

Bylaw 20520

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 20352 Rosenthal Neighbourhood Structure Plan” and replacing it with “Bylaw 20520 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 20352” and replacing it with “Rosenthal Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20520”, 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 8 – Planning Principles” and replacing it with “Exhibit 8 – Planning Principles” attached hereto as Schedule “E” and forming part of this Bylaw;

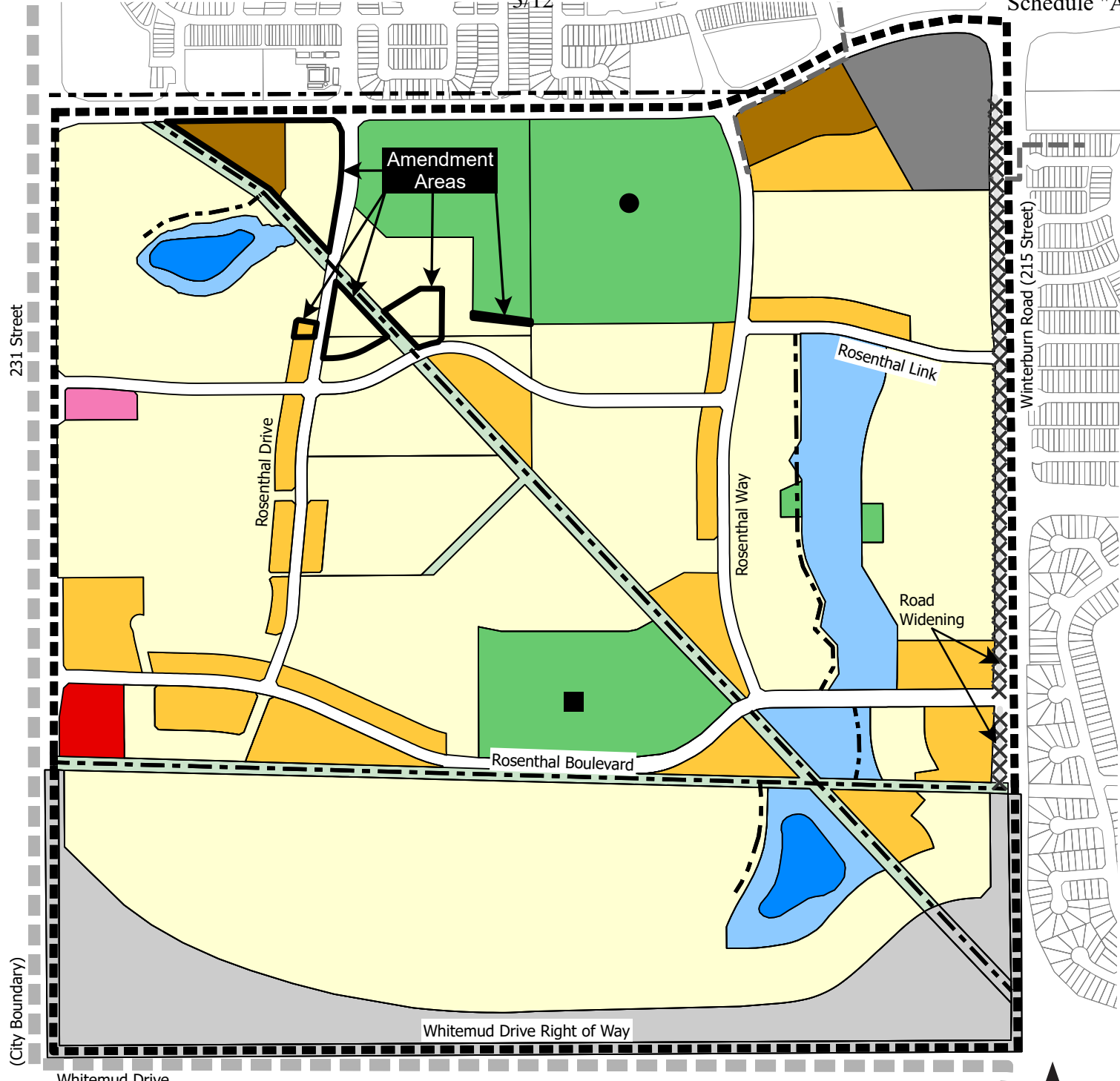
- f. deleting “Exhibit 9 – Circulation and Transit” and replacing it with “Exhibit 9 – Circulation and Transit” attached hereto as Schedule “F” and forming part of this Bylaw;
- g. deleting “Exhibit 10 – Storm Drainage” and replacing it with “Exhibit 10 – Storm Drainage” attached hereto as Schedule “G” and forming part of this Bylaw;
- h. deleting “Exhibit 11 – Sanitary Servicing” and replacing it with “Exhibit 11 – Sanitary Servicing” attached hereto as Schedule “H” and forming part of this Bylaw;
- i. deleting “Exhibit 12 – Water Servicing” and replacing it with “Exhibit 12 – Water Servicing” attached hereto as “Schedule “I” and forming part of this Bylaw; and
- j. deleting “Exhibit 13 – Staging Plan” and replacing it with “Exhibit 13 – Staging Plan” attached hereto as “Schedule “J” 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

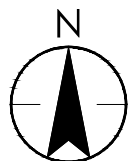




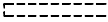

**BYLAW 20520
AMENDMENT TO
ROSENTHAL**
Neighbourhood Structure Plan
(as amended)

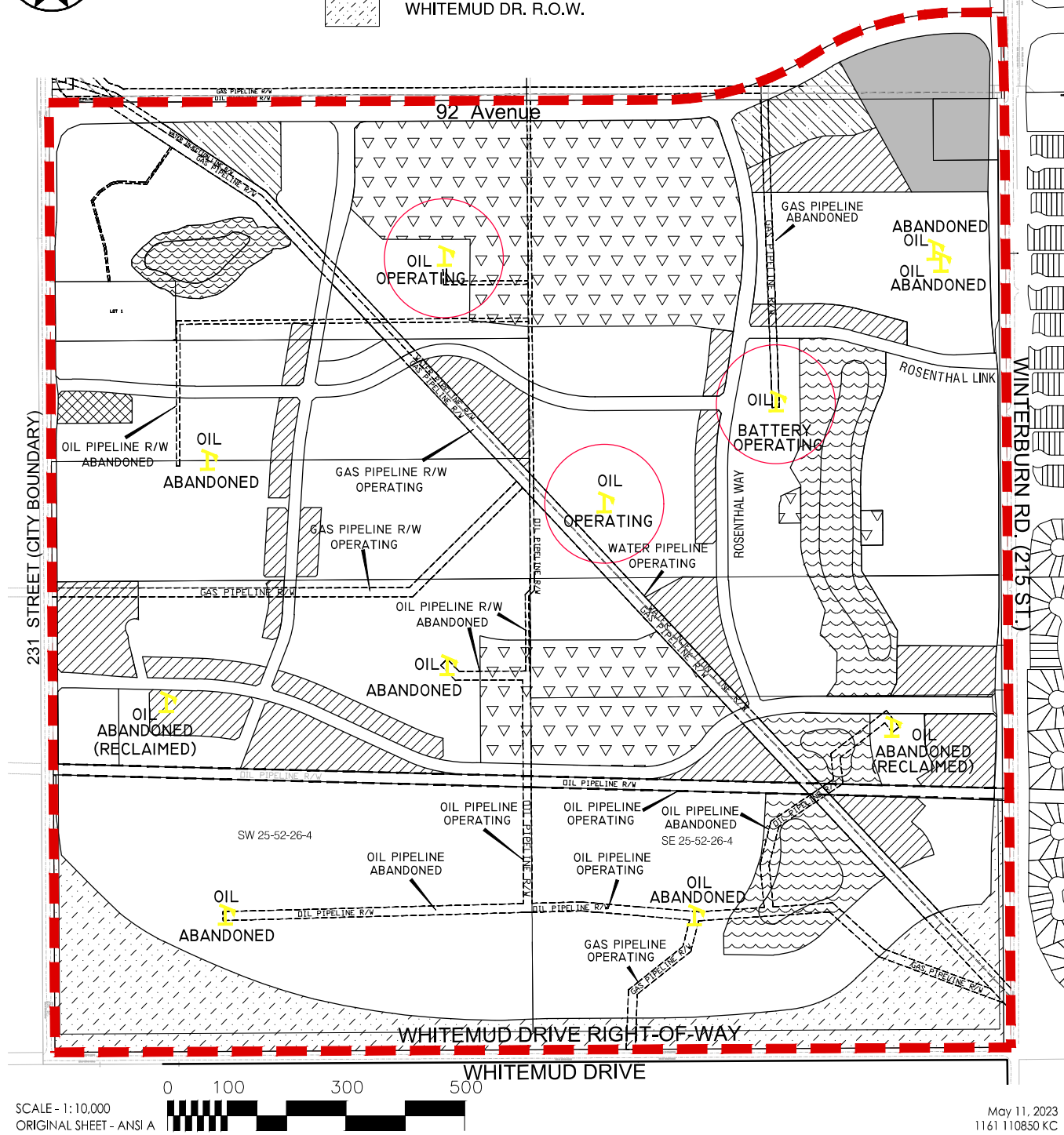
- | | | |
|---|--|--|
|  Low Density Residential |  Whitemud Drive Interchange Lands |  Road Widening |
|  Medium Density Residential |  DC1 Community Centre |  Town Centre |
|  High Density Residential |  Utility Corridor |  Multi-Use Corridor |
|  Neighbourhood Commercial |  Separate High School / 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 Concept and Population Statistics							
Bylaw 20520							
	Area (ha)	% of GA	% of GDA				
GROSS AREA	261.9	100.0%					
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	223.8		100.0%				
Municipal Reserves							
Public Elementary/Junior High	8.0		3.6%				
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%				
				} 12.2%			
TOTAL Non-Residential Area	77.7		34.7%				
Net Residential Area (NRA)	146.1		65.3%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION							
	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
Low Density Residential (LDR)							
Single/Semi-Detached	120.9	25	3,024	57.8%	2.8	8,466	82.8%
Medium Density Residential (MDR)							
Rowhousing / Medium Density Units	10.3	45	464	8.9%	2.8	1,298	7.1%
Low-Rise Apts/Medium Density	11.8	90	1,065	20.4%	1.8	1,916	8.1%
High Density Residential (HDR)							
Mid-rise/High Density	3.01	225	677	13.0%	1.8	1,219	2.1%
Total Residential	146.1		5,229	100.0%		12,899	100%
SUSTAINABILITY MEASURES							
Population Density (ppnrha)							88
Unit Density (upnrha)							36
(Single/Semi-Detached)/(Low-Rise/Medium Density Units; Medium to High Rise Units)/(Mid-Rise/High Density)							
Unit Ratio							58% 29% ##
Persons per Gross Developable Area							58
STUDENT GENERATION							
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				



