

7903 - 231 Street NW

To allow for the development of a range of low density residential with flexibility in lot size and width, and zero lot line development.



Recommendation: That Charter Bylaw 20377 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 existing and planned surrounding land uses.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.
- Conforms with the Low Density Residential land use designation of the Rosenthal Neighbourhood Structure Plan.

Application Summary

CHARTER BYLAW 20377 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RLD) Residential Low Density Zone for the purpose of allowing for the development of a range of low density residential with flexibility in lot size and width, and zero lot line development. The proposed amendment conforms with the Rosenthal Neighbourhood Structure Plan (NSP) and aligns with The City Plan.

This application was accepted on October 25, 2022, from IBI Group Inc. on behalf of Winterburn Developments Inc.

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 it is considered a simple application because it utilizes a standard zone and complies with the Rosenthal NSP.

The Basic Approach included the following techniques:

Advance Notice, November 1, 2022

- Number of recipients: 96
- Number of responses with concerns: 0

Webpage, November 8, 2022

- edmonton.ca/rosenthalplanningapplications

No formal feedback or position was received from the Rosenthal Community League or the West Edmonton Communities Area Council at the time this report was written.

Site and Surrounding Area

The proposed rezoning site is located in the southwest portion of the Rosenthal neighbourhood which is bound by 231 Street NW and Parkland County to the west, by Whitemud Drive and the Enoch Cree Nation to the south, and by arterial roads 92 Avenue and Winterburn Road to the north and east. The subject rezoning site represents a 2.4 ha portion of a larger titled area to be subdivided that will result in approximately 56 single family residential lots. Lands surrounding the rezoning area are in various stages

of residential development. The rezoning site is located east of 231 Street and north of Whitemud Drive. The rezoning area will be accessed via local roads from Rosenthal Boulevard, a collector roadway.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(PU) Public Utility Zone	Utility corridor to be developed with a multi-use trail
East	(DC1) Direct Development Control Provision (RLD) Residential Low Density Zone	Undeveloped single family and/or semi detached housing.
South	(AG) Agricultural Zone	Whitemud Drive, beyond which is the Enoch Cree Nation lands and the River Cree Resort and Casino.

West	(AG) Agricultural Zone	Undeveloped, planned residential
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Planning Analysis

Land Use Compatibility

The proposed low density residential rezoning, which allows for efficient use of land and infrastructure, is compatible with existing and surrounding planned residential land uses.

Plans in Effect

The City Plan

The subject property is located within the West Henday District of The City Plan, is identified as Residential in a Developing Area, and is expected to contribute to Edmonton's population growth from 1 to 1.5 million. This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

Rosenthal Neighbourhood Structure Plan

The proposed rezoning area is designated for low density residential in the Rosenthal NSP as identified in Appendix 1.

Technical Review

Transportation

Administration is aware of existing transportation challenges within the Lewis Farms area, including growing congestion on 215 Street NW between Stony Plain Road and Whitemud Drive, and Webber Greens Drive NW east of 215 Street NW. Administration is currently monitoring the westbound to southbound movements at 231 Street and Stony Plain Road intersection. This movement is often congested during the afternoon peak hour, leading to vehicles being stopped on Stony Plain Road, which is a high speed corridor. Traffic Operations has recently installed signage to warn the potential hazard ahead for the westbound motorists and will continue to monitor the area.

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. 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.

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 bus service near the rezoning site on Rosenthal Boulevard. This local bus route connects residents of Rosenthal to the larger transit network at the Lewis Farms Transit Centre.

Residents in the rezoning area will be within roughly 300m - 500m walking distance (depending on where they reside in the rezoning area) to existing bus stops on Rosenthal Boulevard.

Due to the incomplete road network in the area, buses currently turn around in a temporary transit turnaround located on Rosenthal Drive, just north of Rosenthal Boulevard. ETS will have additional routing options to serve residents when Rosenthal Drive is fully constructed in the future. Bus service expansion in Rosenthal depends on neighbourhood build-out, demand and available funding for transit.

Drainage

Permanent sanitary and stormwater servicing is available to the subject rezoning area, via sewer mains in 82 Avenue NW. These sewers are to be constructed as part of adjacent developments in the Rosenthal neighbourhood, and have sufficient capacity to accommodate the development proposed by this application.

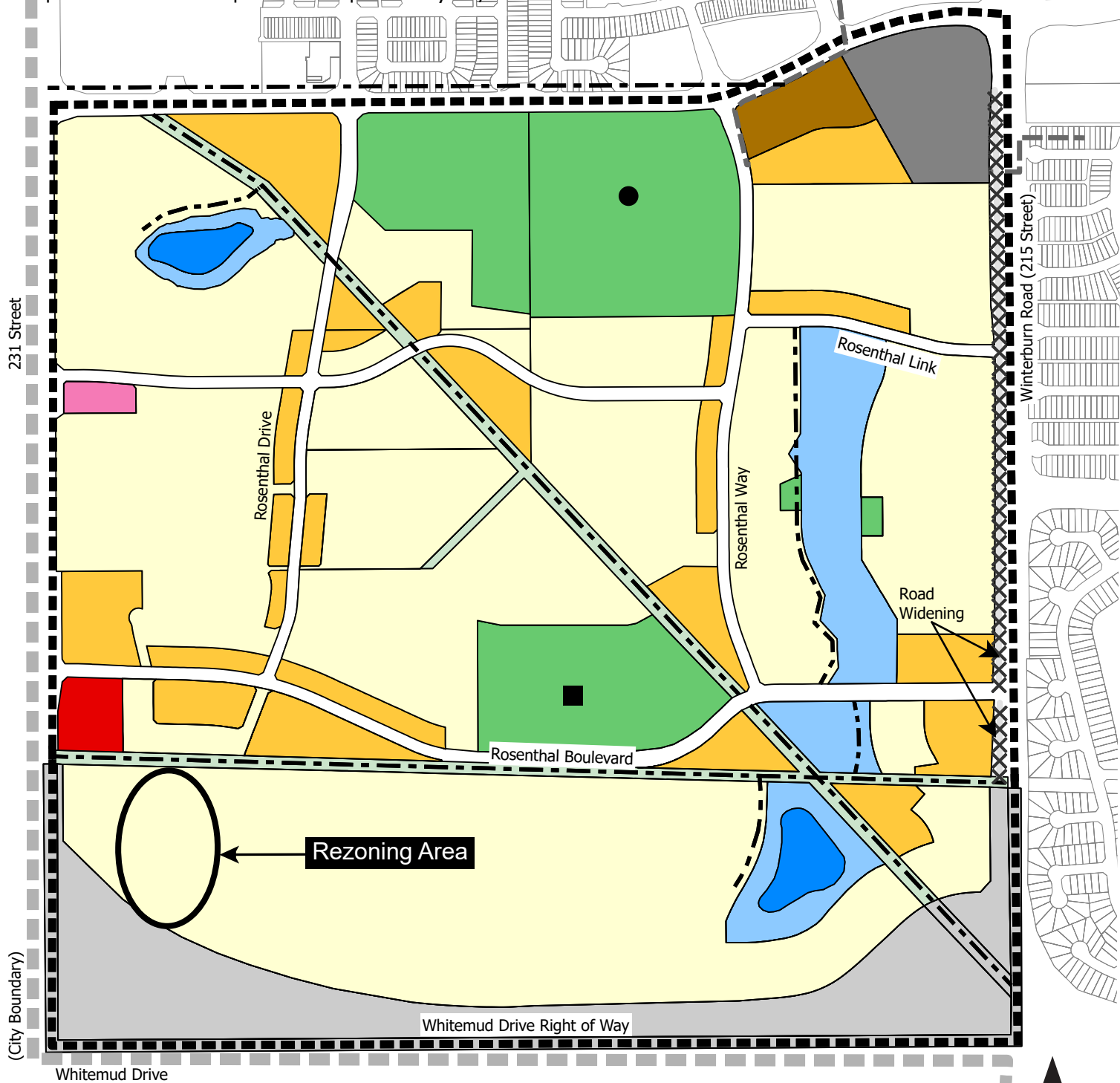
EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure.

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

Appendices

- 1 Context Plan Map
- 2 Application Summary



BYLAW 20352
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.

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20377
Location:	North of Whitemud Drive NW and east of 231 Street NW
Address:	7903 - 231 Street NW
Legal Description(s):	Portion of SW-25-52-26-4
Site Area:	2.4 ha
Neighbourhood:	Rosenthal
Ward:	Nakota Isga
Notified Community Organization(s):	Rosenthal Community League West Edmonton Communities Area Council
Applicant:	IBI Group Inc.

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Rosenthal Neighbourhood Structure Plan Lewis Farms Area Structure Plan
Historic Status:	N/A

Written By:	Cyndie Prpich
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination