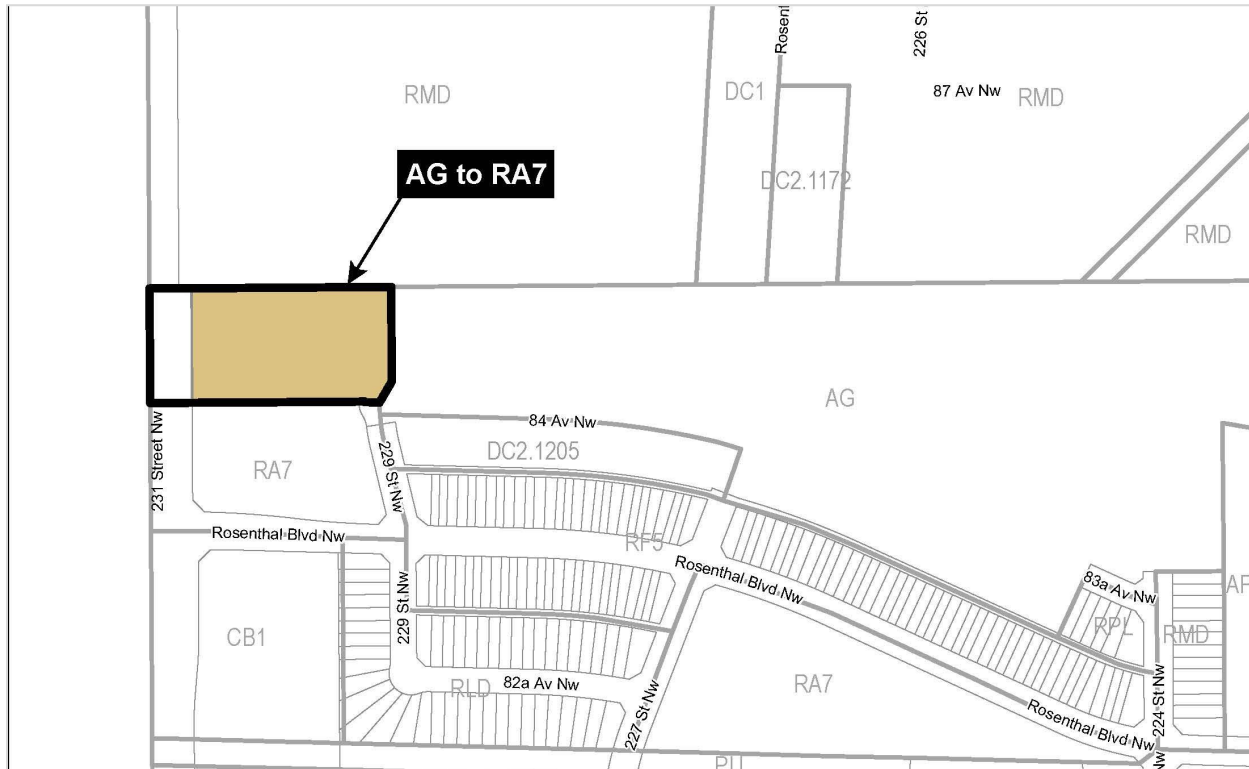


## 7903 – 231 Street NW

To allow for the development of Multi-unit housing to a maximum Height of 16 m.



**Recommendation:** That Charter Bylaw 20378 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RA7) Low Rise Apartment 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 one million population within Edmonton's existing boundaries and conforms with the Medium Density Residential land use designation of the Rosenthal Neighbourhood Structure Plan (NSP).

## Application Summary

**CHARTER BYLAW 20378** will amend the Zoning Bylaw, as it applies to the subject site, (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone for the purpose of accommodating the development of Multi-unit Housing, to a maximum Height of 16 m. 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 2, 2022

- Number of recipients: 104
- Number of responses with concerns: 0

**Webpage**, November 7, 2022

- [edmonton.ca/rosenthalplanningapplications](http://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 at the western edge 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 portion of a larger titled area to be subdivided and will result in an approximate 1 ha multi-family site after subdivision. Lands surrounding the site are in various stages of residential development. The site is accessible at the northwest intersection of 229 Street NW and 84 Avenue NW.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	Undeveloped
<b>CONTEXT</b>		
North	(RMD) Residential Mixed Dwelling Zone	Undeveloped (allows range of low density residential)
East	(AG) Agricultural Zone	Undeveloped (planned low density residential)
South	(RA7) Low Rise Apartment Zone	Undeveloped (allows low rise multi-unit housing)
West	231 Street NW, City of Edmonton western boundary	Agricultural Land (Parkland County)

## Planning Analysis

### Land Use Compatibility

The proposed medium density residential rezoning, which allows for low rise multi-unit housing, 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 medium 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 nearby on Rosenthal Boulevard. This local bus route connects residents of Rosenthal to the larger transit network at the Lewis Farms Transit Centre.

The rezoning site is roughly 500m walking distance to active bus stops on Rosenthal Boulevard. A bus stop is being built near the rezoning site (roughly 50m walk distance) with 231 Street construction.

