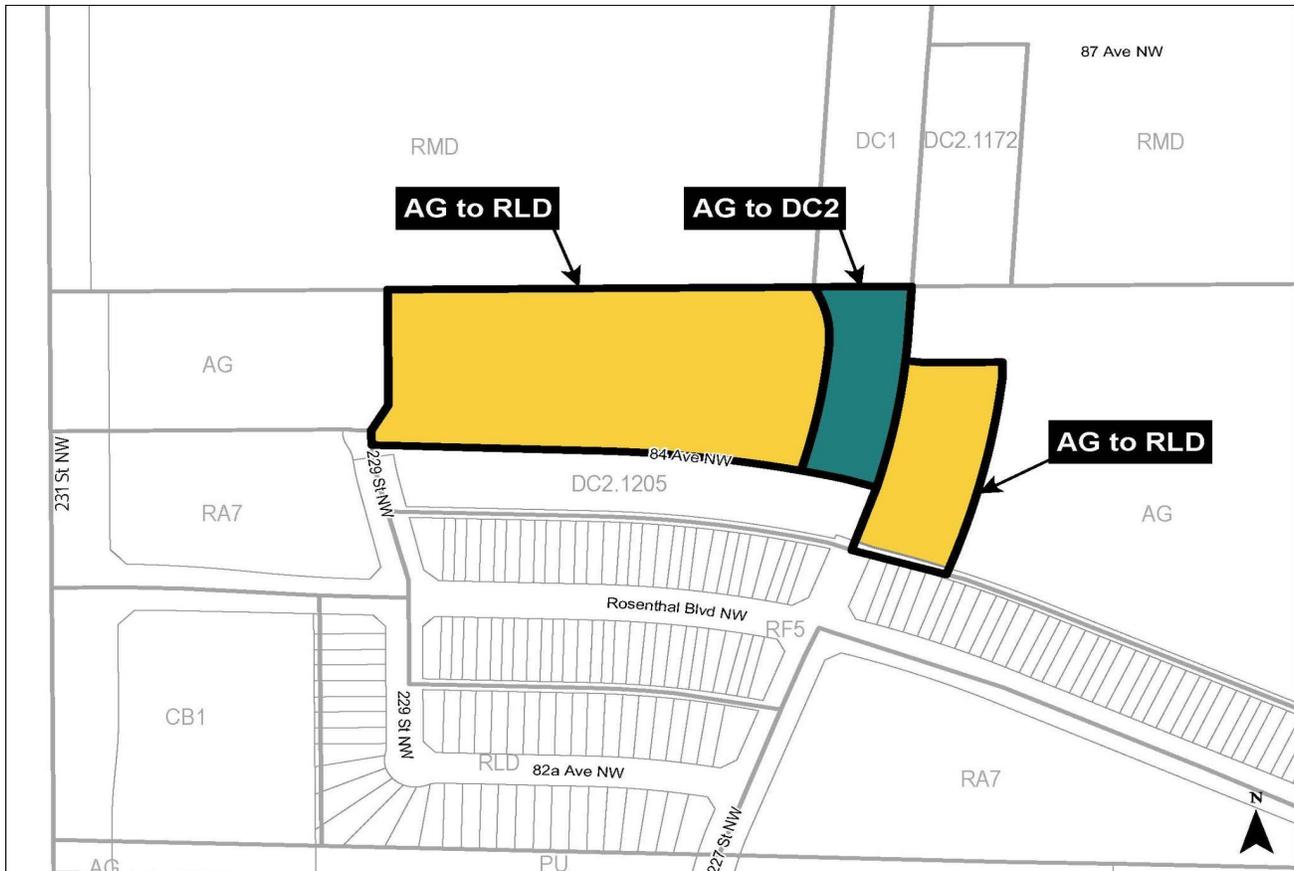


7903 - 231 Street NW

To allow for shallow lot low density residential development.



Recommendation: That Bylaw 20352 to amend the Rosenthal Neighbourhood Structure Plan (NSP) and Charter Bylaw 20353 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will be compatible with surrounding existing and planned land uses.
- Will allow for a range of housing choices.

Application Summary

- 1. BYLAW 20352** proposes to amend the Rosenthal Neighbourhood Structure Plan (NSP) by reconfiguring the location and amount of low density residential and medium density residential land uses (decrease in medium density residential area by 0.3 ha and an increase in low density residential area by 0.3 ha). The amendment also includes updates to the Land Use and Population Statistics and Development Exhibits. The overall density in the NSP area remains at 36 upnrh.
- 2. CHARTER BYLAW 20353** proposes to rezone a 1.96 ha site from (AG) Agricultural Zone to (RLD) Residential Low Density Zone and (DC2) Site Specific Development Control Provision to allow for Multi-unit housing in the form of row housing on individual shallow lots.

This application was accepted on August 18, 2022 from IBI Group Inc. on behalf of Winterburn Developments Inc.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1.25 million population 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.

The Basic Approach included the following techniques:

- Information on the application was added to the City of Edmonton's website
- Rezoning Sign
- Advance Notice postcards sent to the Secord and Rosenthal Community Leagues and within the Rosenthal Neighbourhood

Further details of the Advance Notice and website are below;

Advance Notice, September 13, 2022

- Number of recipients: 1,811
- Number of responses with concerns: 0

Webpage, September 23, 2022

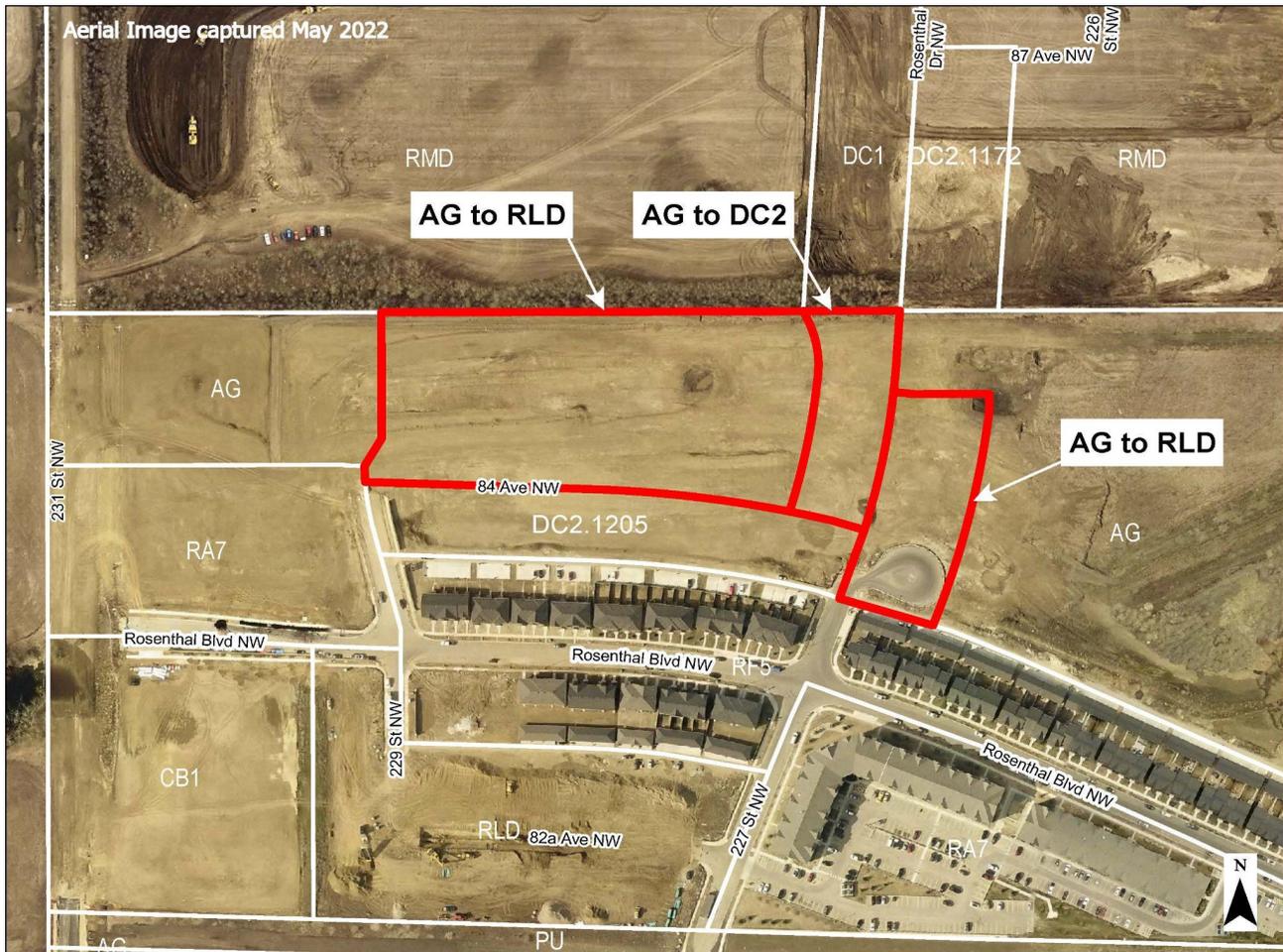
- edmonton.ca/rosenthalplanningapplications