- LEGEND**
-  WELL HEAD
 -  100 METRE SETBACK
 -  PIPELINE RIGHT-OF-WAY
 -  WHITEMUD DR. R.O.W.



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ROSENTHAL NSP

Figure No.

Exhibit 5

Title **EXISTING OIL WELLS
AND PIPELINES**

Legend

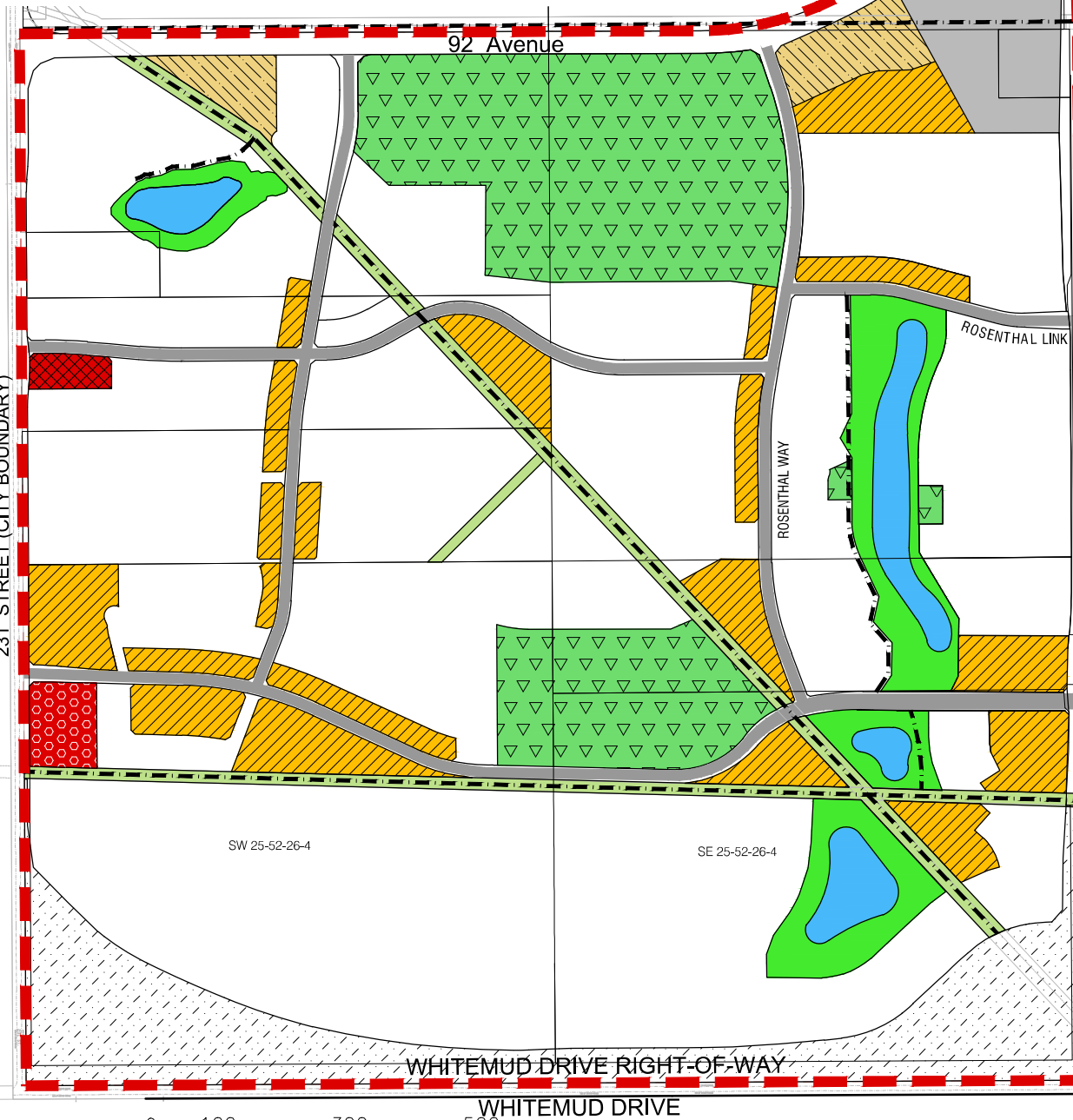
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  MR/School Site
-  SWMF
-  Utility Corridor
-  Whitemud Dr. R.O.W.
-  Neighbourhood Commercial
-  Community Commercial
-  DC1 Community Centre
-  Collector Road
-  Multi-Use Trail
-  NSP Boundary



