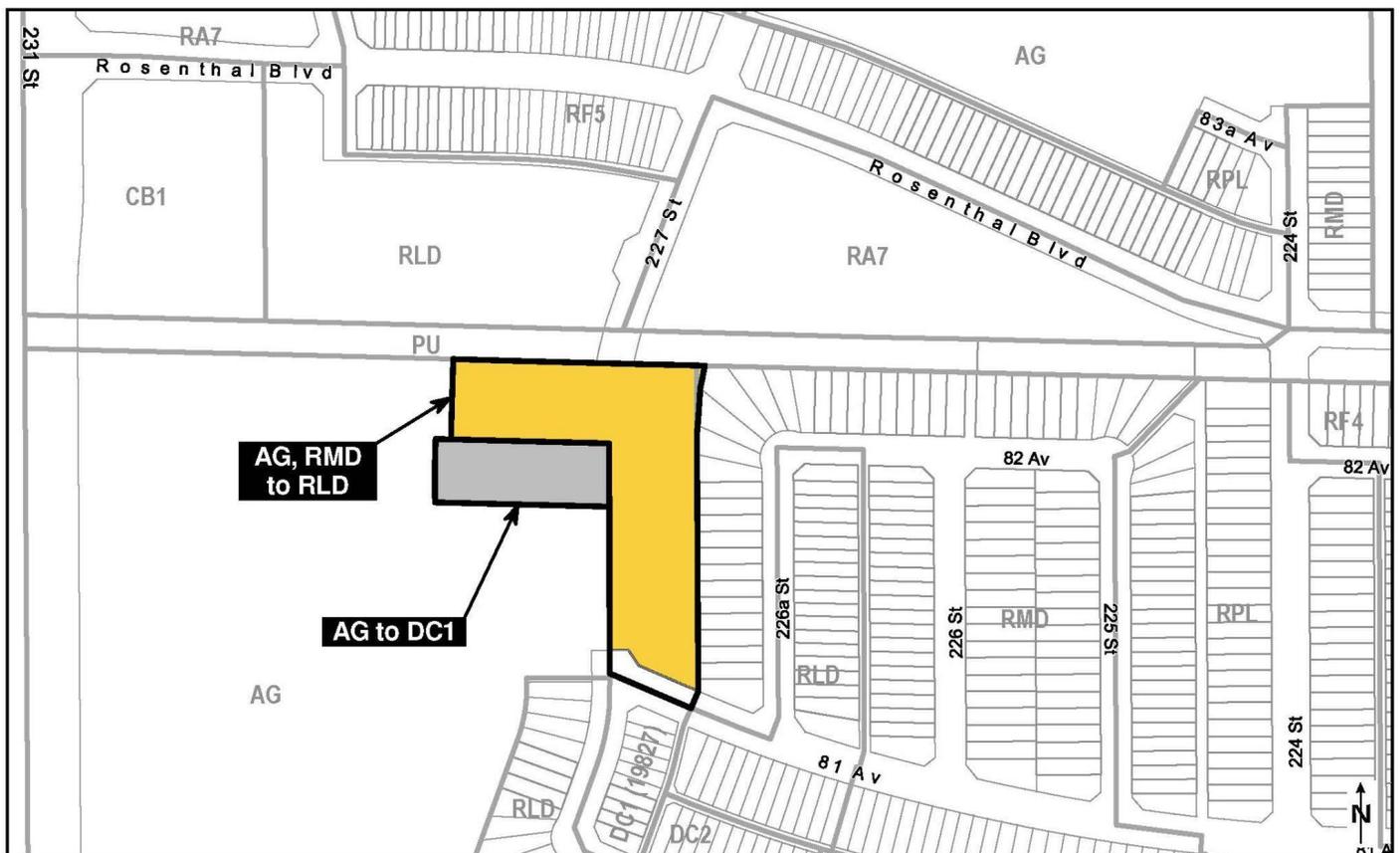


7903 - 231 Street NW

To allow for a range of low density residential housing including dwellings with decreased site depth, increased site coverage, and increased height.



Recommendation: That Charter Bylaw 20093 to amend the Zoning Bylaw from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone and (DC1) Direct Development Control Provision **APPROVED**.

Administration **SUPPORTS** this application because it:

- will be compatible with existing and planned surrounding land uses;
- conforms to the *Rosenthal Neighbourhood Structure Plan* by allowing for a mixture of housing types.

Application Summary

Charter Bylaw 20093 will amend the Zoning Bylaw as from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone and (DC1) Direct Development Control Provision. The proposed RLD Zone would allow for the development of a range of low density housing. The proposed DC1 Zone will allow for the development of low density residential housing with decreased site depth, increased site coverage, reduced rear yard setback, and increases to the maximum height. This proposal conforms with the *Rosenthal Neighbourhood Structure Plan* and *City Plan*.