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 and 231 Street are 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 84 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.

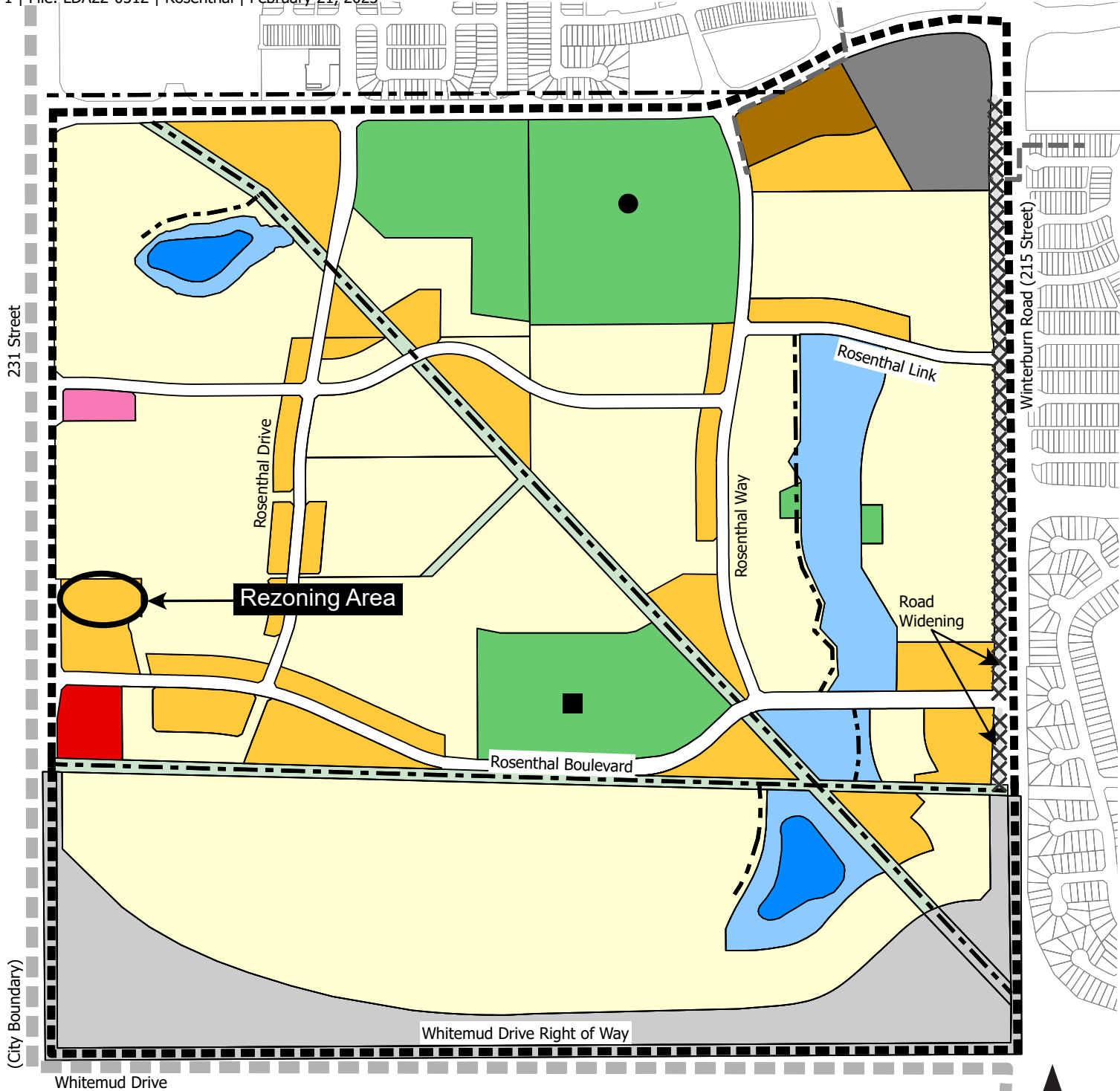
### **EPCOR Water**

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 required by this application.

All other 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

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20378
<b>Location:</b>	North of Rosenthal Boulevard NW and east of 231 Street NW
<b>Address:</b>	7903 - 231 Street NW
<b>Legal Description:</b>	Portion of SW 25-52-26-4
<b>Site Area:</b>	Titled Parcel 26.3 ha Rezoning Site 1 ha
<b>Neighbourhood:</b>	Rosenthal
<b>Ward:</b>	Nakota Isga
<b>Notified Community Organizations:</b>	Rosenthal Community League West Edmonton Communities Area Council
<b>Applicant:</b>	IBI Group Inc.

### Planning Framework

<b>Current Zone:</b>	(AG) Agricultural Zone
<b>Proposed Zone:</b>	(RA7) Low Rise Apartment Zone
<b>Plans in Effect:</b>	Rosenthal Neighbourhood Structure Plan Lewis Farms Area Structure Plan
<b>Historic Status:</b>	None

Written By:

Approved By:

Branch:

Section:

Cyndie Prpich

Tim Ford

Development Services

Planning Coordination