V:\1161\Active\1161110850\drawing\Planning\NSP_amend\Bassani_Lands_Amend\NSP_Amend_Rosenthal_11may2023.dwg

231 STREET (CITY BOUNDARY)

WINTERBURN RD. (215 ST)



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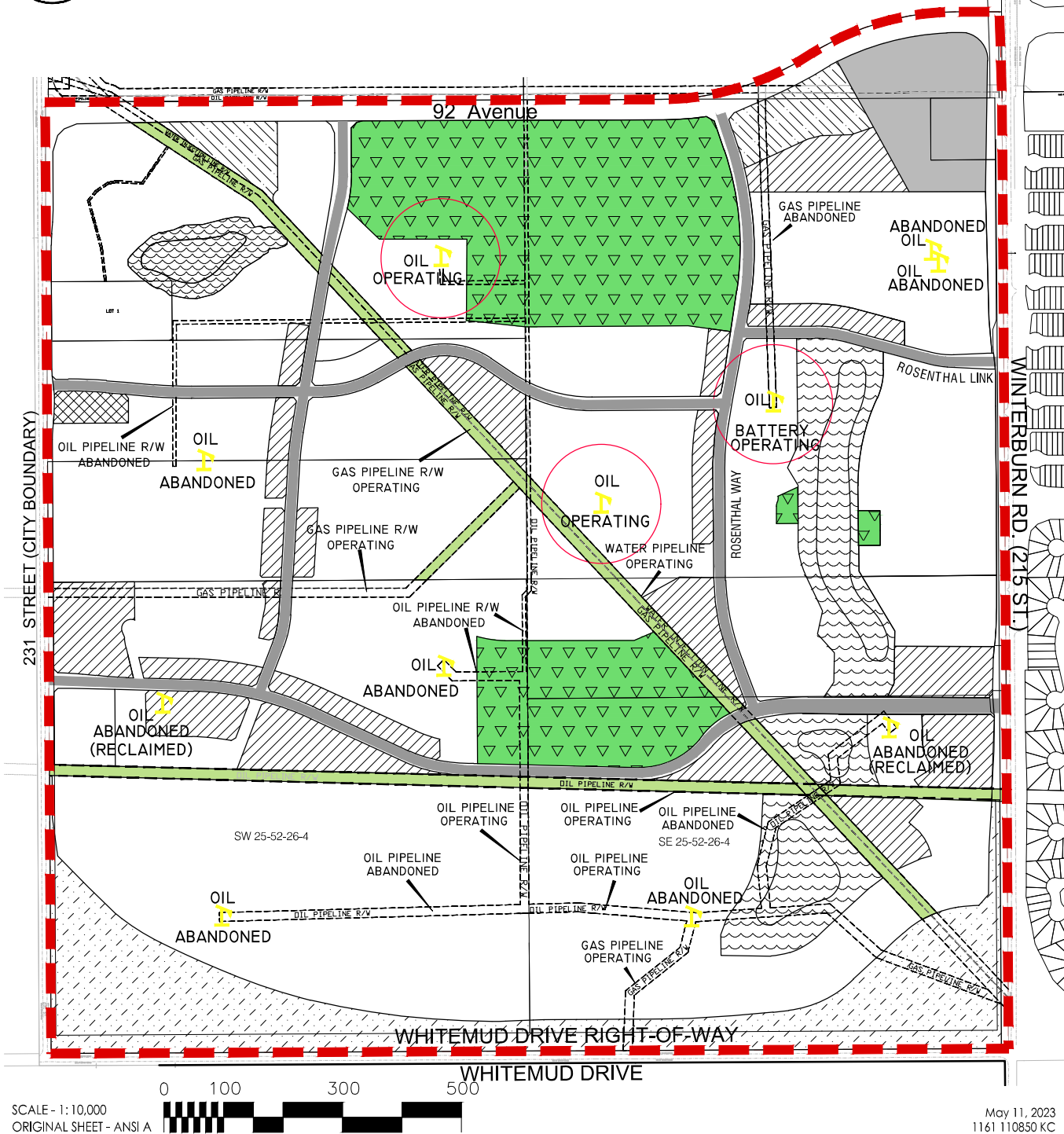
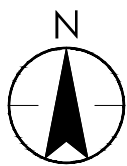
ROSENTHAL NSP

Figure No.

Exhibit 7

Title

DEVELOPMENT
CONCEPT



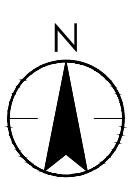
ROSENTHAL NSP

Figure No.