This application was accepted on January 5, 2022, from IBI Group Inc. on behalf of Winterburn Developments Inc..

The proposed rezoning area is in the West Henday District Planning Area. The proposed rezoning aligns with City Plan by accommodating future growth to a population threshold of 1.25 million 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 change is compatible with surrounding land uses; and the proposal conforms to the City Plan and planning policies.

The Basic Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website; and
- An Advance Notice postcard was sent to the affected Community Leagues and surrounding property owners within a 60 meter radius. Further details of the Advance Notice and website are below.

Advance Notice, February 24, 2022

- Number of recipients: 160
- Number of responses with concerns: 0

Webpage

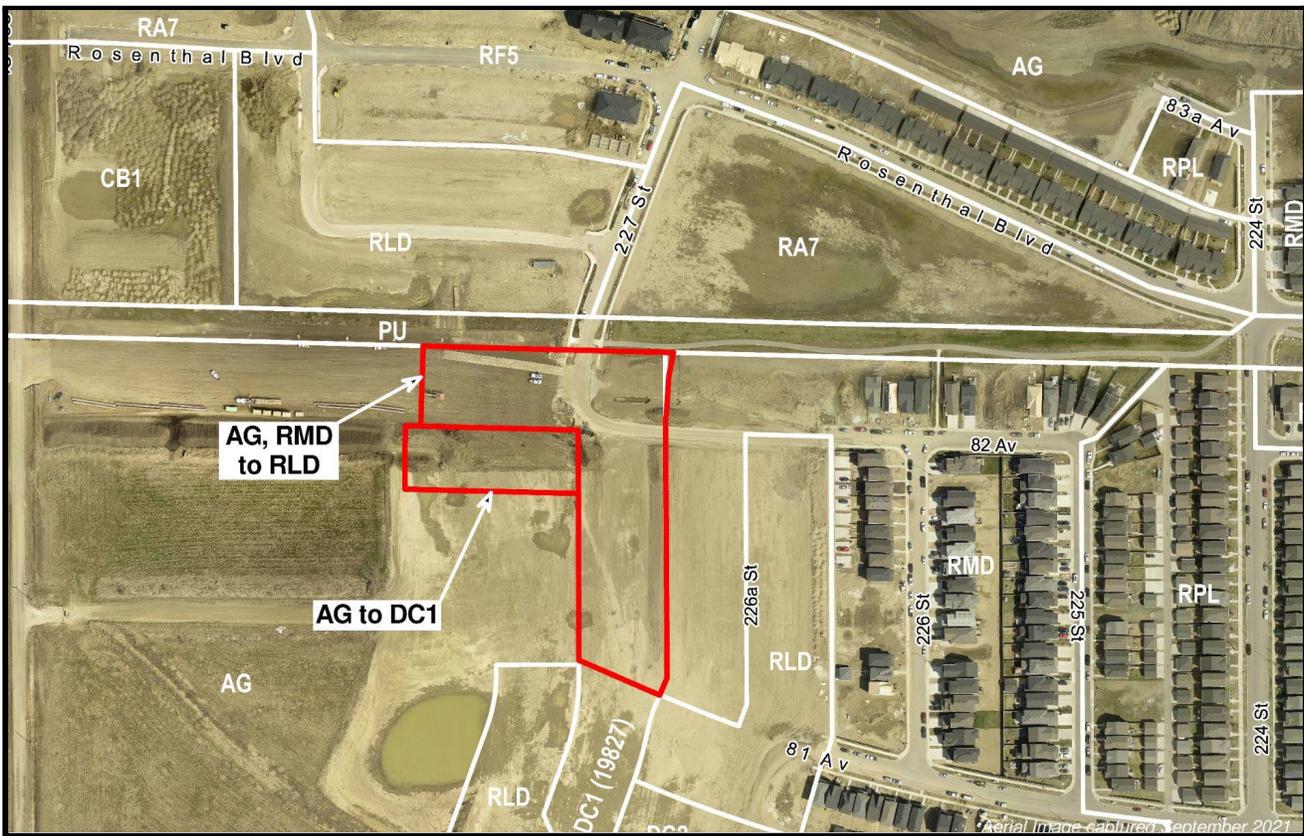
- edmonton.ca/rosenthalplanningapplications

Common comments heard throughout the various methods include:

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

Site and Surrounding Area

The subject site is located north of 81 Avenue NW and west of 226a Street NW in the southwest portion of the Rosenthal neighbourhood. The site is currently undeveloped and is primarily surrounded by other undeveloped land that is intended for low density residential uses. Abutting the site to the south is DC1.19827, which has similar development rights to those proposed in this application. Directly to the north of the site is a (PU) Public Utility Zoned multi-use corridor lot which transects the neighborhood. Across this multi-use corridor to the north is an (RA7) Low Rise Apartment to the east and a (CB1) Low Intensity Business Zone site to the west.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone (RMD) Residential Mixed Dwelling Zone	Vacant lot Vacant lot
CONTEXT		
North	(PU) Public Utility	Utility Right-of-way
East	(RMD) Residential Mixed Dwelling Zone	Single Detached Housing
South	(AG) Agricultural Zone (RLD) Residential Low Density Zone (DC1) Direct Development Control Provision	Vacant lot Vacant lot Vacant lot
West	(AG) Agricultural Zone	Vacant lot

Planning Analysis

Land Use Compatibility

The application proposes to rezone the subject site from (AG) Agricultural Zone and (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone and (DC1) Direct Development Control Provision.

The RLD Zone allows for a range of low-density housing and lot sizes to accommodate a mix of low density housing types. This zone is typically used in new and developing neighbourhoods and provides flexibility in the form of various lot sizes and configurations including zero lot line development. As the site is primarily surrounded by low density residential uses which are currently under various stages of development, the proposed RLD Zone will be compatible with the existing and future surrounding development.

The proposed DC1 Provision is comparable to the RLD Zone and will allow for development of single detached dwellings, however; with decreased site depth, increased site coverage, reduced rear yard setback, and increases to the maximum height. This will allow for the development of single detached housing which is proportionally larger to the standard residential development, as well as allow for development of garages with rear attached garages.

The built form allowed in the proposed DC1 Provision is comparable to that of DC1.19827 which was approved at the August 31, 2021 City Council Public Hearing (see Zoning Comparison Summary table below). While these are comparable, it should be noted that the proposed DC2 Provision allows for a reduced side depth. The height, scale, and uses allowed by the DC1 provision will be compatible with the surrounding zones and future surrounding development.

RLD & DC1 COMPARISON SUMMARY

	RLD	Comparable DC1 Charter Bylaw 19827	DC1 Proposed
Principal Building	Single Detached Semi-detached Duplex Housing	Single Detached (with rear attached garage) Semi-detached	Single Detached (with rear attached garage) Semi-detached
Maximum Height	10.0 m	12.0 m	12.0 m
Front Setback Range	min 3.0 m	min 4.0 m	min 4.0 m
Minimum Interior Side Setback	ranges 0 m to min 1.2 m	ranges from 0 m to 2.4 m	ranges from 0 m to 2.4 m
Minimum Flanking Side Setback	min 2.4 m	min 2.4 m	min 2.4 m
Minimum Rear Setback (Lane)	min 7.5 m (4.5 m on a corner site)	min 1.2 m	min 1.2 m

Maximum Site Coverage	ranges from 35% to 55%	ranges from 52% to 55%	ranges from 52% to 55%
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Plans in Effect

The subject site is within the Rosenthal NSP which designates the area for Low Density Residential. The proposal conforms with the intent of the NSP.

The proposed rezoning aligns with *the City Plan* by accommodating future growth toward a population threshold of 1.25 million within Edmonton’s existing boundaries.

Technical Review

Transportation

Administration supports the application and provides the following comments:

Administration recently reviewed a Transportation Impact Assessment (TIA) for an application in Secord. The analysis showed that the intersection of 215 Street and 92 Avenue will approach its capacity in the next several years as a result of the area’s cumulative growth. These congested conditions are generally applicable to the 215 Street corridor between Whitemud Drive and Stony Plain Road, and Webber Greens Drive east of 215 Street.

215 Street is a planned six-lane corridor, however only two lanes (with additional turning lanes at key intersections) are currently constructed. Widening of the roadway is a City obligation per the Arterial Roads for Development Bylaw 14380. At this time, funding has not been allocated for the upgrade of this roadway to four lanes. Roadway upgrades are anticipated to be discussed through the upcoming Budget process later in 2022.

