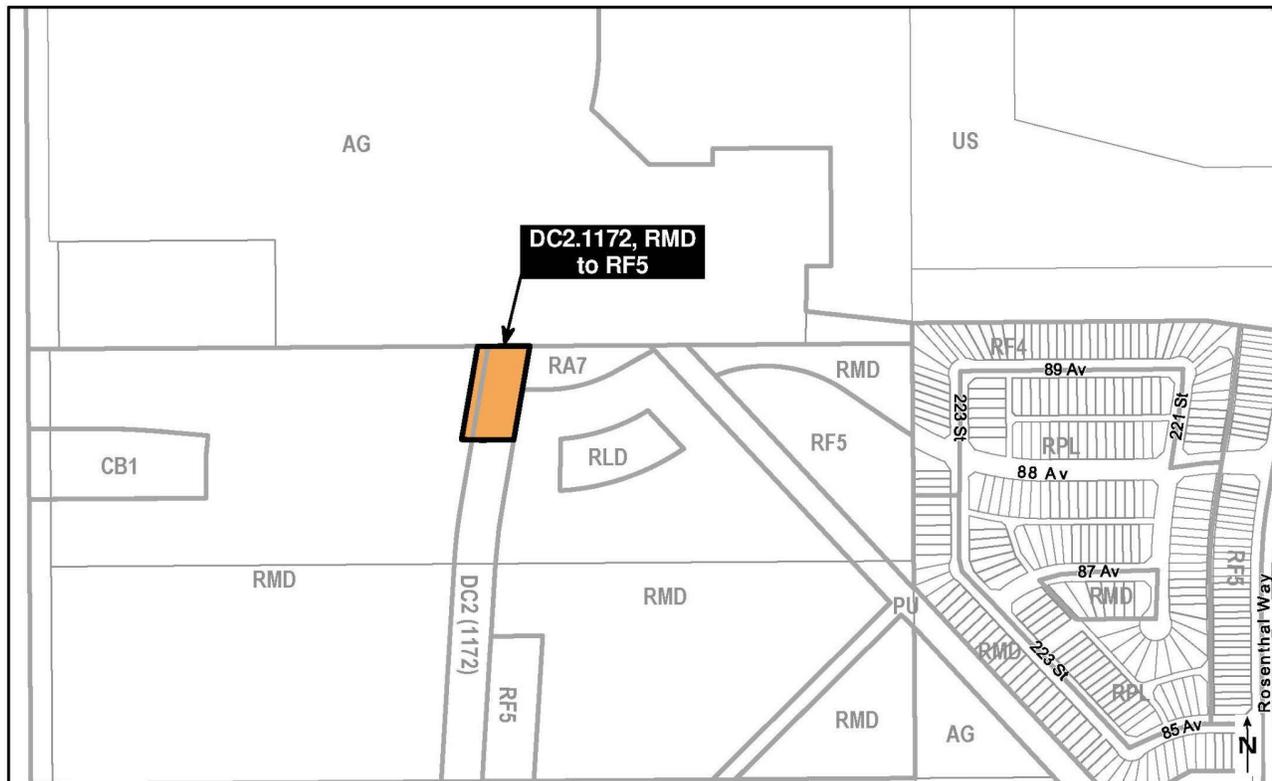


8915 - 231 Street NW

To allow for medium density residential housing.



Recommendation: That Charter Bylaw 20180 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone and (DC2.1172) Site Specific Development Control Provision to (RF5) Row Housing Zone be **APPROVED**.

Administration **SUPPORTS** this application because it will:

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

Application Summary

CHARTER BYLAW 20180 will amend the Zoning Bylaw, as it applies to the subject site, from (RMD) Residential Mixed Dwelling Zone and (DC2) Site Specific Development Control Provision to (RF5) Row Housing Zone to allow for medium density residential housing in conformance with the *Rosenthal Neighbourhood Structure Plan* (NSP).

This application was accepted on March 24, 2022, from Stantec Consulting Inc. on behalf of Rosenthal Developments LTD..

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 people 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 28, 2022

- Number of recipients: 51
- Number of responses with concerns: 0

Webpage

- edmonton.ca/rosenthalplanningapplications

Common comments heard throughout the various methods include:

At the time this report was written, no formal feedback or position was received from the Rosenthal Community League.

Site and Surrounding Area

The subject site is located south of 92 Avenue NW and west of 231 Street NW in the west central portion of the Rosenthal neighbourhood. The site is currently undeveloped and primarily surrounded by

undeveloped land intended for various residential and commercial development, contributing to a complete neighbourhood. Abutting the site to the south is DC2.1172, which has similar development rights to those proposed in this application, but with taller heights and increased site coverage. East of the site is an undeveloped (RA7) Low Rise Apartment Zone lot, which will provide an appropriate transition to the planned RF5 site.



Aerial view of application area

| | EXISTING ZONING | CURRENT USE |
|---------------------|--|---------------------------------------|
| SUBJECT SITE | (RMD) Residential Mixed Dwelling Zone (DC2) Site Specific Development Control Provision | Undeveloped Undeveloped |
| CONTEXT | | |
| North | (AG) Agricultural Zone | Single Detached Houses & Outbuildings |
| East | (RA7) Low Rise Apartment Zone (RMD) Residential Mixed Dwelling Zone | Undeveloped Undeveloped |
| South | (DC2.1172) Site Specific Development Control Provision | Undeveloped |
| West | (RMD) Residential Mixed Dwelling Zone | Undeveloped` |

Planning Analysis

Land Use Compatibility

The application proposes to rezone the subject site from (RMD) Residential Mixed Dwelling Zone and (DC2.1172) Site Specific Development Control Provision to (RF5) Row Housing Zone.

The RF5 Zone is the City’s standard row housing zone used in new and developing neighborhoods and allows for ground oriented Multi-unit housing in the form of row housing with a maximum height of 10 metres in height. This zone will create an appropriate transition from the future collector roadway directly to the east and the low density residential on the interior of the neighborhood to the west.

The site is appropriately located at the corner of two future collector roadways, providing a connection to a site zoned for commercial uses to the west, in keeping with the NSP connectivity and pedestrian linkages policy.

The uses of the RF5 Zone are comparable to the current DC2 Provision and RMD Zone. The RF5 Zone development regulations reduced the height, side setbacks and site coverage in comparison to the DC2 Provision.

RMD, DC2.1172 & RF5 COMPARISON SUMMARY

| | RMD <i>Current</i> | DC2.1172 <i>Current</i> | RF5 <i>Proposed</i> |
|--------------------------------------|--|---|--|
| Principal Building | Single Detached Semi-detached Duplex Housing | Multi-unit Housing (restricted to row housing) | Multi-unit Housing Single Detached Semi-detached |
| Maximum Height | 10.0 m | 14.0 m | 10.0 m |
| Front Setback Range | 3.0 m | 3.0 m | 3.0 m - 4.5 m |
| Minimum Interior Side Setback | 0.0 m - 1.2 m | 4.2 m | 1.2 m |

| | | | |
|--------------------------------------|-----------------------------------|-------|--------------|
| Minimum Flanking Side Setback | 2.4 m | 6.7 m | 3.0 m |
| Minimum Rear Setback (Lane) | 7.5 m (4.5 m on a corner site) | 5.5 m | 1.2m - 7.5 m |
| Maximum Site Coverage | 35% - 55% | 62% | 50% - 52% |

Plans in Effect

The subject site is within the Rosenthal Neighbourhood Structure Plan which designates the area for Medium 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

Development within this area of the Rosenthal Neighborhood will result in future upgrades to 215 Street and 231 Street to accommodate the increase in traffic as follows:

- two urbanized lanes of 231 Street NW between Whitemud Drive and Rosenthal Boulevard scheduled to be completed in 2022;
- construction of two urbanized lanes of Whitemud Drive between 215 Street NW and 231 Street NW with construction anticipated to start in 2023; and
- construction of 231 Street NW north of Rosenthal Boulevard and 92 Avenue NW between Secord Boulevard and 231 Street NW will be staged and conditioned with future subdivisions.

Transit

ETS provides bus service to nearby portions of Rosenthal and Secord, but not adjacent to the rezoning site due to the current lack of development and transit collector roads.

Bus service to Rosenthal and Secord 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.

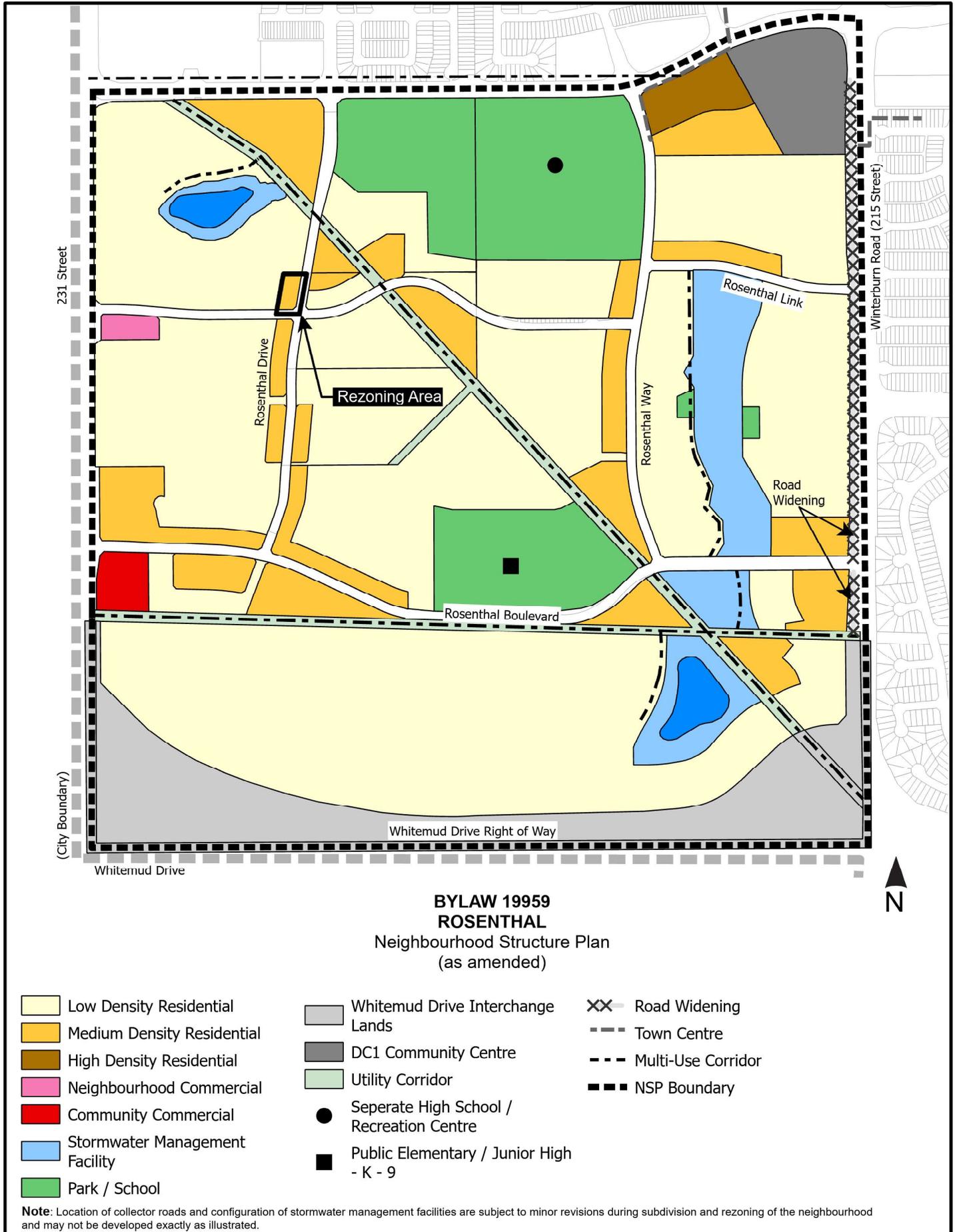
Drainage

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: | 20180 |
| Location: | South of 92 Avenue NW and east of 231 Street NW |
| Address: | 8915 - 231 Street NW |
| Legal Description: | A portion of Lot 2, Block 1, Plan 0224568 |
| Site Area: | 0.42 ha |
| Neighbourhood: | Rosenthal |
| Ward: | Nakota Isga |
| Notified Community Organization: | Rosenthal Community League |
| Applicant: | Stantec Consulting Inc. |

Planning Framework

| | |
|-------------------------|--|
| Current Zone(s): | (RMD) Residential Mixed Dwelling Zone & (DC2) Site Specific Development Control Provision |
| Proposed Zone: | (RF5) Row Housing Zone |
| Plan 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