Exhibit 8

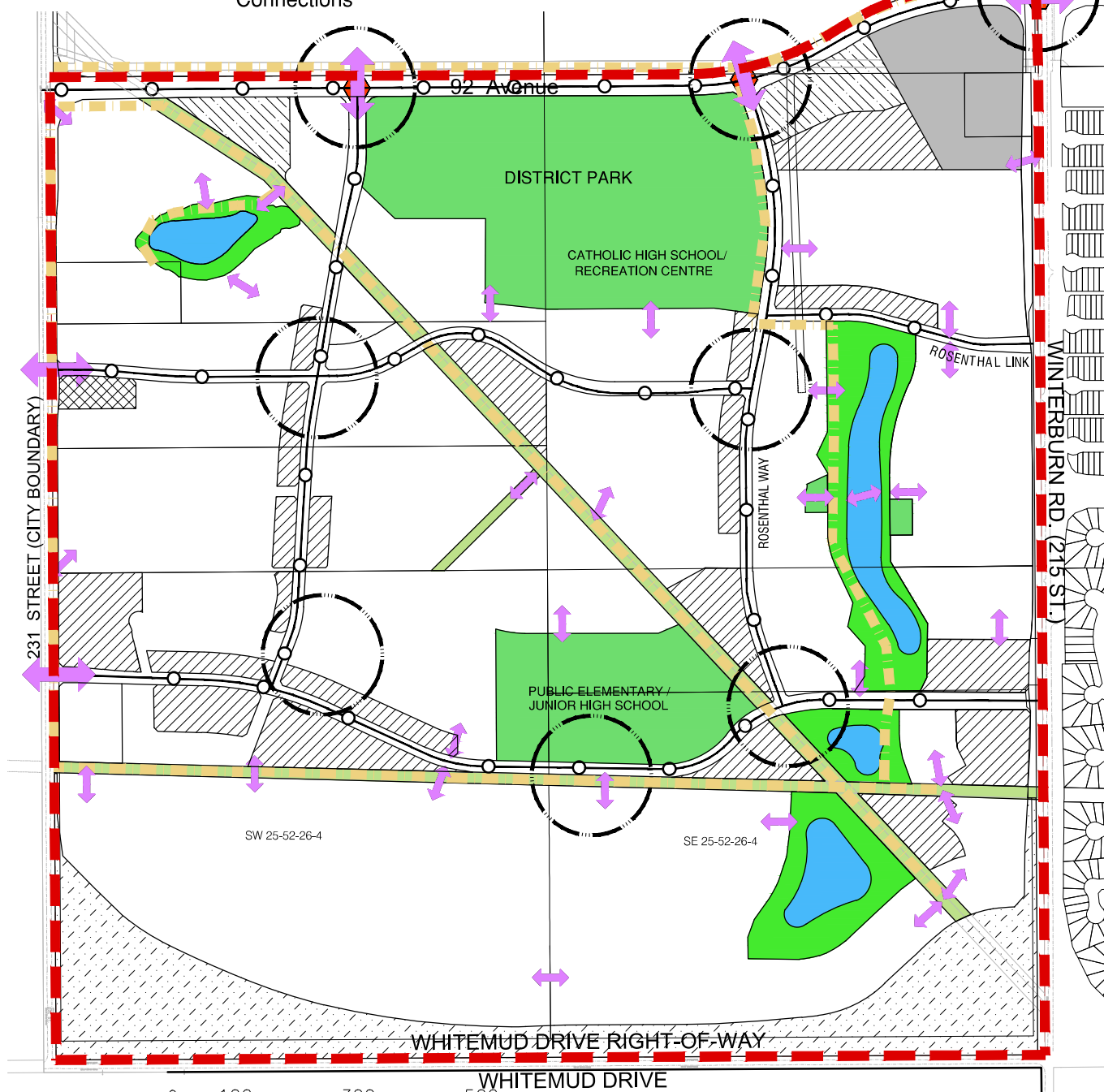
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PLANNING PRINCIPLES



Legend

-  Collector
-  Potential Transit Route
-  Multi-use Trail
-  Transit Nodes
-  Pedestrian Walkway Connections
-  Neighbourhood Connection
-  Key Pedestrian Intersection
-  Whitemud Dr. R.O.W.



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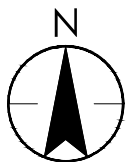
ROSENTHAL NSP

Figure No.