Rezoning Sign, September 23, 2022

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

Site and Surrounding Area

The subject site is approximately 2 ha located north of Rosenthal Boulevard NW and east of 229 Street NW and is undeveloped. The Rosenthal NSP designates the surrounding area for low and medium density residential land uses. Located southeast of the subject site is a planned school / park site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant lot
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone (DC2) Site Specific Development Control Provision	Vacant lot Vacant lot
East	(AG) Agricultural Zone	Vacant lot
South	(RF5) Row Housing Zone	Row Housing

	(DC2) Site Specific Development Control Provision	Vacant lot
West	(AG) Agricultural Zone (RF6) Medium Density Multiple Family Zone (RA7) Low Rise Apartment Zone (DC2) Site Specific Development Control Provision	Vacant lot Vacant lot Vacant lot Vacant lot

Planning Analysis

The application proposes to rezone the site from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision. If approved, the proposed DC2 Zone will allow for Multi-unit housing in the form of row housing on individual shallow lots.

While lot widths smaller than 4 metres are uncommon, there have been a number of Direct Control Provisions over the past year that have been approved utilising widths smaller than 4 metres. This built form should be considered experimental in nature as it is not permitted within standard residential zones or found elsewhere within the city. As such, it is recognized that the impacts of this DC2 Provision are isolated due to the small scale of the proposal and the undeveloped residential context of this portion of the neighbourhood. As a result, Administration has supported this application on a similar basis to DC2.1205 (Charter Bylaw 20028) a previously approved DC2 that incorporates the same development regulations. With the new zoning bylaw coming forward, it is not Administration's intent to further permit this limited width. Administration has noted that the expectation for future applications of this built form would require an analysis of the completed construction prior to rezoning approval.

The table below compares the DC2 Provision with the standard RF5 Zone. The proposed DC2 Provision respects the majority of the development regulations within the existing RF5 Zone except for the additional proposed height of 13.0 m instead of 10.0 m; reduced site depth of 25.0 m instead of 30.0 reduced rear setback 5.5 m instead of 7.5 m; and additional site coverage.

RF5 & DC2 Comparison Summary

	RF5 Standard Zoning	DC2 Proposed
Principal Building	Multi-Unit Housing Single Detached Housing Semi-detached Housing	Multi-Unit Housing
Maximum Height	13.0 m	10.0 m
Minimum Site Depth	30.0 m	25.0 m
Front Setback	4.5 m	4.5 m

Minimum Interior Side Setback	1.2 m	1.2 m
Minimum Flanking Side Setback	3.0 m	2.4 m
Minimum Rear Setback	7.5 m	5.5 m
Maximum Site Coverage	50%	45% (corner) 51% (end) 61% (internal)

Plans in Effect

The rezoning area is located within the Lewis Farms Area Structure Plan (ASP) and the Rosenthal Neighbourhood Structure Plan (NSP). The proposed (RLD) Residential Low Density Zone and (DC2) Site Specific Development Control Provision conforms to the Lewis Farms ASP which designates the site for residential uses. An amendment to the Rosenthal NSP is required by updating the Land Use and Population Statistics and Development Exhibits. While the overall density in the NSP area remains at 36 upnrh, the total amount of dwelling units is decreasing slightly by 5 units.