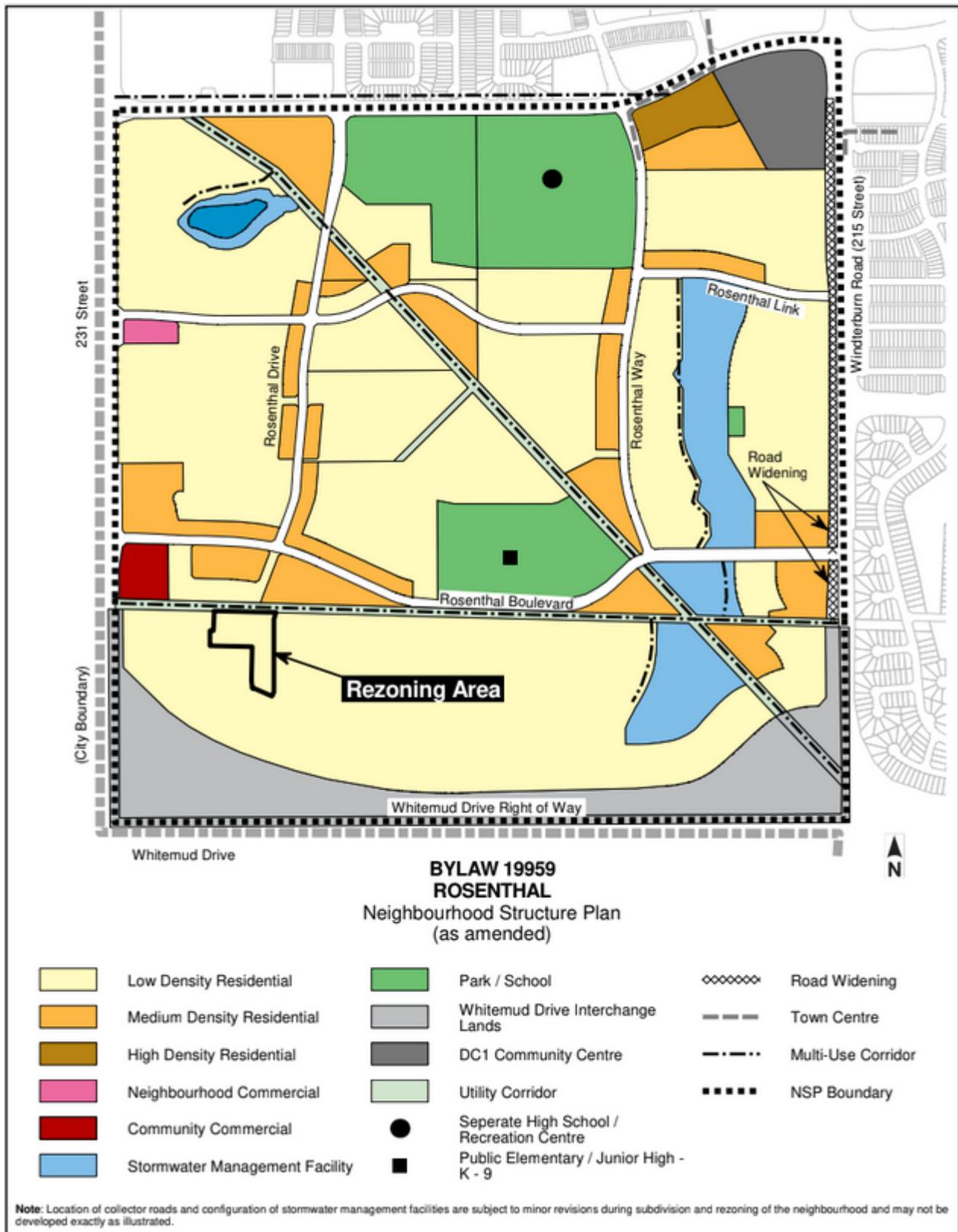
Arterial roadway construction in the Lewis Farms area has been conditioned as part of nearby subdivisions and is underway. This construction includes the first two urbanized lanes of 231 Street from Rosenthal Boulevard to Whitemud Drive. Improvements to Whitemud Drive between 215 Street and 231 Street are anticipated to begin in 2023.

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

Appendices

- 1 Context Map
- 2 Application Summary

Context Map



Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20093
Location:	North of 81 Avenue NW and west of 226a Street NW
Address:	7903 - 231 Street NW
Legal Description:	A portion of SW-25-52-26-4
Site Area:	1.49 ha
Neighbourhood:	Rosenthal
Ward:	Kakota Isga
Notified Community Organizations:	Edmonton Rosenthal Community League Secord Community League
Applicant:	IBI Group Inc.

Planning Framework

Current Zone:	(AG) Agricultural Zone (RMD) Residential Mixed Dwelling Zone
Proposed Zone(s):	(RLD) Residential Low Density Zone & (DC1) Direct Development Control Provision
Plan(s) in Effect:	Lewis Farms Area Structure Plan (ASP) & Rosenthal Neighbourhood Structure Plan (NSP)
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Luke Cormier

Tim Ford

Development Services

Planning Coordination