

Bylaw 20352

A Bylaw to amend Bylaw 8733, as amended,
the Lewis Farms Area Structure Plan, through an amendment to
the Rosenthal Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on June 14, 1988, the Municipal Council of the City of Edmonton, passed Bylaw 8733, as amended, being the Lewis Farms Area Structure Plan;

WHEREAS an application was received by Administration to amend the Rosenthal Neighbourhood Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Appendix “G” to Bylaw 8733, as amended, the Rosenthal Neighbourhood Structure Plan is hereby amended as follows:
 - a. deleting the map entitled “Bylaw 19959 Rosenthal Neighbourhood Structure Plan” and replacing it with “Bylaw 20352 Amendment to Rosenthal Neighbourhood Structure Plan” attached hereto as Schedule “A”, and forming part of this Bylaw;
 - b. deleting the statistics entitled “Rosenthal Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 19959” and replacing it with “Rosenthal Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20352”, attached hereto as Schedule “B”, and forming part of this Bylaw;
 - c. deleting “Exhibit 5 – Oil Wells and Pipelines” and replacing it with “Exhibit 5 – Oil Wells and Pipelines” attached hereto as Schedule “C” and forming part of this Bylaw;
 - d. deleting “Exhibit 7 – Development Concept” and replacing it with “Exhibit 7 – Development Concept” attached hereto as Schedule “D” and forming part of this Bylaw;
 - e. deleting “Exhibit 9 – Circulation and Transit” and replacing it with “Exhibit 9 – Circulation and Transit” attached hereto as Schedule “E” and forming part of this Bylaw;

- f. deleting “Exhibit 10 – Storm Drainage” and replacing it with “Exhibit 10 – Storm Drainage” attached hereto as Schedule “F” and forming part of this Bylaw;
- g. deleting “Exhibit 11 – Sanitary Servicing” and replacing it with “Exhibit 11 – Sanitary Servicing” attached hereto as Schedule “G” and forming part of this Bylaw;
- h. deleting “Exhibit 12 – Water Servicing” and replacing it with “Exhibit 12 – Water Servicing” attached hereto as “Schedule “H” and forming part of this Bylaw; and
- i. deleting “Exhibit 13 – Staging Plan” and replacing it with “Exhibit 13 – Staging Plan” attached hereto as “Schedule “I” and forming part of this Bylaw.

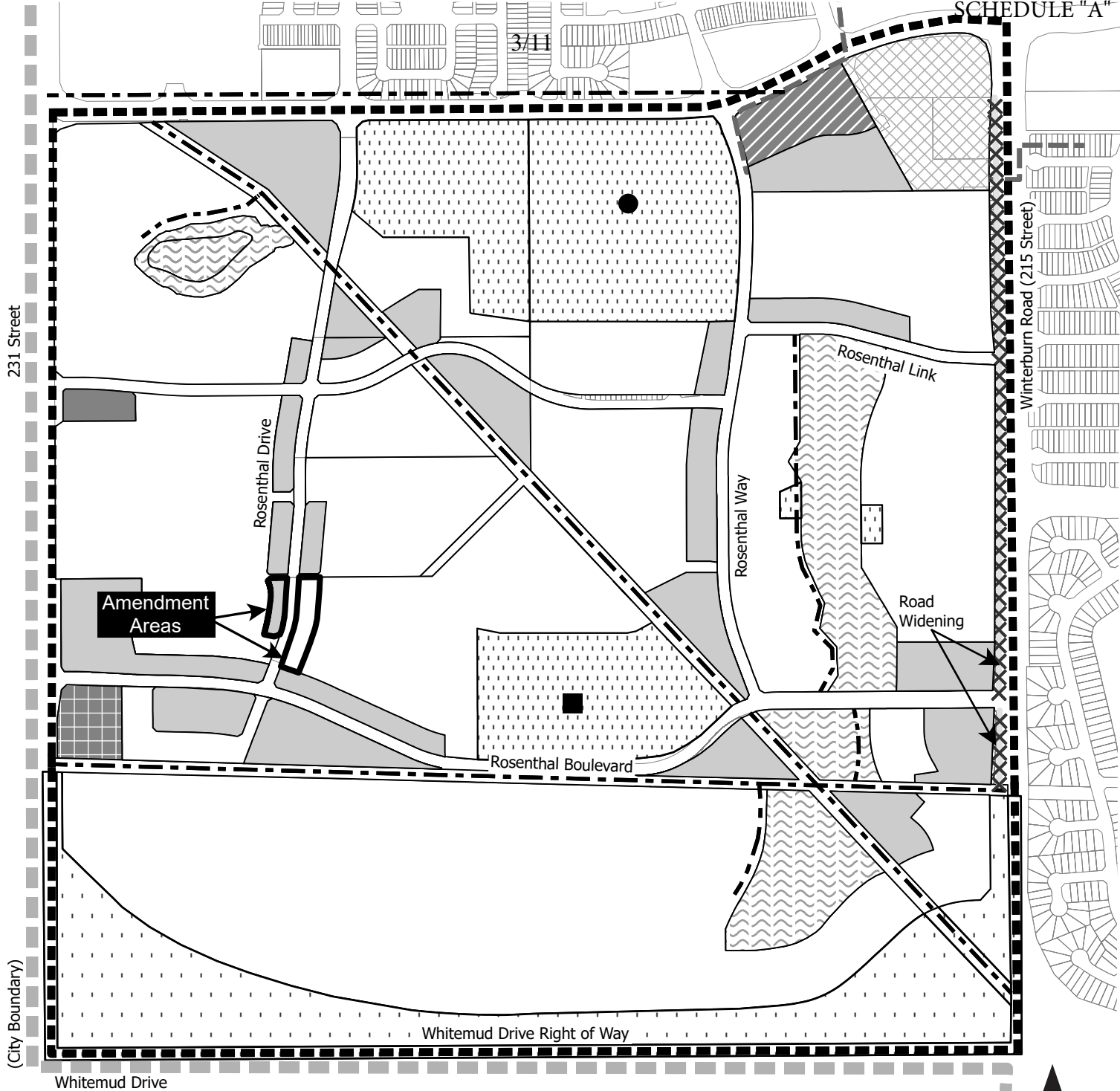
READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

3/11



231 Street

(City Boundary)

Whitemud Drive

Winteburn Road (215 Street)

Amendment Areas

Road Widening

Whitemud Drive Right of Way

**BYLAW 20352
AMENDMENT TO
ROSENTHAL**
Neighbourhood Structure Plan
(as amended)











- | | | |
|--------------------------------|--|--------------------|
| Low Density Residential | Whitemud Drive Interchange Lands | Road Widening |
| Medium Density Residential | DC1 Community Centre | Town Centre |
| High Density Residential | Utility Corridor | Multi-Use Corridor |
| Neighbourhood Commercial | Separate High School / Recreation Centre | NSP Boundary |
| Community Commercial | Public Elementary / Junior High - K - 9 | Amendment Area |
| Stormwater Management Facility | | |
| Park / School | | |

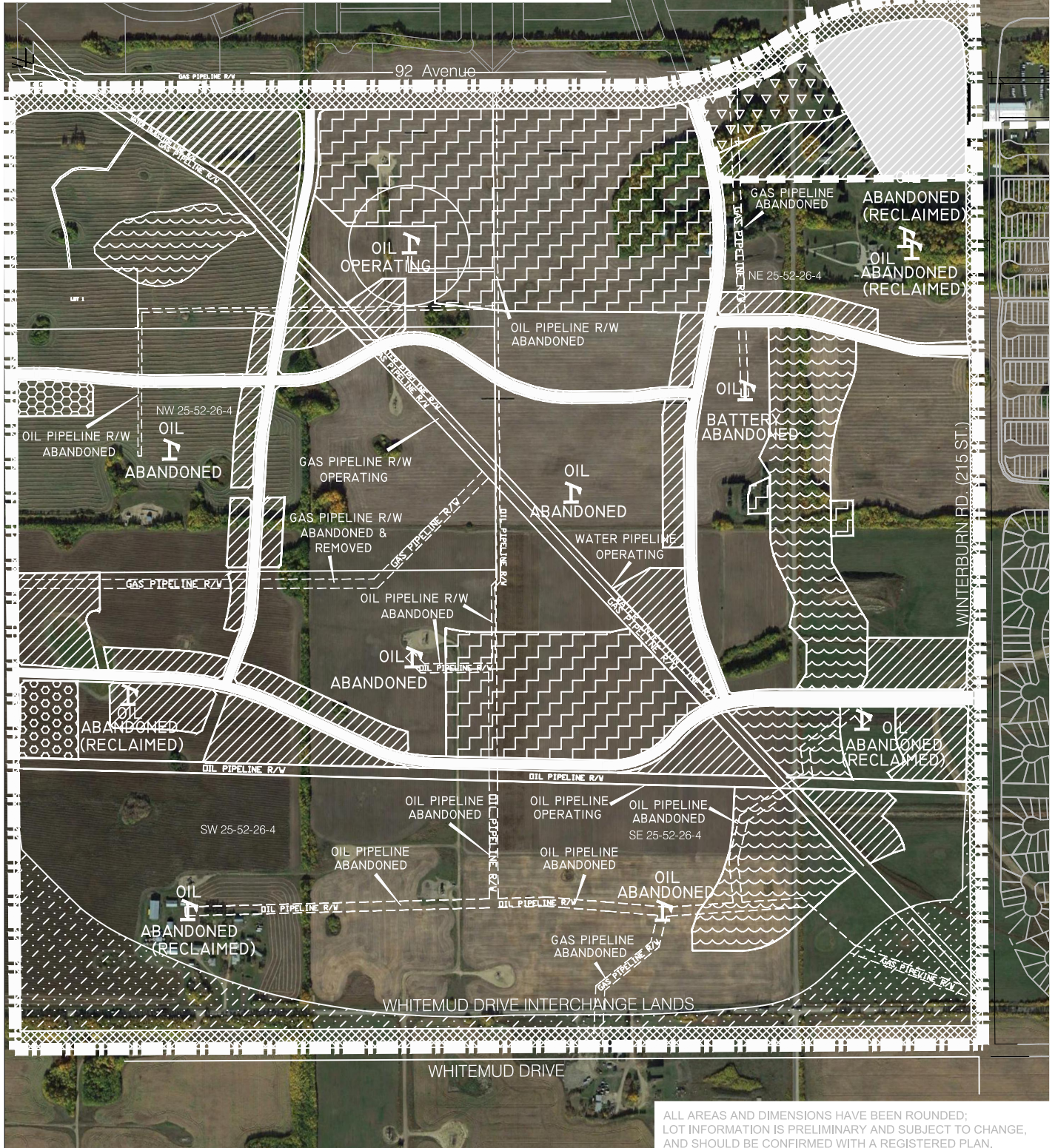
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Rosenthal Neighbourhood Structure Plan							
Land Use & Population Statistics - Bylaw 20352							
	AREA (ha)	% of GDA					
GROSS AREA	261.9	100%					
Whitemud Drive ROW	19.1	7.3%					
Arterial and Collector Roadways	6.2	2.4%					
Pipeline Rights-of-Way	8.4	3.2%					
Road Widening	4.4	1.7%					
GROSS DEVELOPABLE AREA (GDA)	223.8	100%					
Municipal Reserves							
Public Elementary/Junior High	7.9	3.5%					
District Park	19.0	8.5%					
Pocket Park	0.4	0.2%					
Neighbourhood Commercial	0.7	0.3%					
Community Commercial	1.3	0.6%					
Stormwater Management Facility	14.7	6.6%					
Circulation	33.6	15.0%					
Total Non Residential Area	77.6	34.7%					
Net Residential Area (NRA)	146.2	65.3%					
	Area (ha)	Units/ha	Units	% of Total	Pop/Units	Population	% of NRA
Low Density Residential (LDR)							
Single/Semi-Detached	118.1	25	2,952	56.3%	2.8	8,267	80.8%
Medium Density Residential (MDR)							
Row Housing/Medium Density	10.3	45	463	8.8%	2.8	1,298	7.0%
Low Rise/Medium Density	16.2	90	1,458	27.8%	1.8	2,624	11.1%
High Density Residential (HDR)							
Mid-rise/High Density	1.66	225	374	7%	1.8	672	1%
Total Residential	146.2		5,247	100%		12,861	100%
SUSTAINABILITY MEASURES							
Population Density (ppnrha)							88
Units Density (upnrha)							36
[Single/Semi-Detached]/[Low-Rise/Medium Density Units; Medium to High Rise Units]/[Mid-Rise/High Density] Unit Ratio							56% / 37% / 7%
Persons per Gross Developable Area							57
STUDENT GENERATION							
		TOTAL					
Public School Board		896					
Elementary	448						
Junior High	224						
Senior High	224						
Separate School Board		448					
Elementary	224						
Junior High	112						
Senior High	112						
Total Student Population		1,344					

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Legend

-  Well Head
-  100 Meter Setback
-  Pipeline ROW
-  Whitemud Drive Interchange Lands
-  Arterial Roadways
-  Community Centre
-  NSP Boundary
-  Subject Area for Amendment


















ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;
 LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE,
 AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

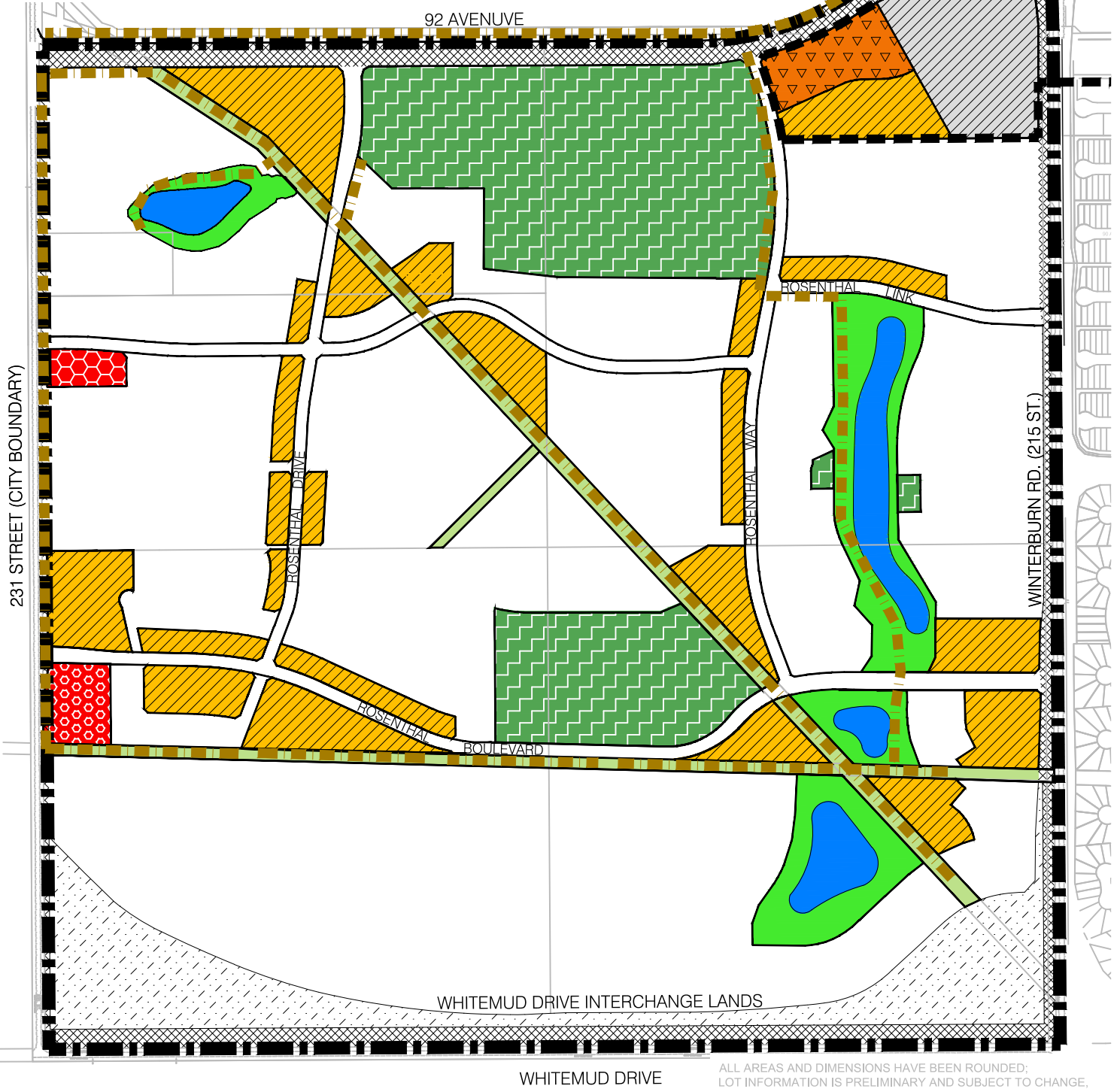
ROSENTHAL
 EXHIBIT 5 - OIL WELLS AND PIPELINES

DATE: October 28, 2022
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: SS
 SCALE: NTS
 JOB NUMBER: 123149



Legend

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighbourhood Commercial
-  Community Commercial
-  SWMF
-  Park/School Site
-  DC1 Community Centre
-  Utility Corridor
-  Whitemud Drive Interchange
-  Community Centre
-  Arterial Roadways
-  NSP Boundary
-  Collector Road
-  Multi-use Trail



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ROSENTHAL
 EXHIBIT 7 - DEVELOPMENT CONCEPT