Exhibit 9

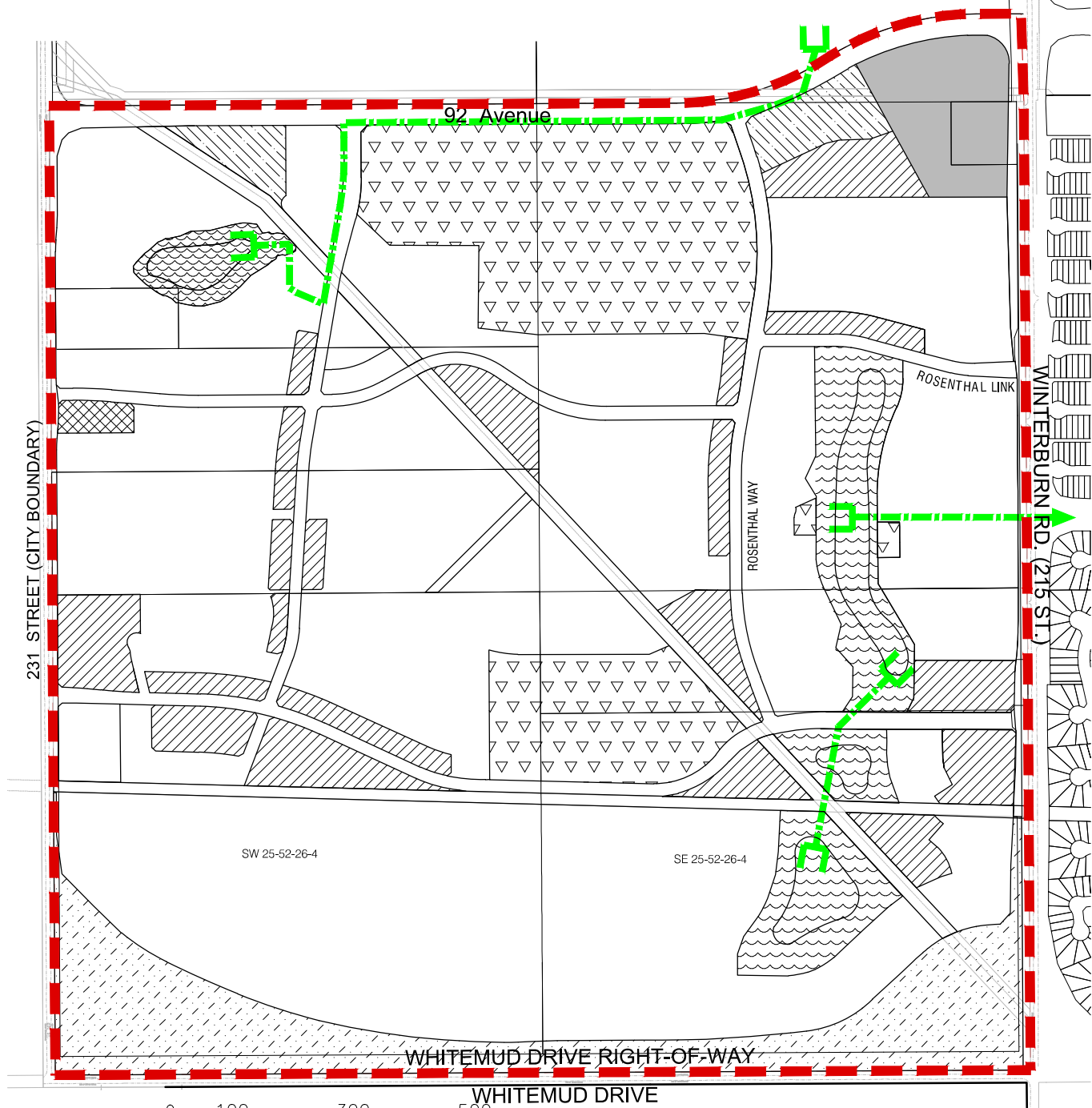
Title

CIRCULATION
AND TRANSIT

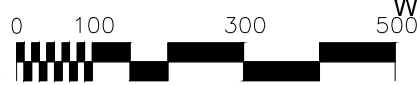


Legend

-  Storm Sewer Interconnection
-  NSP Boundary
-  Whitemud Dr. R.O.W.



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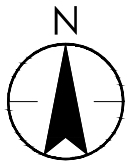
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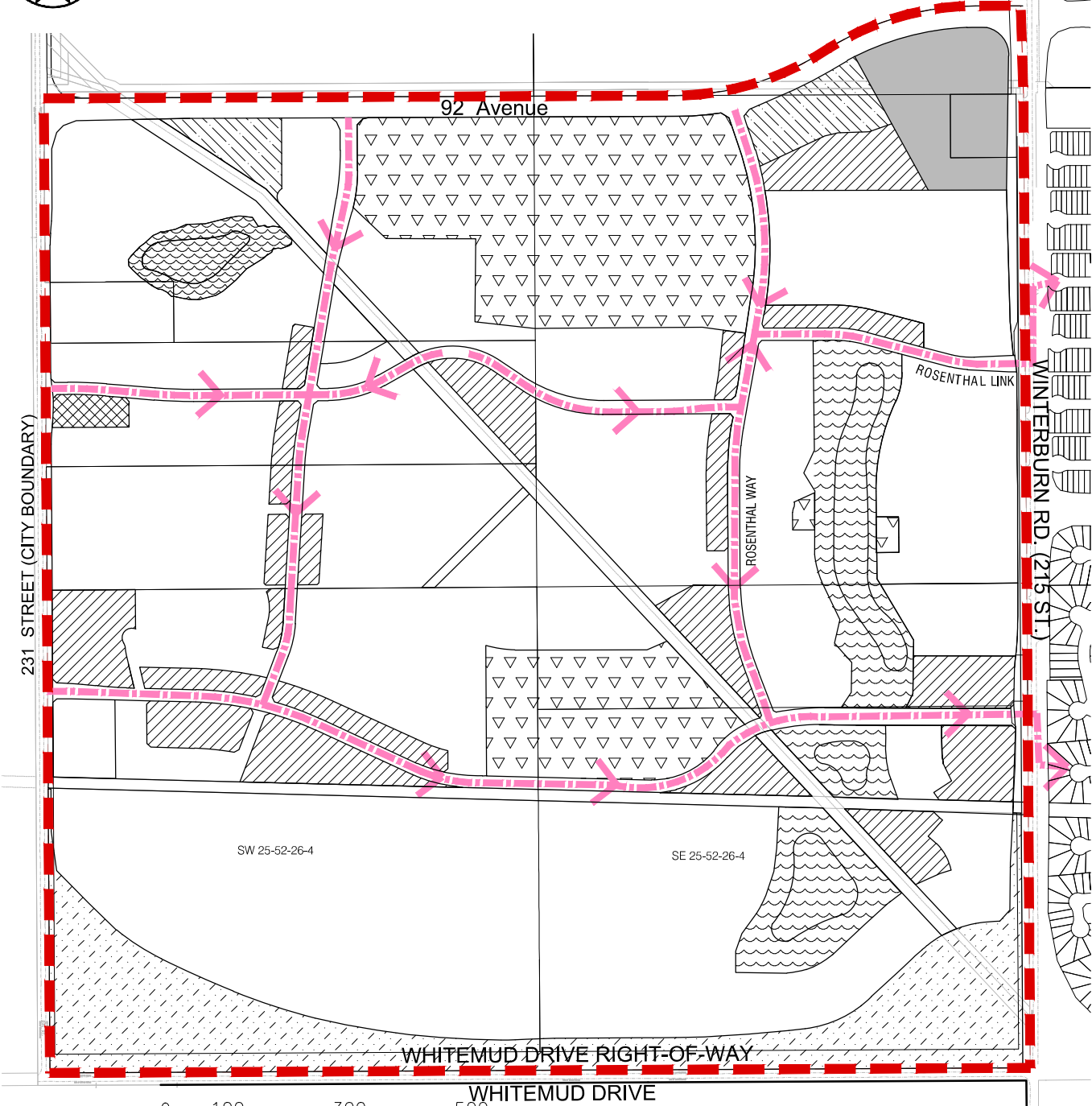
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Exhibit 10

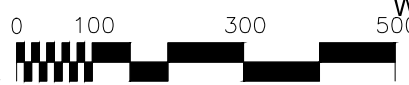
Title STORM DRAINAGE



- Legend
-  Sanitary Services
 -  NSP Boundary
 -  Whitemud Dr. R.O.W.



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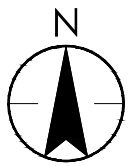
ROSENTHAL NSP




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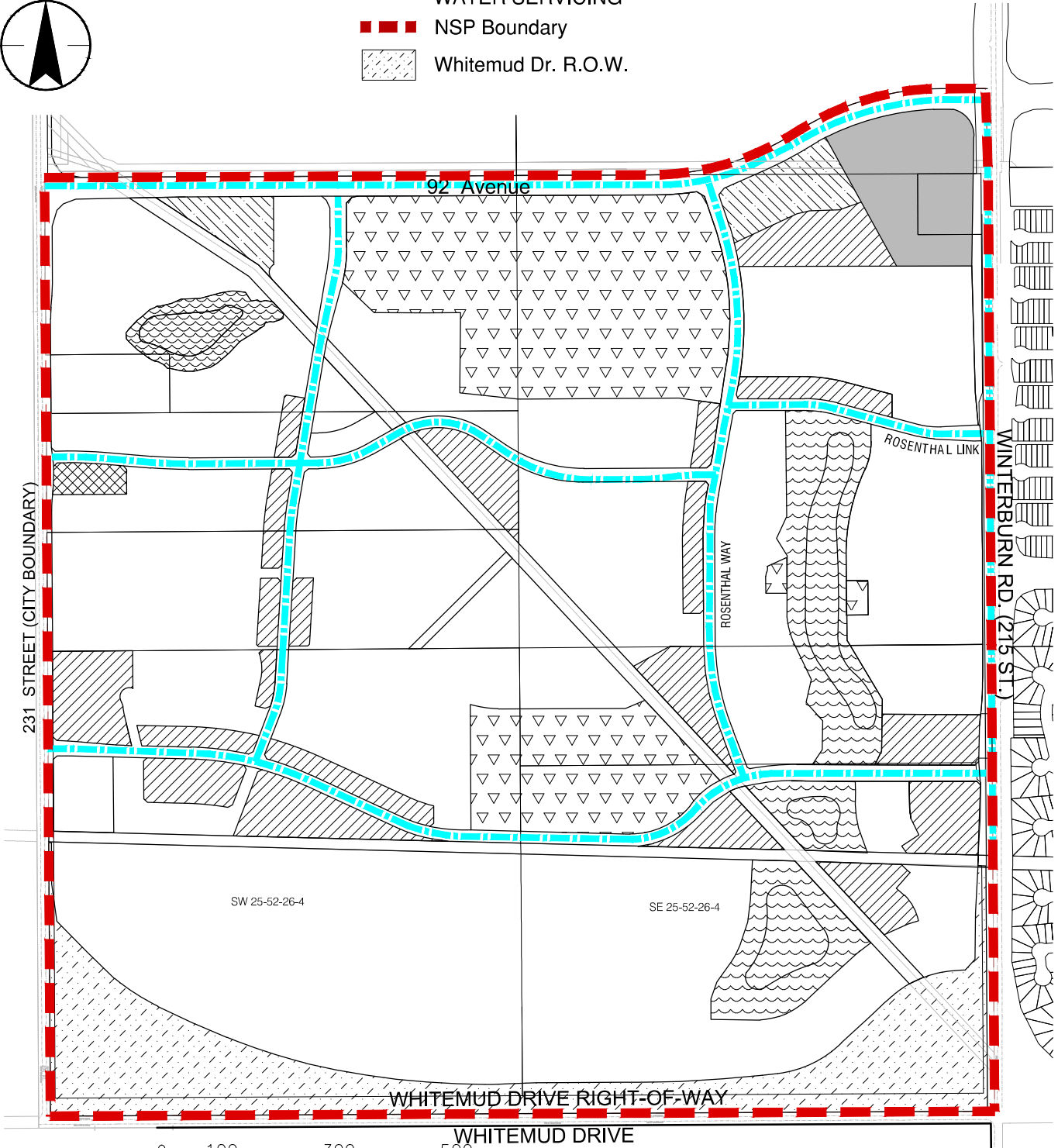
Exhibit 11

Title

SANITARY SERVICING



- Legend
-  WATER SERVICING
 -  NSP Boundary
 -  Whitemud Dr. R.O.W.



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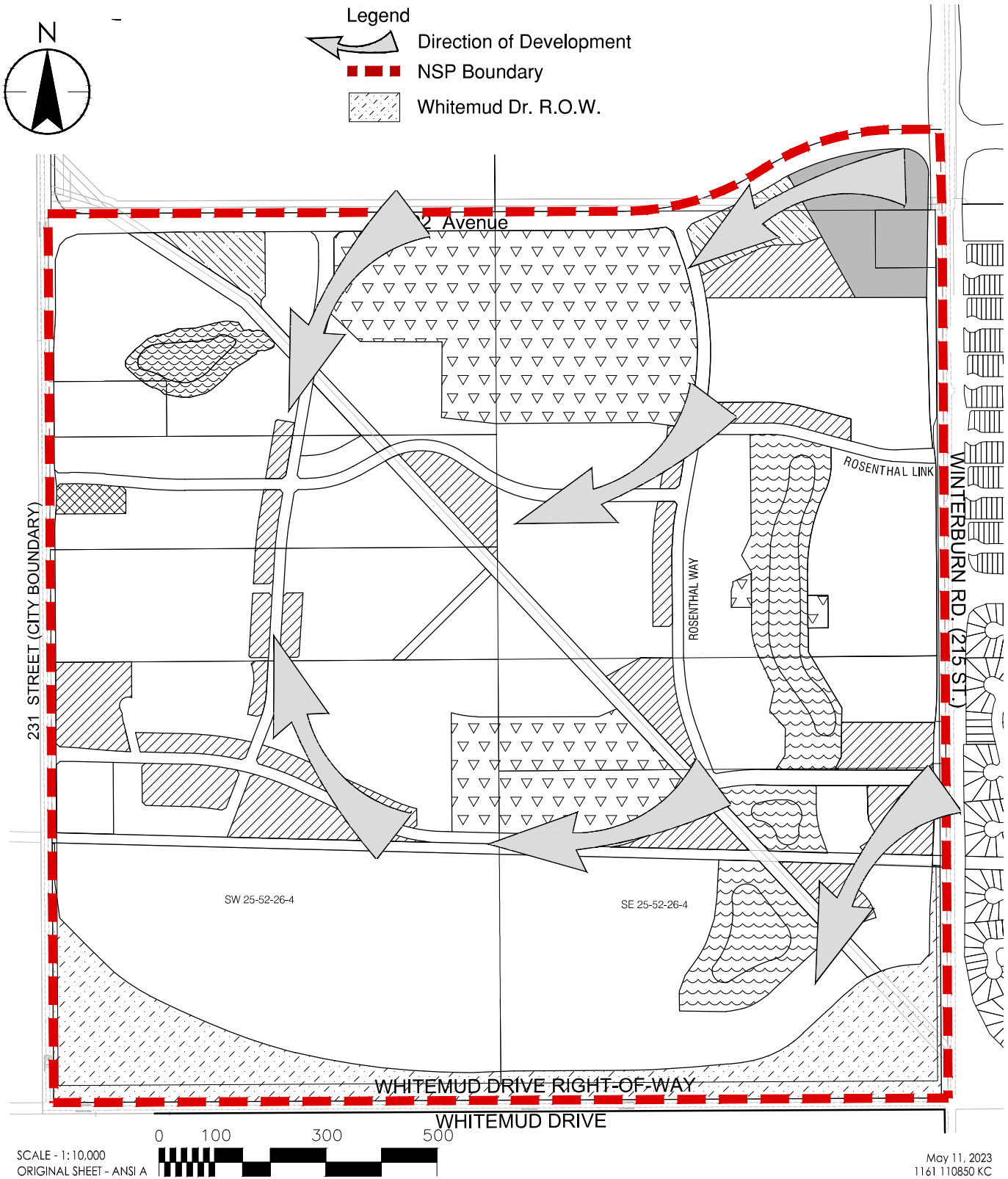
ROSENTHAL NSP

Figure No.

Exhibit 12

Title

WATER SERVICING



ROSENTHAL NSP

Figure No.

Exhibit 13

Title

STAGING PLAN