

7903 - 231 Street NW

Position of Administration: Support



Summary

Bylaw 20973 proposes a rezoning from the Agriculture 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 a mailed notice and information on the City's webpage. No responses were received regarding this application.

Administration supports this application because it:

- Facilitates the orderly development of the neighbourhood.
- Is compatible with surrounding existing and planned land uses.
- Aligns with the Rosenthal Neighbourhood Structure Plan.

Application Details

This application was submitted by Arcadis Professional Services Inc. on behalf of the landowner. An associated subdivision application (LDA24-0314) is currently under review by administration.

Rezoning

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

- Detached, attached and multi-unit residential housing with limited commercial opportunities.
- A maximum height of 12 metres (approximately 3 storeys).

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped
North	<ul style="list-style-type: none">• Small-Medium Scale Transition Residential Zone (RSM h12)• Small Scale Flex Residential Zone (RSF)• Agriculture Zone (AG)	Undeveloped
East	<ul style="list-style-type: none">• Small Scale Flex Residential Zone (RSF)• Agriculture Zone (AG)	Undeveloped
South	Small-Medium Scale Transition Zone (RSM h12)	Row Housing
West	<ul style="list-style-type: none">• Direct Development Control Provision (DC1 20650)• Site Specific Development Control Provision (DC2 1231)	Undeveloped

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a standard residential zone, and no responses were received from the mailed notice. The basic approach included:

Mailed Notice, July 26, 2024

- Notification radius: 60 metres
- Recipients: 93
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Rosenthal Community League

Application Analysis



Site analysis context

The City Plan

The subject site is located in a developing area as identified in The City Plan, and is expected to contribute to Edmonton's growth between the 1 and 1.25 million population markers. The proposed rezoning aligns with the policies for accommodating growth through the compact development of new and existing neighbourhoods including all future growth for an additional 1 million people within Edmonton's existing boundaries. This proposal contributes to this vision by allowing for the ongoing development of the neighbourhood, and will support a variety of housing options.

District Plans

This site is subject to the West Henday District Plan where it is designated as Urban Mix, and applies an Area Specific Policy to the Rosenthal neighbourhood that states that further planning

direction should be obtained from the Rosenthal Neighbourhood Structure Plan and the Lewis Farms Area Structure Plan.

The proposed rezoning supports the District Policy for Urban Mix areas by providing opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents.

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 and will enable a range of small scale housing types.

Land Use Compatibility

The RSF Zone will provide opportunities for a range of small scale residential development including single detached, semi-detached, row housing, and multi-unit housing; and limited opportunities for commercial and community uses that are compatible with the surrounding low and medium density land uses. The RSF Zone contains site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. The following table summarizes the zone’s key regulations:

	RSF Proposed
Typical Uses	Residential Limited Commercial and Community Uses with additional regulations
Maximum Height	12.0 m
Minimum Front Setback	4.5 m except: <ul style="list-style-type: none"> ● 3.0 m where a Treed Boulevard is present ● 5.5 - 6.0 m to an attached garage from an existing or approved sidewalk
Minimum Interior Side Setback	0 - 1.5 m, subject to context and built form
Minimum Flanking Side Setback	2.0 m

Minimum Rear Setback	6.0 m, except: <ul style="list-style-type: none"> • 1.2 m for buildings with a rear attached garage where the site depth is less than or equal to 30.0 m
Maximum Site Coverage	55%
Maximum length of any building	30.0 m

Mobility

ETS currently operates bus service in Rosenthal. Due to the incomplete collector road network in the area, buses turn around in a temporary transit turnaround on Rosenthal Drive, just north of 84A Avenue.

The turnaround is located within the boundaries of the proposed rezoning. The applicant will be required to withhold lots overlapping the turnaround so it can remain until a future stage of development completes Rosenthal Drive. The applicant will be required to keep the turnaround open and operational during construction so transit service is not interrupted.

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 83A Avenue NW & 84A 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.

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Branch: Development Services

Section: Planning Coordination