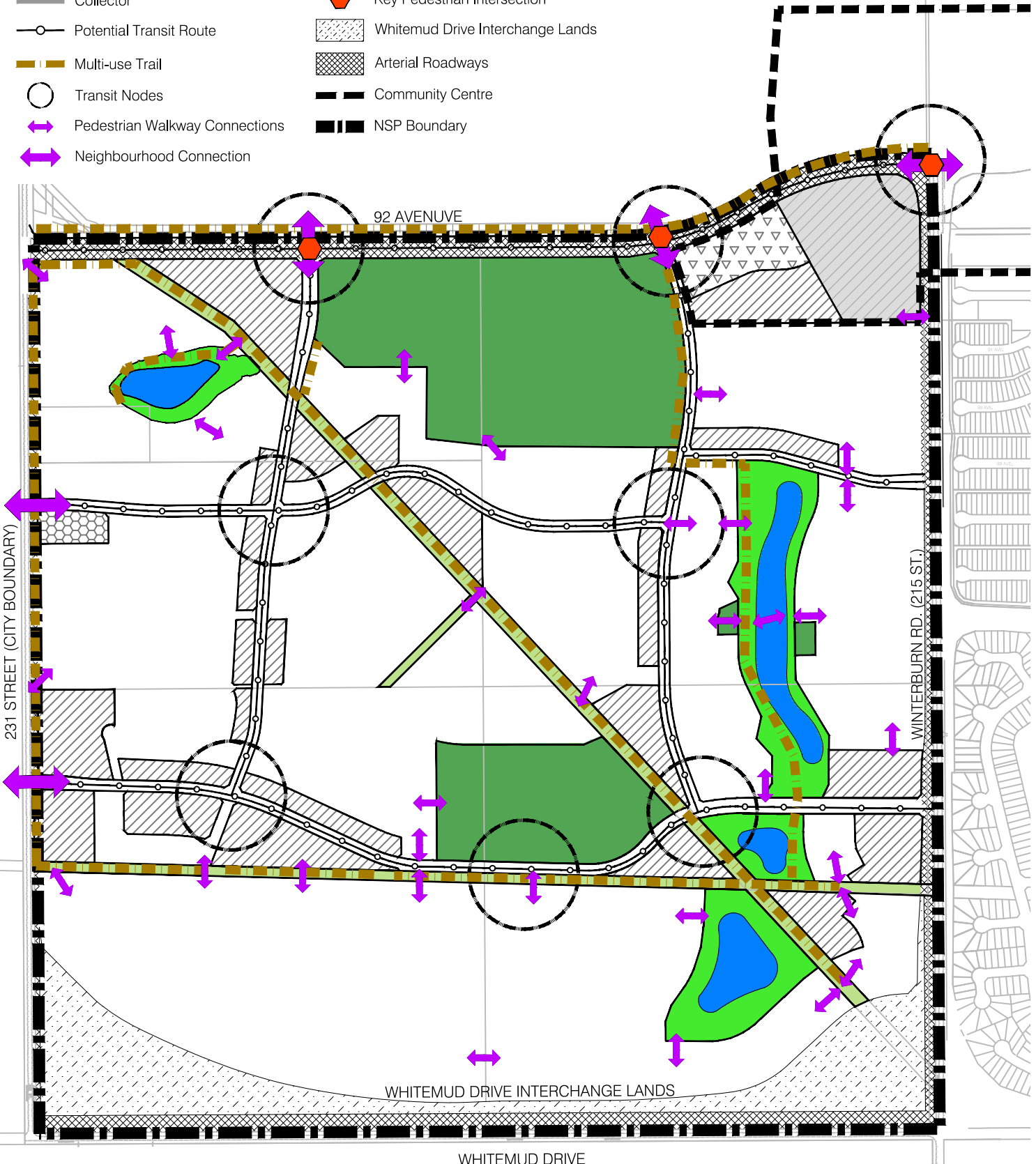
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 CHECKED BY: SS
 SCALE: NTS
 JOB NUMBER: 123149



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GAGE SPARKS

Legend

-  Collector
-  Potential Transit Route
-  Multi-use Trail
-  Transit Nodes
-  Pedestrian Walkway Connections
-  Neighbourhood Connection
-  Key Pedestrian Intersection
-  Whitemud Drive Interchange Lands
-  Arterial Roadways
-  Community Centre
-  NSP Boundary



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ROSENTHAL





EXHIBIT 9 - CIRCULATION AND TRANSIT

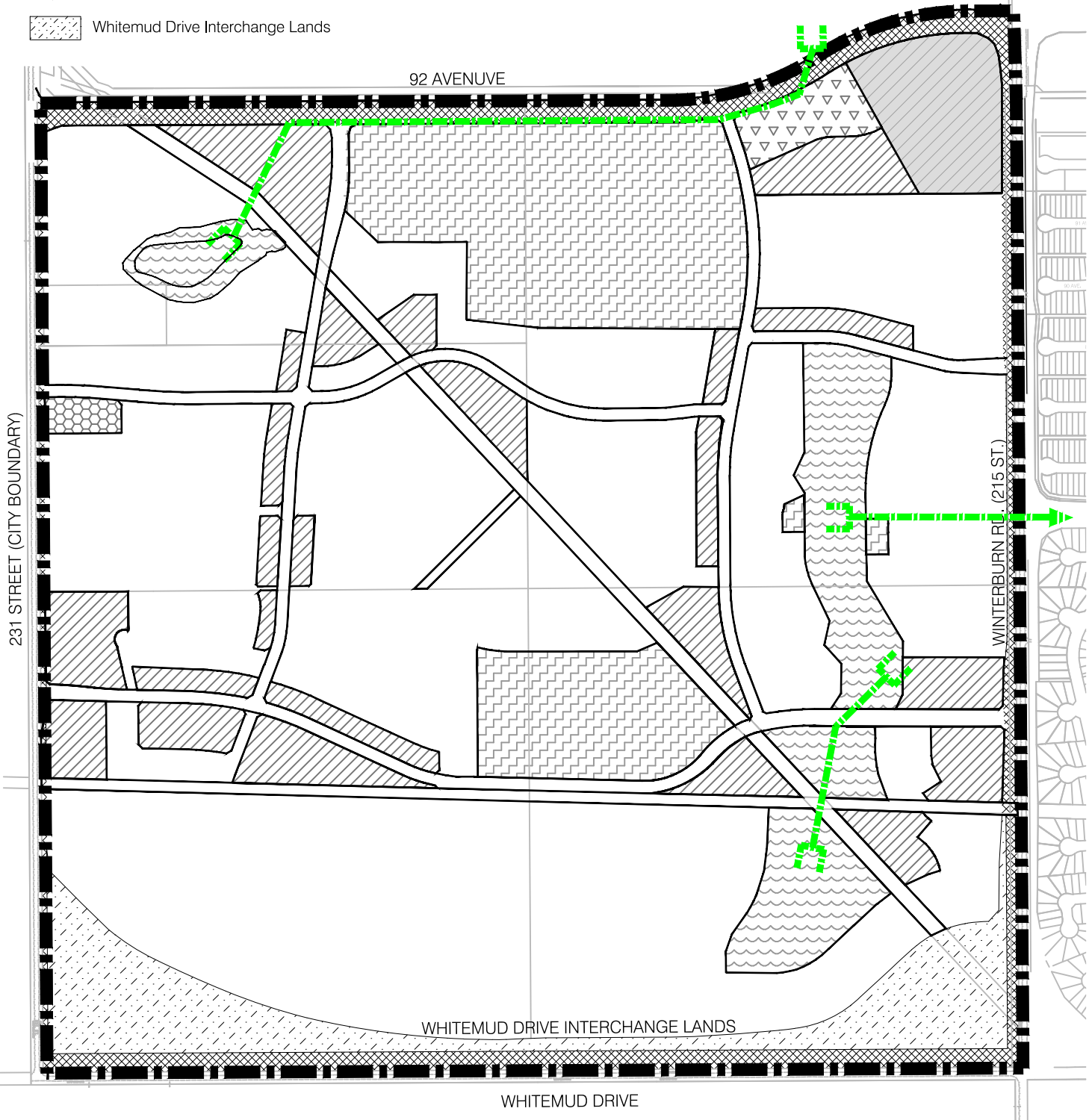
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 SCALE: NTS
 JOB NUMBER: 123149



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Friday, October 28, 2022 5:02:55 PM
GAGE SPARKS

Legend

-  Storm Sewer Interconnection
-  Arterial Roadways
-  NSP Boundary
-  Whitemud Drive Interchange Lands



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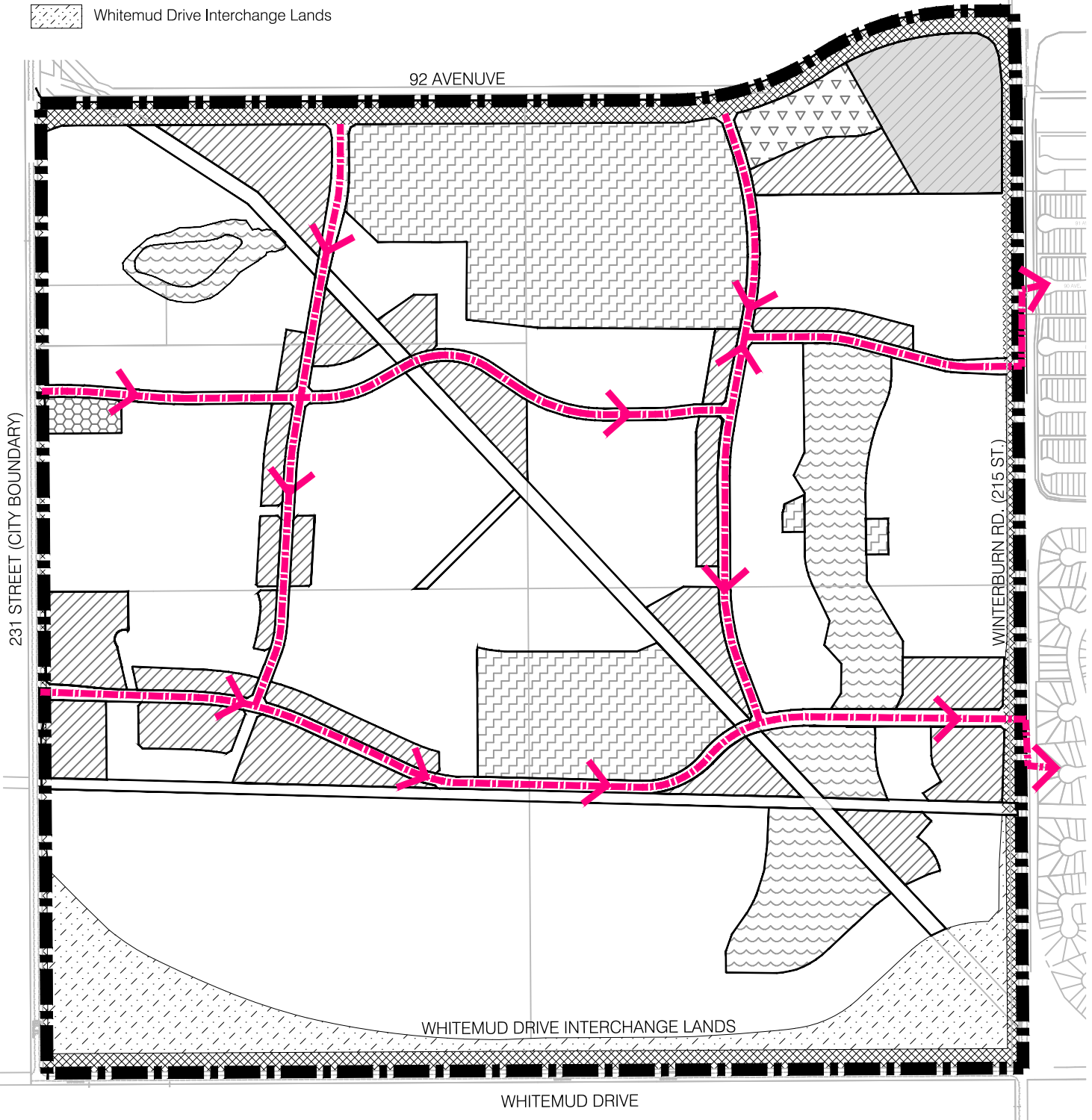
ROSENTHAL
EXHIBIT 10 - STORM DRAINAGE

DATE:	October 28, 2022
DESIGNED BY:	GS
DRAWN BY:	GS
CHECKED BY:	SS
SCALE:	NTS
JOB NUMBER:	123149



Legend

-  Sanitary Servicing
-  Arterial Roadways
-  NSP Boundary
-  Whitemud Drive Interchange Lands



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

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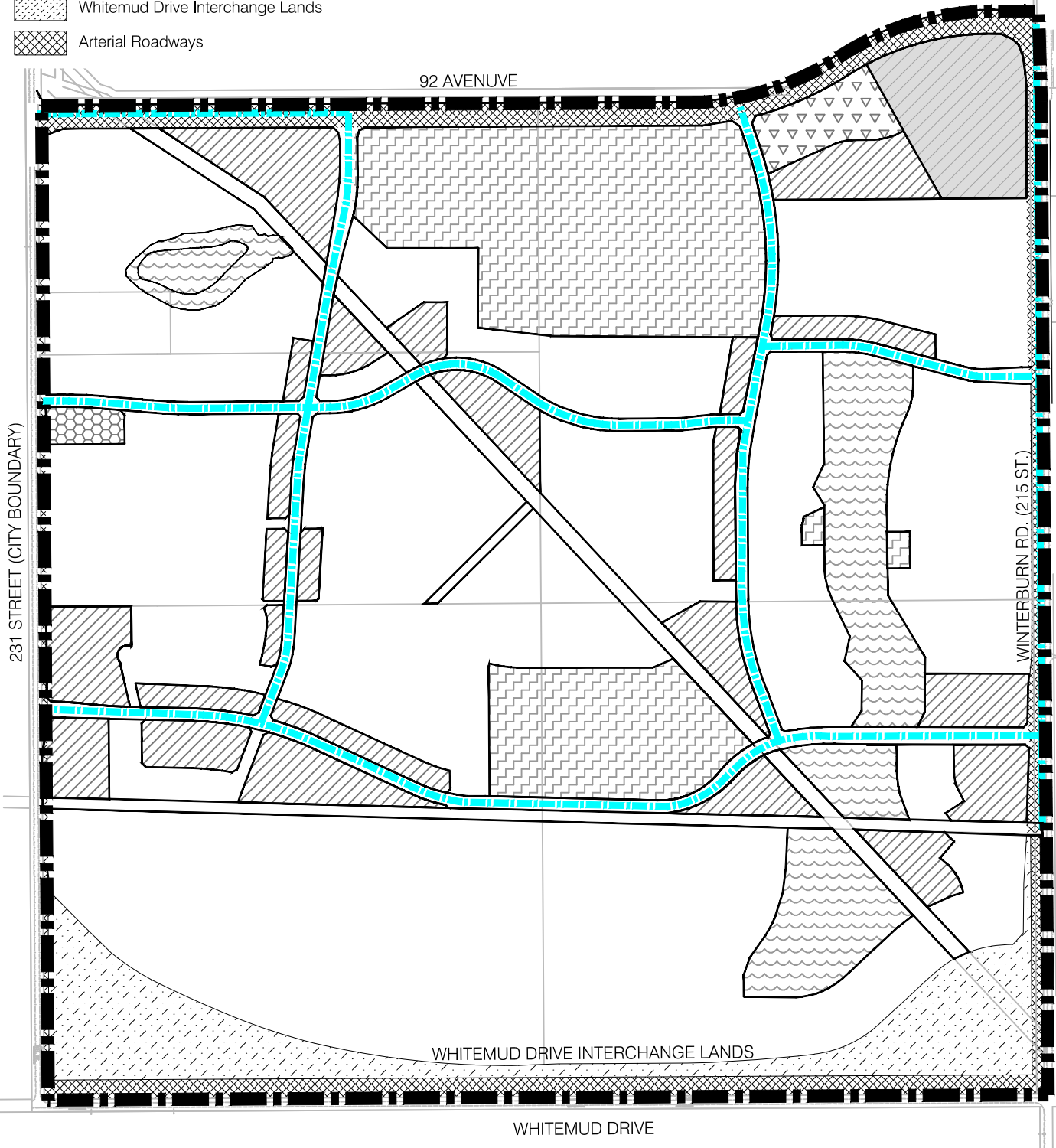
ROSENTHAL
EXHIBIT 11 - SANITARY SERVICING

DATE: October 28, 2022
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: SS
 SCALE: NTS
 JOB NUMBER: 123149



Legend

-  Water Servicing
-  NSP Boundary
-  Whitemud Drive Interchange Lands
-  Arterial Roadways



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
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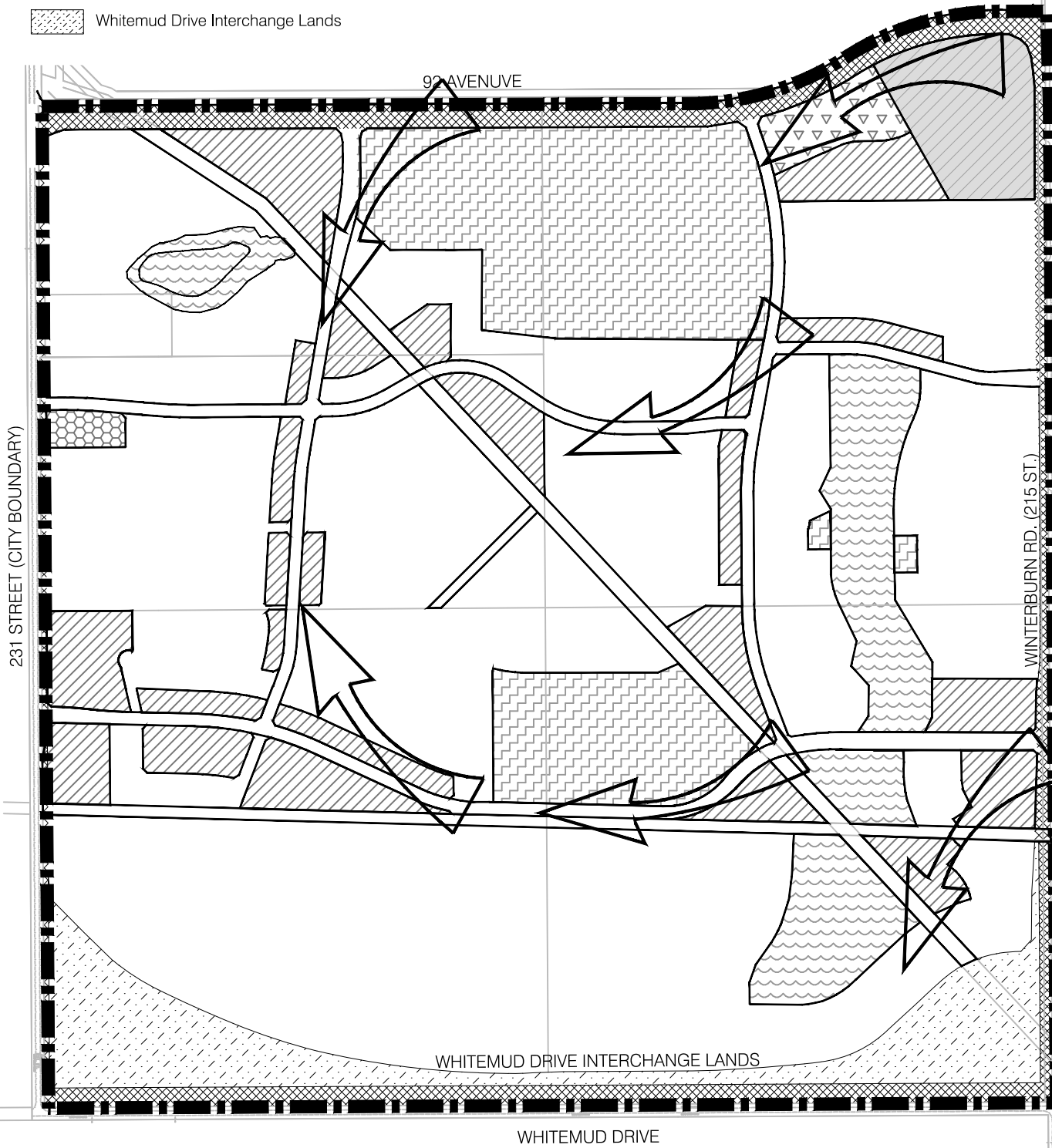
ROSENTHAL
EXHIBIT 12 - WATER SERVICING

DATE: October 28, 2022
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: SS
 SCALE: NTS
 JOB NUMBER: 123149



Legend

-  Direction of Development
-  Arterial Roadways
-  NSP Boundary
-  Whitemud Drive Interchange Lands



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ROSENTHAL
 EXHIBIT 13 - STAGING PLAN

DATE: October 28, 2022
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: SS
 SCALE: NTS
 JOB NUMBER: 123149