The proposed RLD zone will allow for the development of low density residential housing while the proposed DC2 zone will allow for Multi-unit Housing in the form of Row Housing to be developed on individual shallow lots. The proposed RLD and DC2 zones meet the plan’s objectives to encourage a mixture of housing types which are available to a wide spectrum of incomes, facilitate a variety of lifestyles, and create comfortable transitions of mass and scale.

The City Plan

The proposed rezoning is in alignment with The City Plan goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton’s existing boundaries by allowing for a mixture of housing types and a narrower lot product.

Technical Review

Transportation

Administration is aware of existing transportation challenges within the Lewis Farms basin, including growing congestion on 215 Street NW between Stony Plain Road and Whitemud Drive, and Webber Greens Drive NW east of 215 Street NW. Measures to address operational and safety concerns at Stony Plain Road and 231 Street NW are under review.

Widening of 215 Street NW, Webber Greens Drive NW, and Suder Greens Drive NW beyond their current configurations are City obligations per the ARA bylaw. At this time, capital funding has not been allocated for these arterial roadway improvements. Roadway upgrades are anticipated to be discussed at the 2023-2026 Budget.

Administration is working with area developers to review options for the remaining arterial improvements and funding under the ARA bylaw. This may include swapping obligations between developers and the City to address existing capacity constraints in advance of City-led widening. It is recognized that any improvements to these roadways will provide only temporary relief, as growth in the area, including the upcoming Lewis Farms Recreation Centre, will continue to increase demand on the transportation network.

Construction of 231 Street between Whitemud Drive and north of Rosenthal Boulevard NW is currently underway. Rosenthal Boulevard will be extended to 231 Street NW as part of this work. This work is anticipated to be completed in 2023.

Transit

ETS currently provides local bus service near the rezoning site on Rosenthal Boulevard. All lots in the rezoning area are less than 300m walking distance to nearby bus stops.

Due to the incomplete road network in the neighbourhood, buses currently turn around in a temporary transit turnaround located on Rosenthal Drive, adjacent to the rezoning site.

Future bus service expansion in Rosenthal depends on neighbourhood and road network build-out, demand and available funding for transit.

Drainage

The proposed rezoning and plan amendment applications do not significantly impact drainage infrastructure in the Rosenthal neighbourhood. Sanitary and stormwater sewer systems exist in the area, within Rosenthal Drive, and are sufficiently designed to accommodate the proposed development. As a condition of future subdivision, the owner will be responsible for all infrastructure improvements associated with this proposal.

EPCOR Water

The area must be provided with water supply from two connection points. The first connection will be to an existing 250 mm water main stub on 229 Street NW north of Rosenthal Boulevard NW. The second connection will be to an existing 450mm water main stub on Rosenthal Drive, north of Rosenthal Boulevard.

