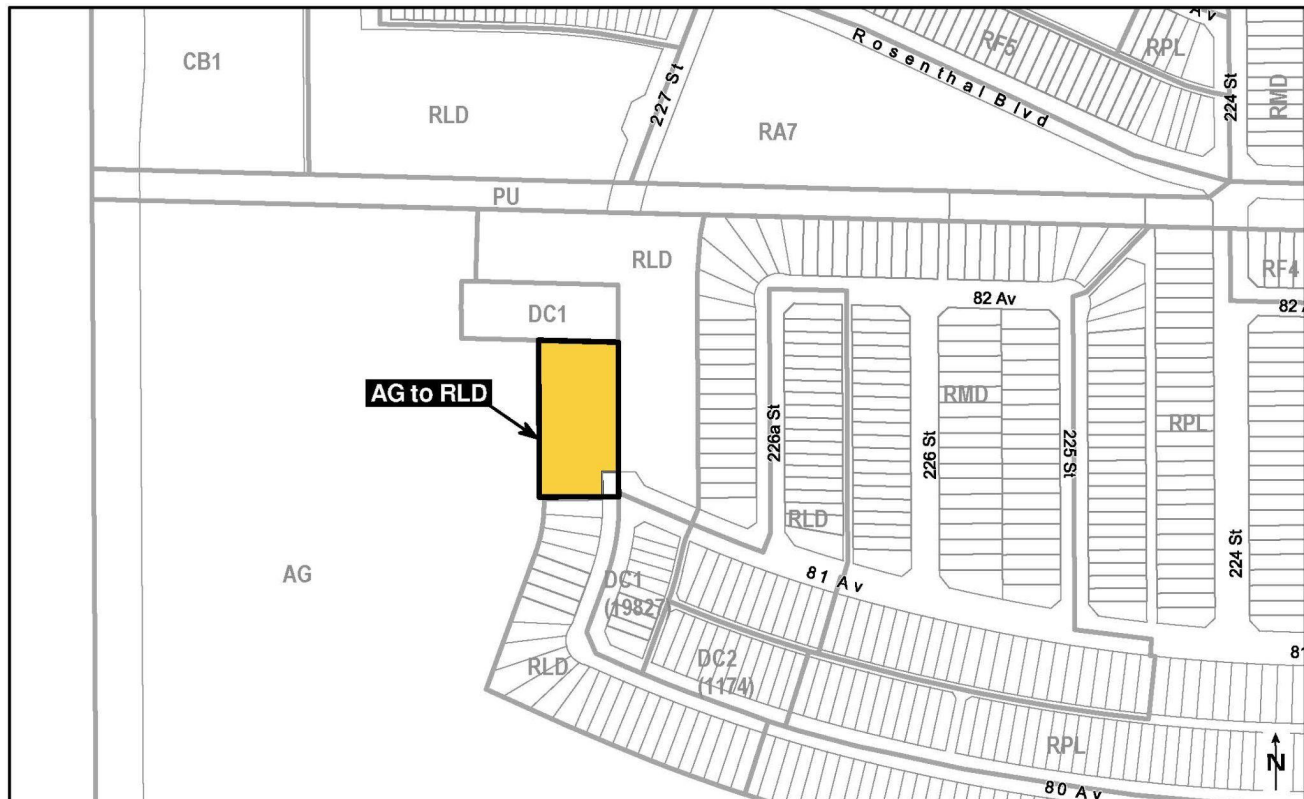


7903 - 231 Street NW

To allow for low density residential development.



Recommendation: That Charter Bylaw 20182 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will facilitate the orderly development of the neighbourhood;
- is compatible with the planned land uses; and
- conforms to the Rosenthal Neighbourhood Structure Plan.

Application Summary

CHARTER BYLAW 20182 will amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone. The proposed RLD Zone would allow a range of low-density housing and lot sizes to accommodate a mix of low density housing types. This proposal conforms with the Rosenthal Neighbourhood Structure Plan (NSP) and the City Plan.

This application was accepted on April 25, 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 the 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, April 27, 2022

- Number of recipients: 180
- Number of responses with concerns: 0

Webpage

- edmonton.ca/rosenthalplanningapplications

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 and east is RLD zoning. Directly to the north of the site is (DC1) Direct Development Control Provision which allows for Multi-unit housing in the form of row housing which will be developed on individual shallow lots and will provide for an appropriate transition. West of the site is (AG) Agricultural zoning which is intended for low density residential uses as prescribed in the Rosenthal NSP.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(DC1) Direct Development Control Provision	Undeveloped
East	(RLD) Residential Low Density Zone	Undeveloped
South	(RLD) Residential Low Density Zone	Undeveloped

West	(AG) Agricultural Zone	Undeveloped
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Planning Analysis

Plans in Effect

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

The City Plan

The proposed rezoning area 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

Transportation

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.

Transit

ETS currently provides local bus service near the site on Rosenthal Boulevard. Due to the incomplete road network in the area, buses turn around in a temporary transit turnaround located on Rosenthal Drive.

Bus service in Rosenthal previously operated during “peak” time periods only, but recent implementation of the ETS bus network redesign upgraded service to include “off-peak” time periods as well.

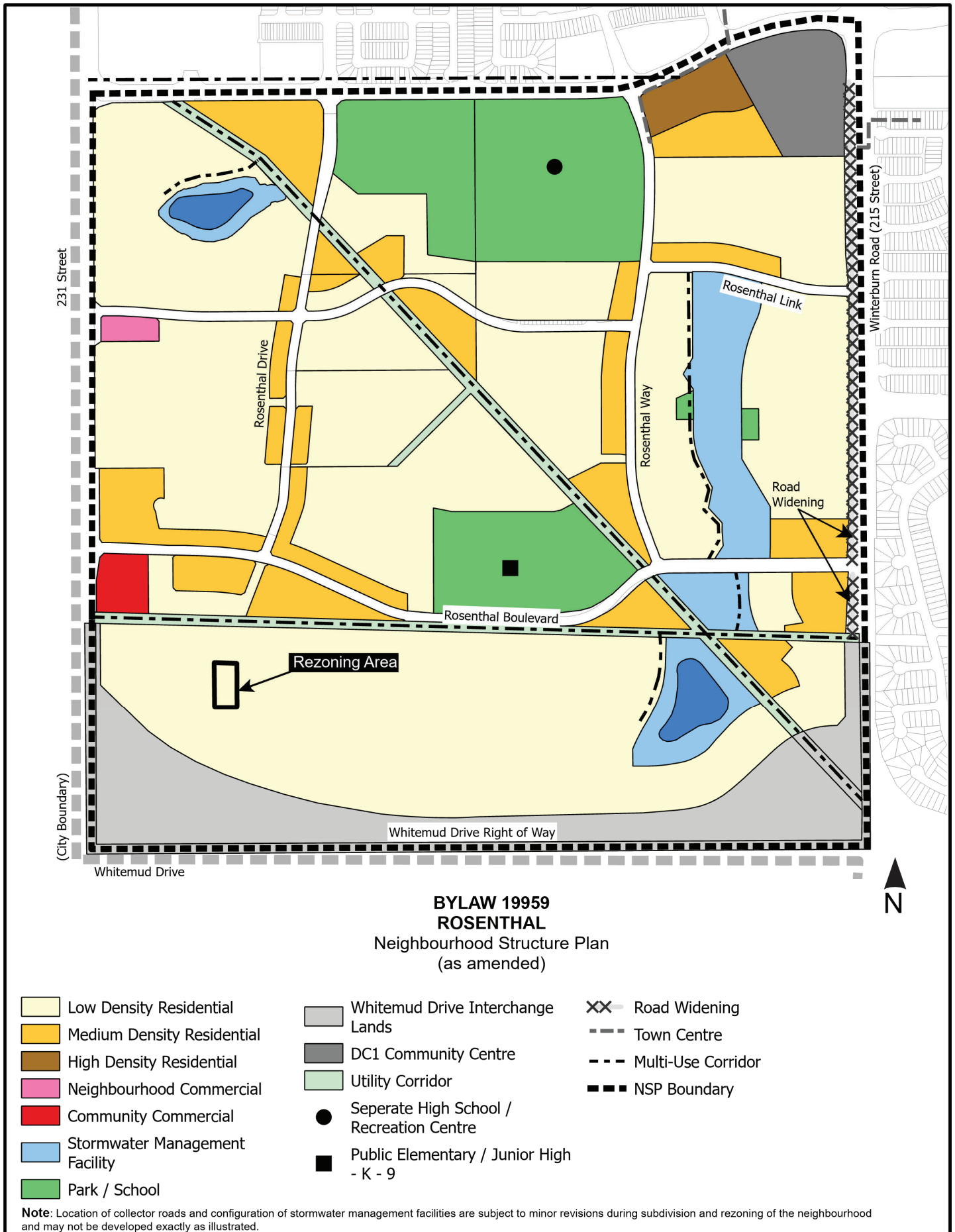
Drainage

Sanitary and stormwater servicing connection for this site will be from the sewers on Rosenthal Drive and were constructed as part of Rosenthal Stage 29 in accordance with the approved Neighbourhood Design Report for the area.

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

Appendices

- 1 Context Map
- 2 Application Summary



Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20182
Location:	North of 81 Avenue NW and west of 227 Street NW
Address:	7903 - 231 Street NW
Legal Description:	A Portion of SW-25-52-26-4
Site Area:	0.43 ha
Neighbourhood:	Rosenthal
Ward:	Nakota Isga
Notified Community Organization(s):	Secord Community League Rosenthal Community League
Applicant:	IBI Group Inc.

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Lewis Farms Area Structure Plan Rosenthal Neighbourhood Structure Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Luke Cormier

Tim Ford

Development Services

Planning Coordination