

7903 - 231 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20714 proposes a rezoning from the Agricultural Zone (AG) to the Small Scale Flex Residential Zone (RSF) to allow for a range of small scale housing.

Public engagement for this application included mailed notice and information on the City's webpage and no responses were received.

Administration supports this application because it:

- Facilitates the orderly development of the neighbourhood.
- Is compatible with the planned land uses.
- Conforms to the Rosenthal Neighbourhood Structure Plan.

Application Details

This application was submitted by Arcadis Professional Services (Canada) Inc. on behalf of Winterburn Developments Inc.

The proposed Small Scale Flex Residential Zone would allow development with the following key characteristics:

- A range of low density housing forms.
- A maximum height of 12.0 m (3 storeys).
- A maximum site coverage of 55%.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agricultural Zone (AG)	Undeveloped
North	Neighbourhood Commercial Zone (CN)	Undeveloped
East	Direct Control Zone (DC)	Undeveloped
South	Agricultural Zone (AG)	Undeveloped
West	N/A	Parkland County/ Undeveloped

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates anticipated development for the area in conformance with the statutory plan. The basic approach included:

Mailed Notice, October 18, 2023

- Notification radius: 61 metres
- Recipients: 139
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Rosenthal Community League

Application Analysis



Site analysis context

The City Plan

The subject property is located within the West Henday District of The City Plan, is identified as Urban Mix and is expected to contribute to Edmonton’s population growth from 1 to 1.25 million. The City Plan envisions an additional 1 million people within Edmonton’s existing boundaries. This proposal will contribute to this vision by allowing for the ongoing development of the neighbourhood, contributing to a variety of housing options.

Neighbourhood Structure Plan

The subject site is within the Rosenthal Neighbourhood Structure Plan (NSP) which designates the area for Low Density Residential. The proposed RSF Zone conforms to the intent of the Rosenthal NSP.

Land Use Compatibility

The proposed RSF Zone will allow for the development of low density residential in a variety of housing forms including, single detached, semi-detached and row housing. The RSF Zone contains site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. In addition the RSF offers limited opportunities for community and commercial development to provide services to local residents. The following table summarizes the zones key regulations:

	RSF Proposed
Permitted Uses	Residential Limited Commercial and Community Uses with additional regulations
Discretionary Uses	Accessory Commercial and Community Uses
Maximum Height	12.0 m
Front Setback	4.5 m except: <ul style="list-style-type: none"> • 3.0 m where a Treed Boulevard and vehicle access is from an Alley • 5.5 m to an attached garage
Side Setbacks	Interior: 0 m - 1.5 m subject to context Flanking: 2 m
Rear Setback	6.0 m except: <ul style="list-style-type: none"> • 1.2 m for building with rear attached garage where site depth is less than or equal to 30.0 m
Site / Lot Width	3.6 m - 7.5 m subject to street and housing typology, and location
Maximum Site Coverage	55%
Maximum length of any building	30.0 m

Mobility

Administration is aware of 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. To alleviate short term traffic operational challenges along the 215 Street NW corridor, area developers have recently completed intersection improvements at 215 Street/Secord Boulevard NW and 215 Street/100 Avenue intersections.

Construction of 231 Street NW between Whitemud Drive NW and north of Rosenthal Boulevard NW is currently underway. Construction of Rosenthal Boulevard NW extension to 231 Street NW is complete, and anticipated to be operational in late 2023 or early 2024.

With development of the site, the owner will be required to construct a walkway connection from the northwest corner of the rezoning area to the proposed pipeline shared pathway to enhance active mode connectivity within this neighborhood and provide access to the greater active mode network.

ETS operates a bus route near the site on Rosenthal Boulevard NW that connects residents to the larger citywide transit system at the Lewis Farms Transit Centre. Due to the incomplete road network in the area, buses currently turn around in a temporary transit turnaround located on Rosenthal Drive NW.

The site is between 300-500 m walking distance to bus stops on Rosenthal Boulevard NW.

Utilities

The proposed rezoning area conforms to the Rosenthal Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available by connecting to the existing system located within 82 Avenue NW. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

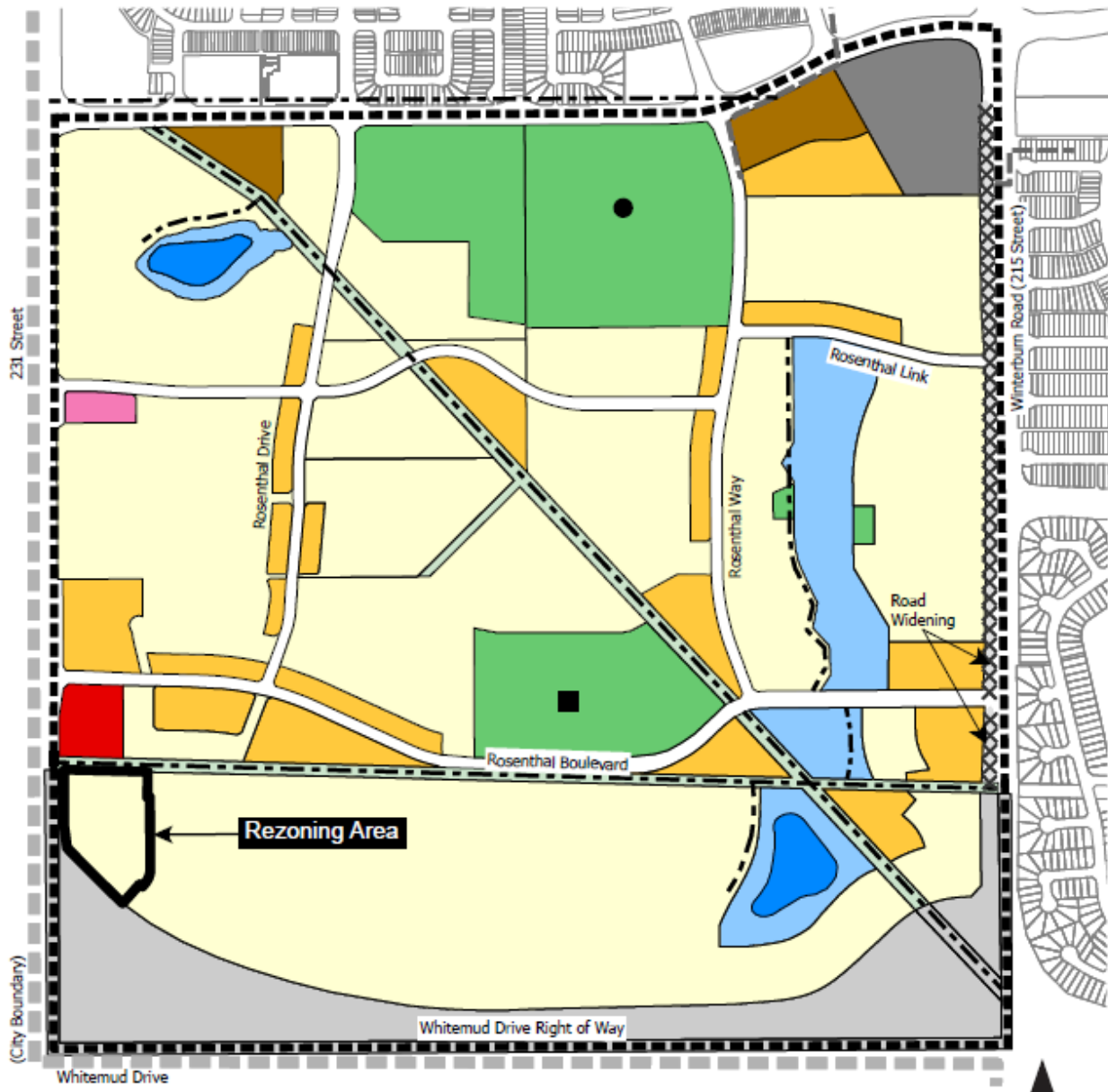
1. Context Plan Map

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



BYLAW 20520
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.