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

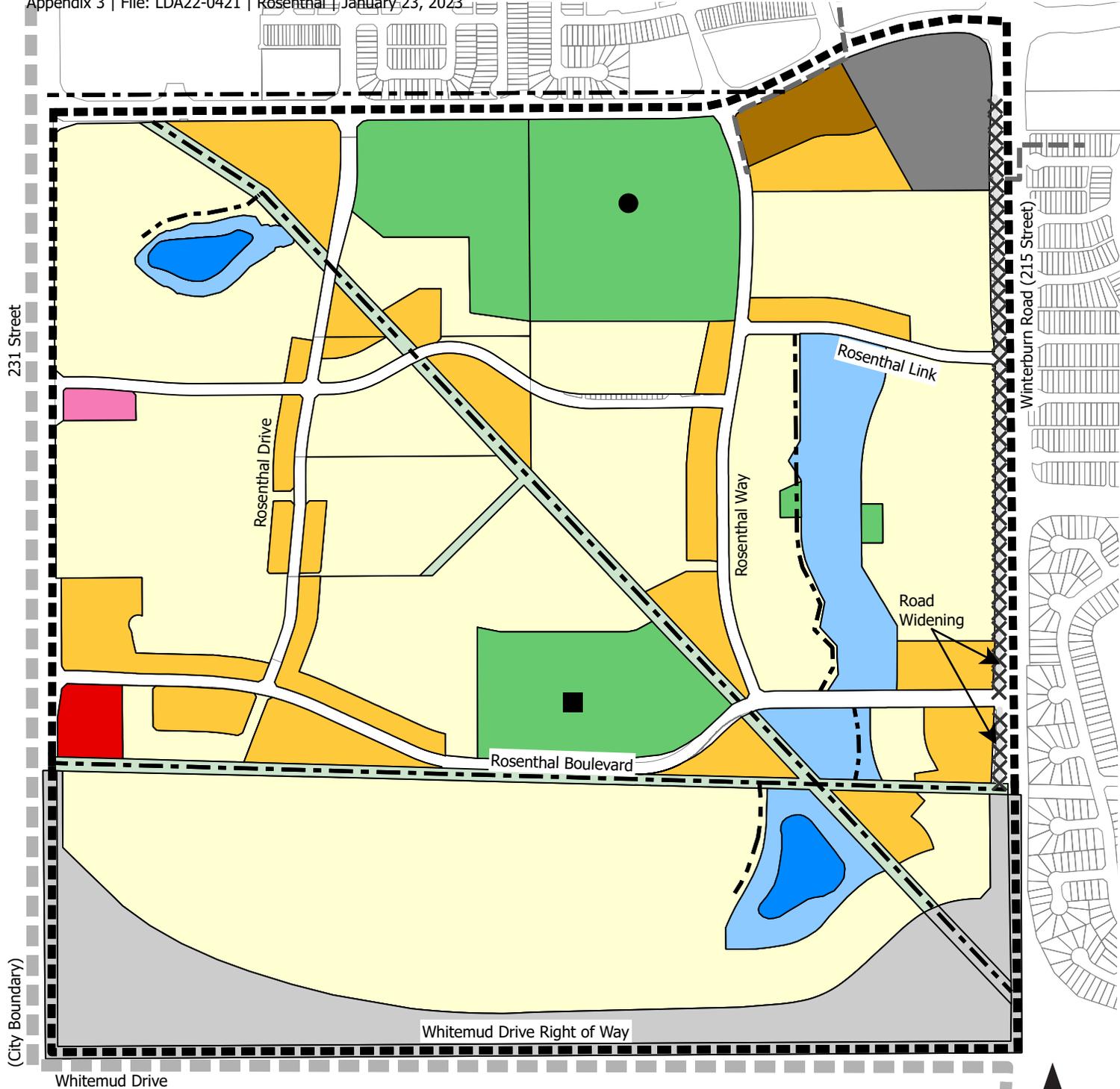
Appendices

- 1 Approved NSP Land Use and Population Statistics – Bylaw 19959
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 20352
- 3 Approved NSP – Bylaw 19959
- 4 Proposed NSP – Bylaw 20352
- 5 Application Summary

**Rosenthal Neighbourhood Structure Plan
Approved Land Use and Population Statistics
Bylaw 19959**

	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)	223.80	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	117.8	25	2,946	56.1%	2.8	8,249	80.6%
Medium Density Residential (MDR)							
Row Housing/Medium Density	10.6	45	475	9.0%	2.8	1,329	7.2%
Low Rise/Medium Density	16.2	90	1,458	27.5%	1.8	2,624	11.0%
High Density Residential (HDR)							
Mid-rise/High Density	1.66	225	374	7%	1.8	672	1%
Total Residential	146.2		5,252	100%		12,875	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							58
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				

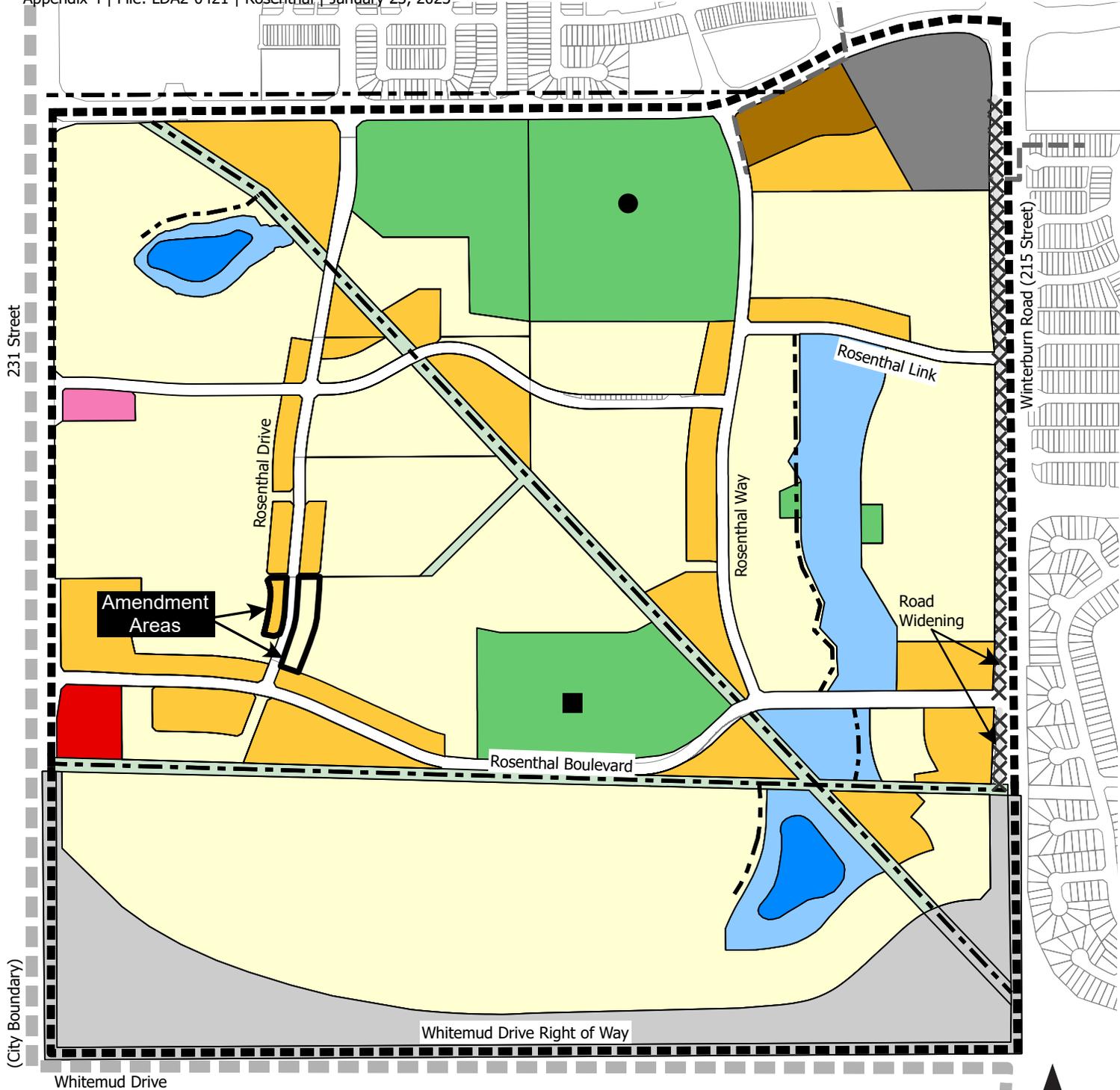
Rosenthal Neighbourhood Structure Plan							
Land Use & Population Statistics - Bylaw 20352							
	AREA (ha)	% of GDA					
GROSS AREA	261.9	100%					
Whitemud Drive ROW	19.1	7.3%					
Arterial and Collector Roadways	6.2	2.4%					
Pipeline Rights-of-Way	8.4	3.2%					
Road Widening	4.4	1.7%					
GROSS 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					



**BYLAW 19959
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 | |
| 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.



**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.

Application Summary

Information

Application Type:	NSP Plan Amendment; & Rezoning
Bylaw/ Charter Bylaw:	20352, 20353
Location:	North of Rosenthal Boulevard NW and east of 229 Street NW
Address(es):	7903 - 231 Street NW
Legal Description(s):	A portion of SW-25-52-26-4
Site Area:	1.96 ha
Neighbourhood:	Rosenthal
Ward:	Nakota Isga
Notified Community Organization(s):	Rosenthal & Secord Community Leagues
Applicant:	IBI Group Inc

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(RLD) Residential Low Density Zone; & (DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Lewis Farms Area Structure Plan (ASP); & Rosenthal Neighbourhood Structure Plan (NSP)
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination