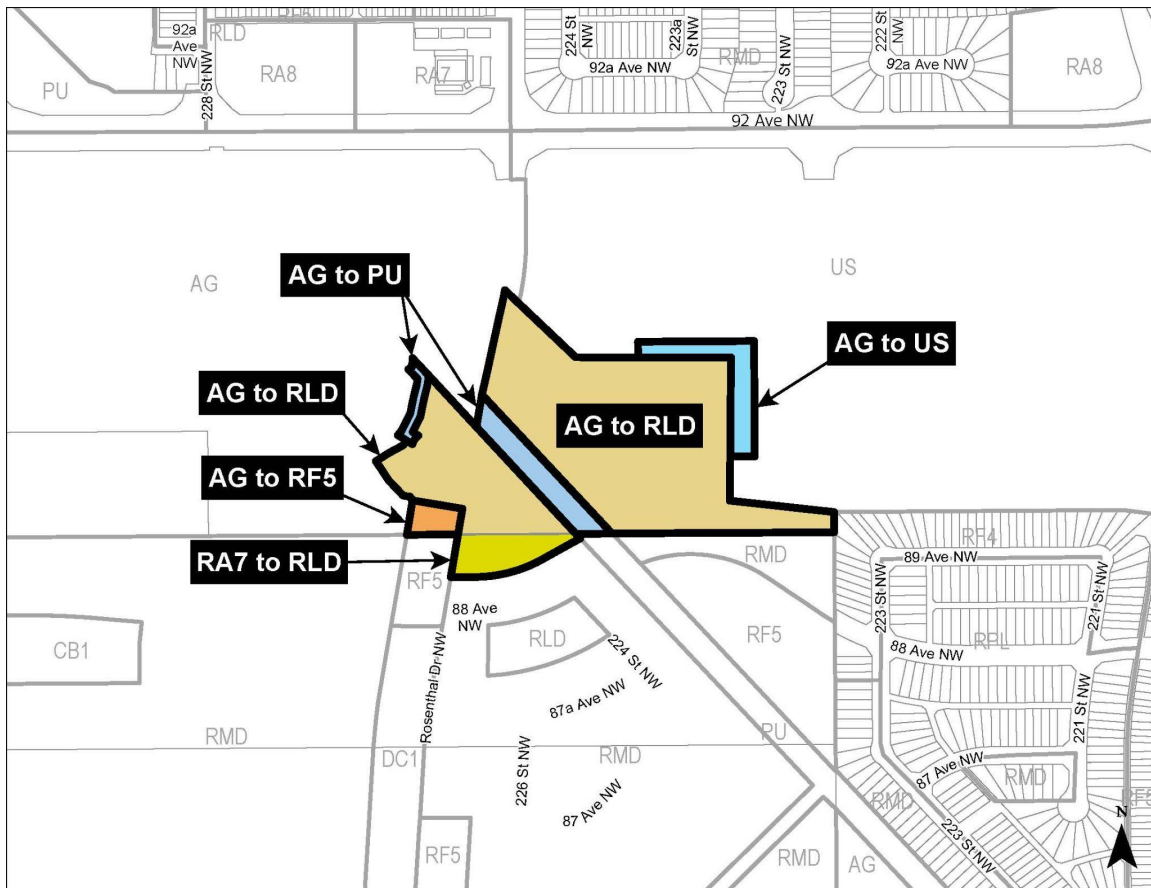


## 22375 - 92 Avenue NW and 8915 & 9131 - 231 Street NW

To allow for a range of ground-oriented housing forms with flexible lot sizes and widths, including row housing.



**Recommendation:** That Charter Bylaw 20521 to amend the Zoning Bylaw from the (AG) Agricultural Zone and (RA7) Low Rise Apartment Zone to the (RF5) Row Housing Zone, (RLD) Residential Low Density Zone, (US) Urban Services Zone and (PU) Public Utility Zone and Bylaw 20520 to amend the Rosenthal Neighbourhood Structure Plan be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Facilitates planned urban development and completion of the neighbourhood.
- Is compatible with existing and surrounding planned land uses.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries.

## Application Summary

**CHARTER BYLAW 20521** will amend the Zoning Bylaw, as it applies to the subject site, to facilitate planned urban development in this area. The proposed zoning would allow for the development of multi-unit housing in the form of row housing (RF5); a range of ground-oriented housing forms (RLD); public education services, private education services and public parks (US); and essential utility services in the form of utility corridors and/or stormwater management facilities (PU).

**BYLAW 20520** will amend the Rosenthal Neighbourhood Structure Plan to adjust the amount and location of different residential densities in the neighbourhood. By increasing the amount of low and high density residential land while decreasing the amount of medium density residential land, the overall planned neighbourhood residential density would remain the same.

This application was accepted on November 30, 2022, from Stantec on behalf of MLC Group Inc.

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area with minor amendments to the statutory plan.

The basic approach included the following techniques:

### **Mailed Notice**, December 20, 2022

- Number of recipients: 108
- Number of responses: 0

### **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

No formal feedback or position was received from the Rosenthal or Secord Community Leagues as well as the West Edmonton Council of Community Leagues at the time this report was written.

## Site and Surrounding Area

The rezoning area is approximately 6.2 hectares in size, located west of 223 Street NW, south of 92 Avenue NW.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone (RA7) Low Rise Apartment Zone	Undeveloped agricultural land
<b>CONTEXT</b>		
North	(AG) Agricultural Zone (US) Urban Services Zone	Undeveloped agricultural land
East	(US) Urban Services Zone	Undeveloped agricultural land
South	(RMD) Residential Mixed Dwelling Zone (RF5) Row Housing Zone (PU) Public Utility Zone	Developing neighbourhood
West	(AG) Agricultural Zone	Undeveloped agricultural land



*View of the rezoning area looking northwest from 88 Avenue NW*

## **Planning Analysis**

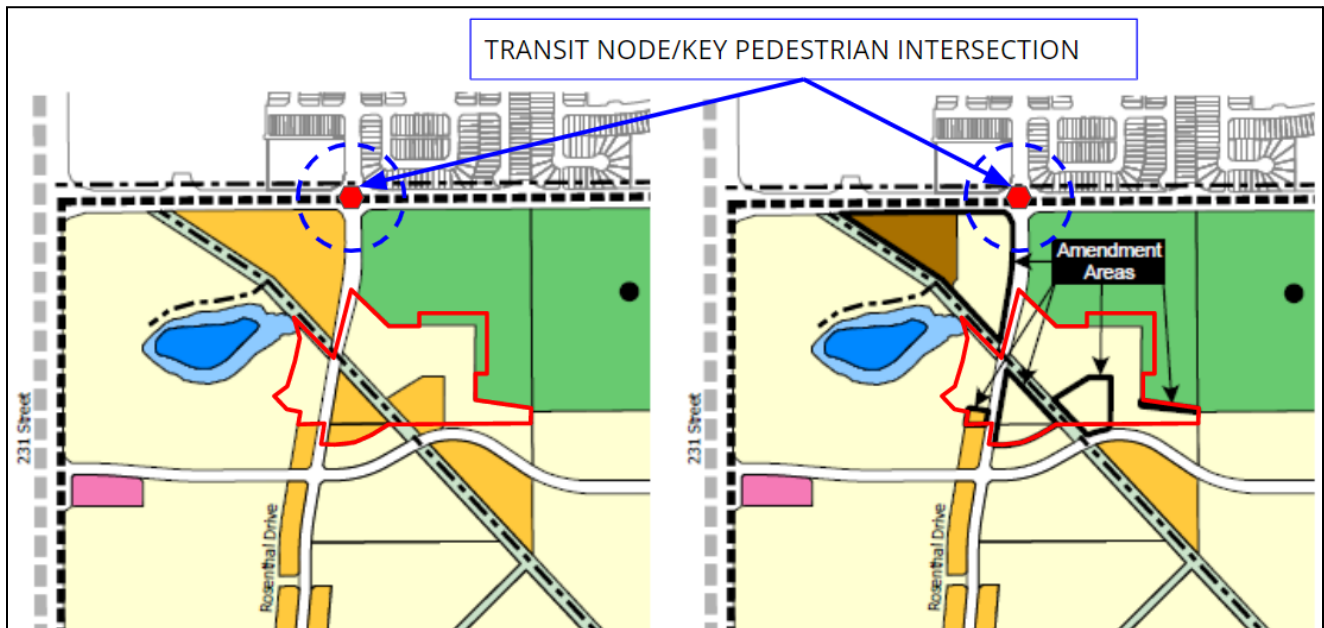
### **Land Use Compatibility**

All proposed zones are compatible with each other as well as existing and surrounding planned land uses. The proposed shift away from the use of the (RA7) Low Rise Apartment Zone reflects the redistribution of density sought by the associated plan amendment.

### **Rosenthal Neighbourhood Structure Plan (NSP)**

This application conforms with the goals and objectives of the Rosenthal NSP, but proposes a minor redistribution of density. While the overall density of the NSP area is remaining the same, there is an increase in the amount of low density residential and high density residential at the expense of medium density residential. This shifting away from the “missing middle” towards the ends of the spectrum is not ideal and decreases the diversity of housing options for the neighbourhood. However, Rosenthal already has a relatively high proportion of medium density residential compared to other similar developing communities, so is considered acceptable.

In redistributing the density, a portion of the plan area (outside of the rezoning area) currently proposed for medium density residential is proposed to split between low and high density, with the high density proposed for the west and low density for the east. To the east is an identified transit node and key pedestrian intersection at 92 Avenue NW and Rosenthal Drive NW as well as the future Lewis Farms Recreation Centre and District Park. Ideally, the proposed high density would be closest to these amenities, but due to the irregular shapes of the sites, limited access opportunities as a result of a pipeline corridor, and constraints of an already planned and developing road network, the applicant did not propose this.



Current (left) and proposed (right) land use - Rosenthal NSP

Administration worked with the applicant to explore alternative options, but none were found to be suitable. Ultimately, it was determined that having the densities split as proposed has the best opportunity for the orderly and efficient development of the land.

### The City Plan

The subject property, 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 1.25 million. This proposal 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.

## Technical Review

### Open Space

The land proposed for the US Zone will allow for the complete assembly of the Lewis Farms District Park site. The area will be incorporated into the District Plan programmable area and create a uniform shape. Concept plans of the Districts Plan will be amended to incorporate the proposed US Zoned area.

### Transportation

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

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

### **Transit**

ETS currently operates bus service in Rosenthal. The nearest active bus stops to the rezoning site are located near 88 Avenue NW and Rosenthal Link NW along Rosenthal Way NW. Future bus service in Rosenthal may increase as the neighbourhood builds out, but is dependent on demand, neighbourhood build-out and available funding for transit.

### **Drainage**

The proposed rezoning and plan amendment generally conforms to the Rosenthal Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, via extension of mains, connecting to the existing systems located within Rosenthal Drive. These existing systems have sufficient capacity to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required 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 comments from affected City Departments and utility agencies have been addressed.

## **Appendices**

- 1 Current NSP Land Use and Population Statistics – Bylaw 20352
- 2 Proposed NSP Land Use and Population Statistics – Bylaw 20520
- 3 Current NSP Map – Bylaw 20352
- 4 Proposed NSP Map – Bylaw 20520
- 5 Application Summary

## Current NSP Land Use and Population Statistics – Bylaw 20352

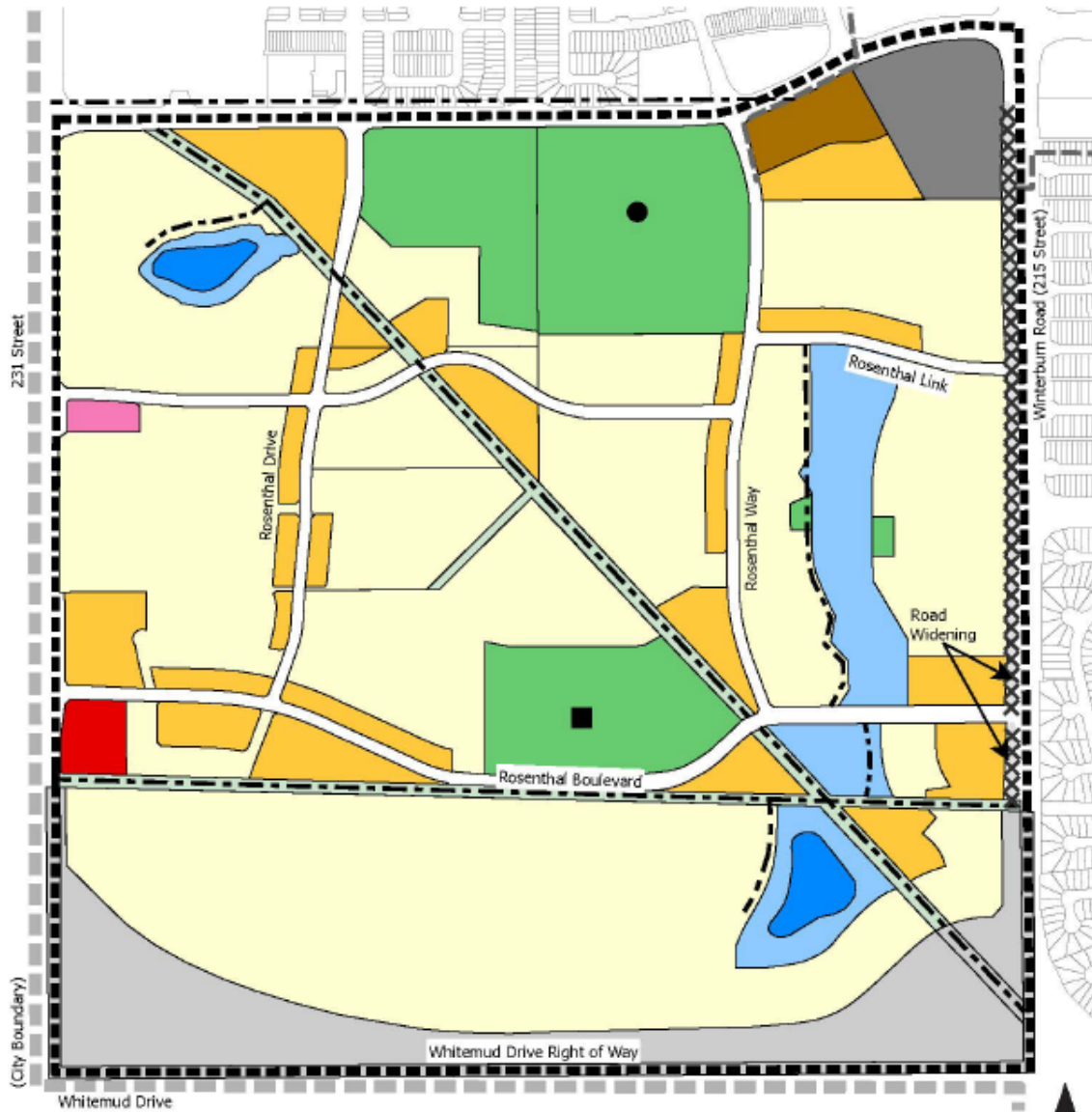
<b>Rosenthal Neighbourhood Structure Plan</b>							
<b>Land Use &amp; Population Statistics - Bylaw 20352</b>							
	AREA (ha)	% of GDA					
<b>GROSS AREA</b>	<b>261.9</b>	<b>100%</b>					
Whitemud Drive ROW	19.1	7.3%					
Arterial and Collector Roadways	6.2	2.4%					
Pipeline Rights-of-Way	8.4	3.2%					
Road Widening	4.4	1.7%					
<b>GROSS DEVELOPABLE AREA (GDA)</b>	<b>223.8</b>	<b>100%</b>					
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%					
<b>Total Non Residential Area</b>	<b>77.6</b>	<b>34.7%</b>					
<b>Net Residential Area (NRA)</b>	<b>146.2</b>	<b>65.3%</b>					
	Area (ha)	Units/ha	Units	% of Total	Pop/Units	Population	% of NRA
<b>Low Density Residential (LDR)</b>							
Single/Semi-Detached	118.1	25	2,952	56.3%	2.8	8,267	80.8%
<b>Medium Density Residential (MDR)</b>							
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%
<b>High Density Residential (HDR)</b>							
Mid-rise/High Density	1.66	225	374	7%	1.8	672	1%
<b>Total Residential</b>	<b>146.2</b>		<b>5,247</b>	<b>100%</b>		<b>12,861</b>	<b>100%</b>
<b>SUSTAINABILITY MEASURES</b>							
Population Density (ppnrha)							<b>88</b>
Units Density (upnrha)							<b>36</b>
[Single/Semi-Detached]/[Low-Rise/Medium Density Units; Medium to High Rise Units]/[Mid-Rise/High Density] Unit Ratio							<b>56% / 37% / 7%</b>
Persons per Gross Developable Area							<b>57</b>
<b>STUDENT GENERATION</b>							
			<b>TOTAL</b>				
<b>Public School Board</b>			<b>896</b>				
Elementary	448						
Junior High	224						
Senior High	224						
<b>Separate School Board</b>			<b>448</b>				
Elementary	224						
Junior High	112						
Senior High	112						
<b>Total Student Population</b>			<b>1,344</b>				



















## Proposed NSP Land Use and Population Statistics – Bylaw 20520

Rosenthal Neighbourhood Structure Plan   Land Use Concept and Population Statistics							
Bylaw 20520							
	Area (ha)	% of GA	% of GDA				
<b>GROSS AREA</b>	<b>261.9</b>	<b>100.0%</b>					
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%					
<b>GROSS DEVELOPABLE AREA</b>	<b>223.8</b>		<b>100.0%</b>				
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%				
<b>TOTAL Non-Residential Area</b>	<b>77.7</b>		<b>34.7%</b>				
<b>Net Residential Area (NRA)</b>	<b>146.1</b>		<b>65.3%</b>				
<b>RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION</b>							
	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>							
Single/Semi-Detached	120.9	25	3,024	57.8%	2.8	8,466	82.8%
<b>Medium Density Residential (MDR)</b>							
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%
<b>High Density Residential (HDR)</b>							
Mid-rise/High Density	3.01	225	677	13.0%	1.8	1,219	2.1%
<b>Total Residential</b>	<b>146.1</b>		<b>5,229</b>	<b>100.0%</b>		<b>12,899</b>	<b>100%</b>
<b>SUSTAINABILITY MEASURES</b>							
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
<b>STUDENT GENERATION</b>							
<b>Public School Board</b>			<b>896</b>				
Elementary	448						
Junior High	224						
Senior High	224						
<b>Separate School Board</b>			<b>448</b>				
Elementary	224						
Junior High	112						
Senior High	112						
<b>Total Student Population</b>			<b>1,344</b>				

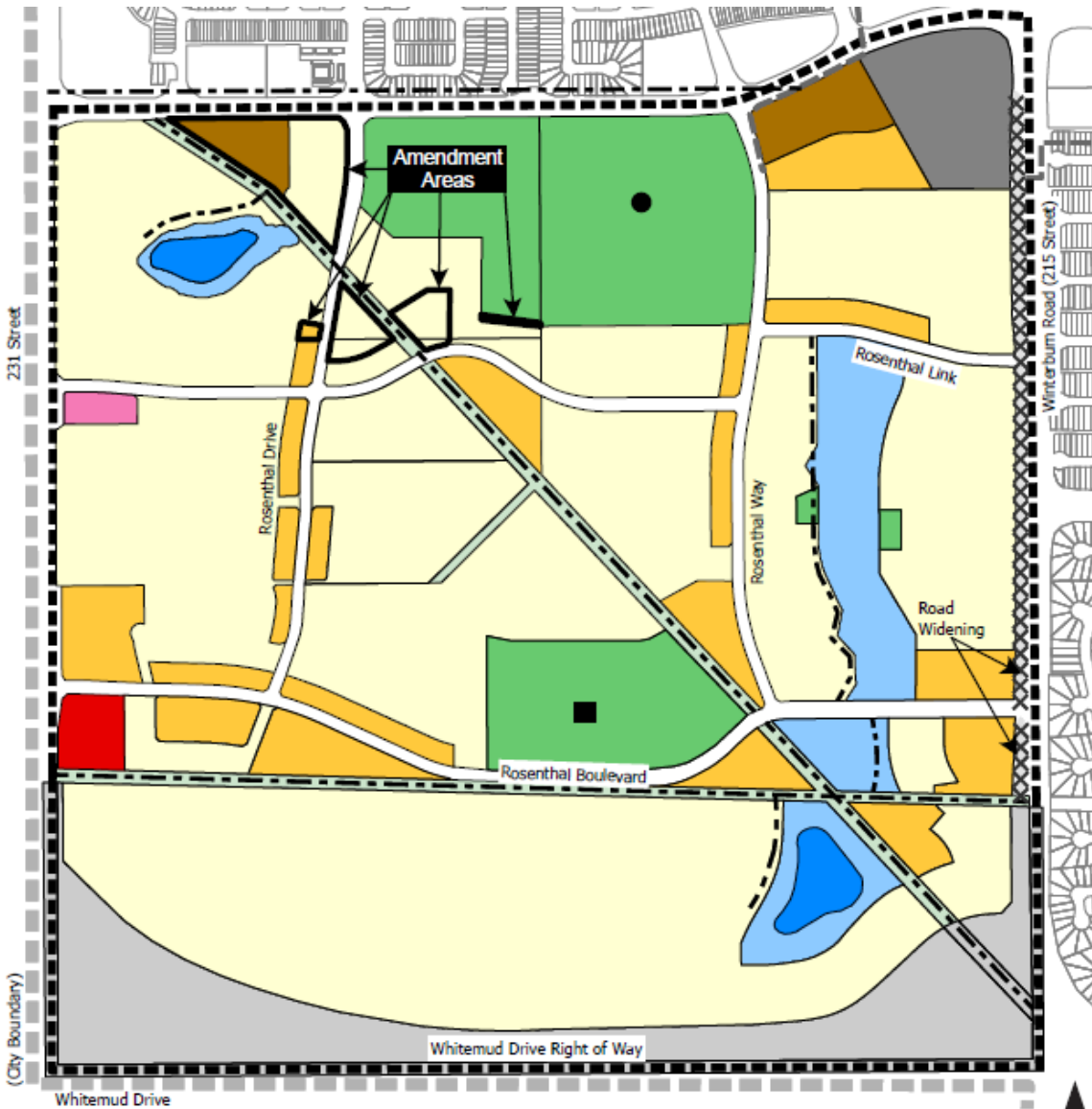
## Current NSP Map - Bylaw 20352



**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                  |  |   |

## Proposed NSP Map – Bylaw 20520



**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                  |  |                    |

## Application Summary

### Information

<b>Application Type:</b>	Plan Amendment, Rezoning
<b>Bylaw/Charter Bylaw:</b>	20520, 20521
<b>Location:</b>	West of 223 Street NW and south of 92 Avenue NW
<b>Addresses:</b>	22375 - 92 Avenue NW 8915 - 231 Street NW 9131 - 231 Street NW
<b>Legal Descriptions:</b>	Portions of NW-25-52-26-4; Lot 2, Block 1, Plan 0224568; and Lot 2, Block 2, Plan 1923408
<b>Site Area:</b>	6.2 hectares
<b>Neighbourhood:</b>	Rosenthal
<b>Ward:</b>	Nakota Isga
<b>Notified Community Organizations:</b>	Rosenthal Community League Secord Community League West Edmonton Council of Community Leagues
<b>Applicant:</b>	Stantec

### Planning Framework

<b>Current Zone(s) and Overlay(s):</b>	(AG) Agricultural Zone (RA7) Low Rise Apartment Zone
<b>Proposed Zone(s) and Overlay(s):</b>	(RF5) Row Housing Zone (RLD) Residential Low Density Zone (US) Urban Services Zone (PU) Public Utility Zone
<b>Plan(s) in Effect:</b>	Rosenthal Neighbourhood Structure Plan Lewis Farms Area Structure Plan
<b>Historic Status:</b>	None

Written By:

Approved By:

Branch:

Section:

Andrew McLellan

Tim Ford

Development Services

Planning Coordination