

Bylaw 21005

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. adding the following Policy statements and Implementation Stage bullets under the Commercial Uses column, under the existing Objective, within Section 3.4.1 Neighbourhood Design:

Policy	Implementation Stage
“The Lewis Farms Area Structure defines Neighborhood Commercial as sites of approximately 1 ha in size, and are to be located at the intersections of major roads to ensure proper access without drawing additional traffic into the residential precinct, as outlined in the Lewis Farms Area Structure. Vehicular access to Neighbourhood commercial sites from local roads shall be discouraged to	- Subdivision - Development Permit

<p>maintain the residential nature of the streets. If an access from local road is required for safe and improved site circulation, it shall be located in close proximity to a higher order roadway.</p> <p>Neighbourhood commercial sites shall be designed for an attractive pedestrian environment that provides safe, convenient and accessible pedestrian connections within the site and from the surrounding road network.”</p>	
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- b. deleting the map entitled “Bylaw 20520 Rosenthal Neighbourhood Structure Plan” and replacing it with “Bylaw 21005 Amendment to Rosenthal Neighbourhood Structure Plan” attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this Bylaw;
- c. deleting the statistics entitled “Rosenthal Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20520” and replacing it with “Rosenthal Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 21005”, attached hereto as Schedule “B”, and forming part of this Bylaw;
- d. deleting “Exhibit 7 – Development Concept” and replacing it with “Exhibit 7 – Development Concept” attached hereto as Schedule “C” and forming part of this Bylaw;
- e. deleting “Exhibit 5 - Existing Oil Wells and Pipelines” and replacing it with “Exhibit 5 - Existing Oil Wells and Pipelines” attached hereto as Schedule “D” and forming part of this Bylaw;
- f. deleting “Exhibit 8 – Planning Principles” and replacing it with “Exhibit 8 – Planning Principles” attached hereto as Schedule “E” and forming part of this Bylaw;

- g. 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;
- h. deleting “Exhibit 10 – Storm Drainage” and replacing it with “Exhibit 10 – Storm Drainage” attached hereto as Schedule “G” and forming part of this Bylaw;
- i. deleting “Exhibit 11 – Sanitary Servicing” and replacing it with “Exhibit 11 – Sanitary Servicing” attached hereto as Schedule “H” and forming part of this Bylaw;
- j. 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
- k. 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. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

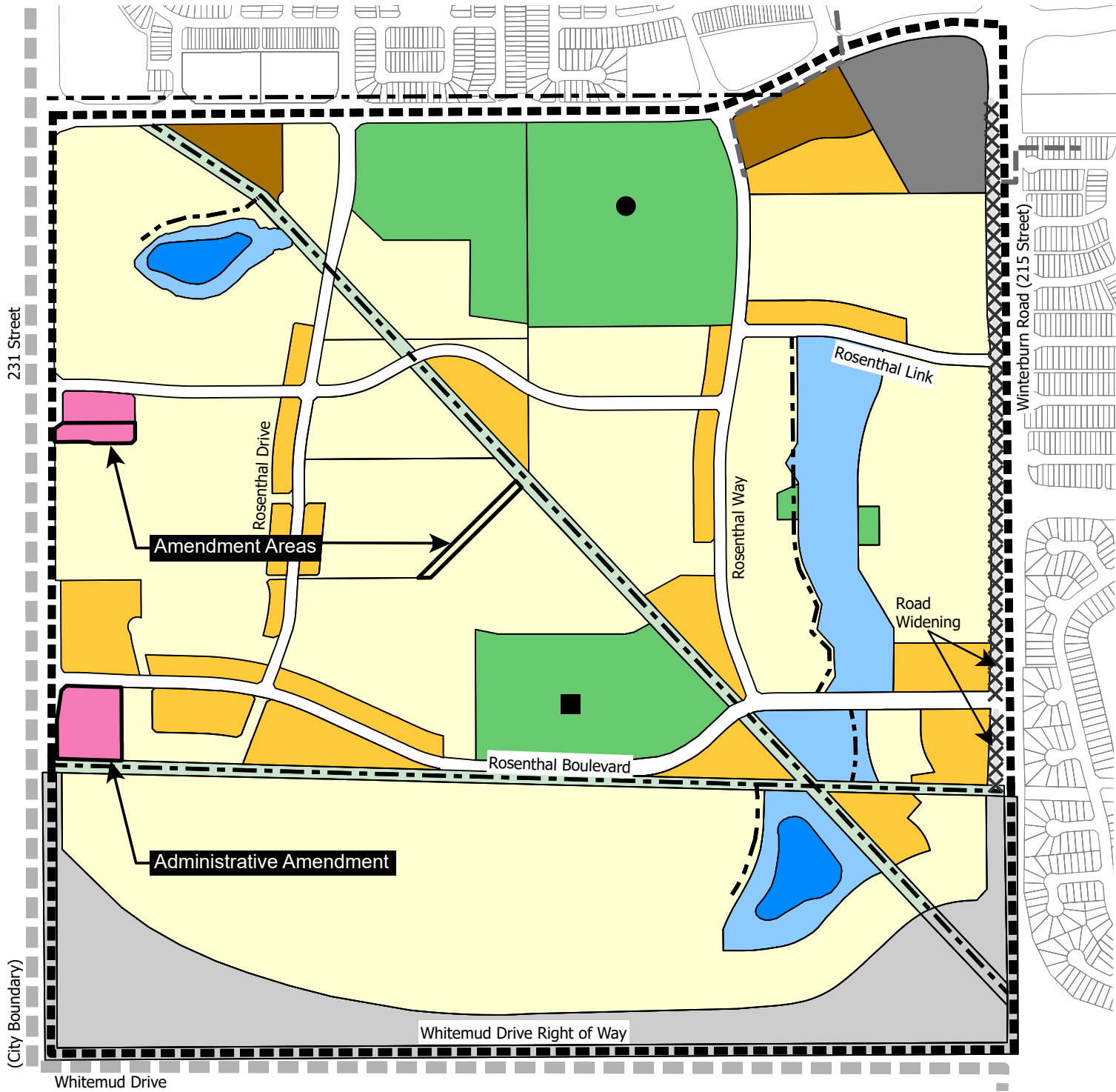
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



**BYLAW 21005  
AMENDMENT TO  
ROSENTHAL**

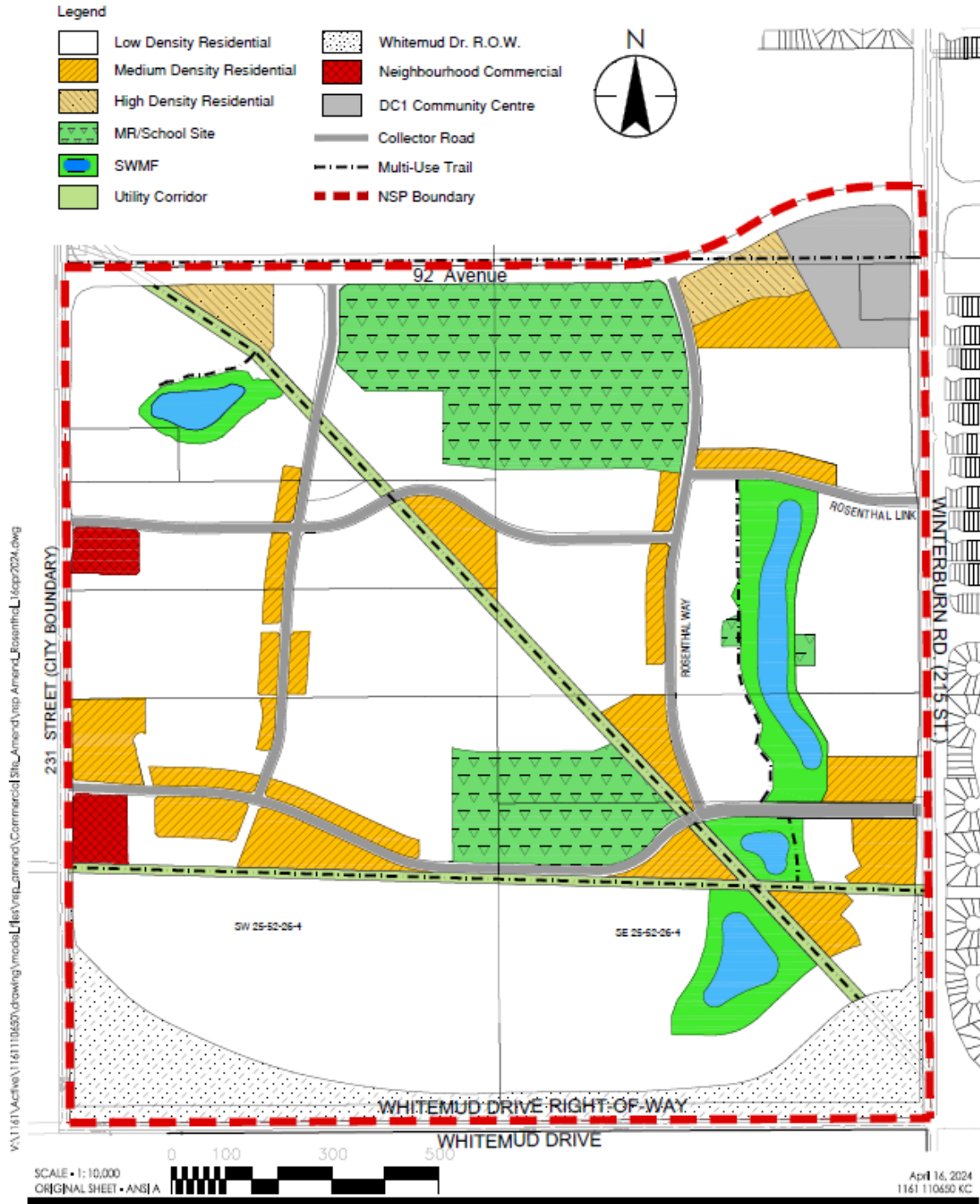
**Neighbourhood Structure Plan  
(as amended)**



- |                                |  |                    |
|--------------------------------|--|--------------------|
| 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       |
| Stormwater Management Facility | Public Elementary / Junior High - K - 9  | Amendment Area     |
| 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 21005							
	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	8.1	3.1%					
Road Widening	4.4	1.7%					
<b>GROSS DEVELOPABLE AREA</b>	<b>224.1</b>		<b>100.0%</b>				
Municipal Reserves							
Public Elementary/Junior High	8.0				3.6%	} 12.2%	
District Park	19.0				8.5%		
Pocket Park	0.4				0.2%		
Commercial	2.4				1.1%		
Stormwater Management Facility	14.7				6.6%		
Circulation	33.6				15.0%		
<b>TOTAL Non-Residential Area</b>	<b>78.1</b>		<b>34.8%</b>				
<b>Net Residential Area (NRA)</b>	<b>146.1</b>		<b>65.2%</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	120.8	25	3,020	57.8%	2.8	8,466	82.7%
<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>5,226</b>	<b>100.0%</b>		<b>12,899</b>	<b>100%</b>
<b>SUSTAINABILITY MEASURES</b>							
Population Density (ppnrha)							88
Unit Density (upnrha)							36
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>				



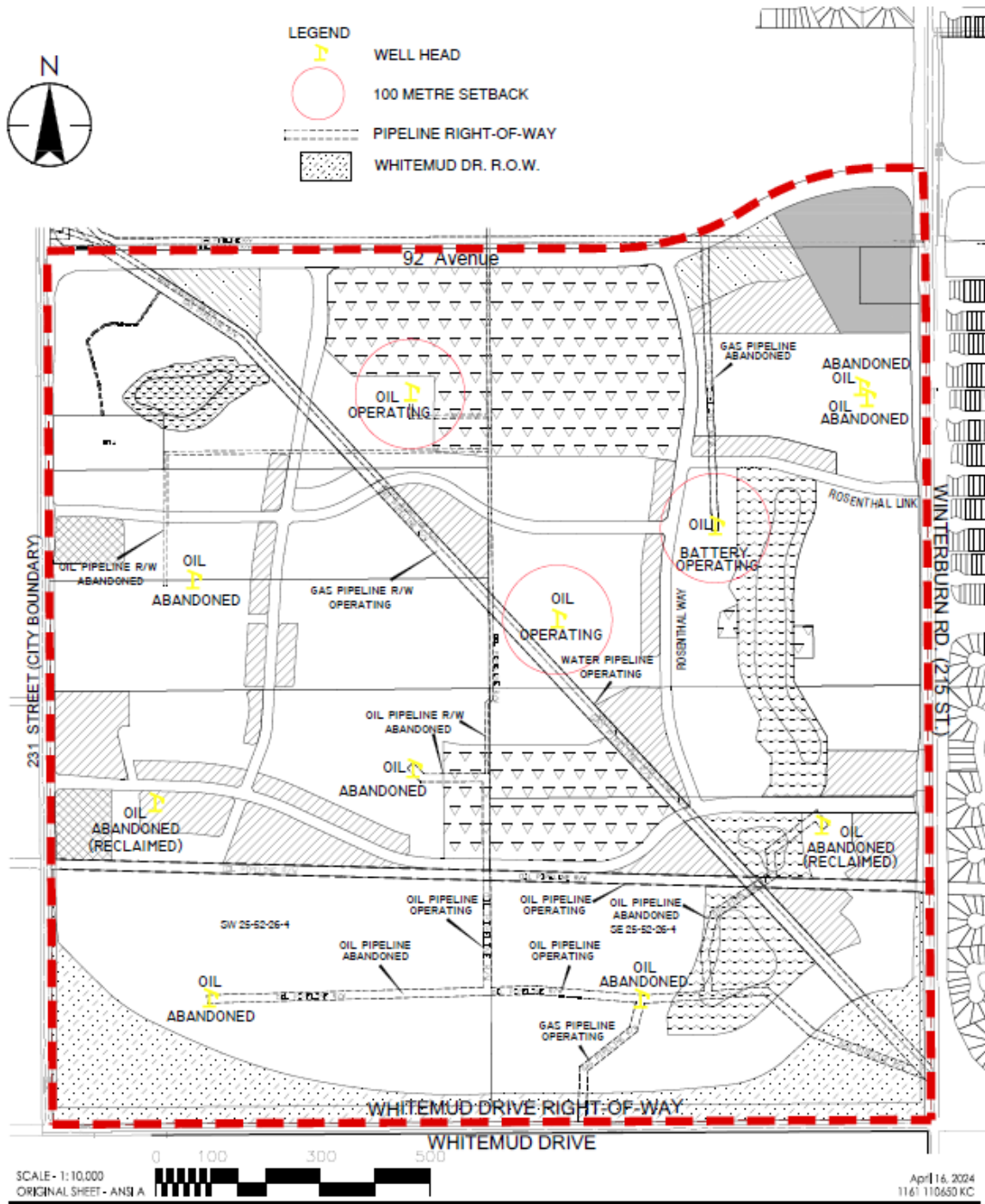
ROSENTHAL NSP

Figure No.

Exhibit 7

Title

DEVELOPMENT  
CONCEPT

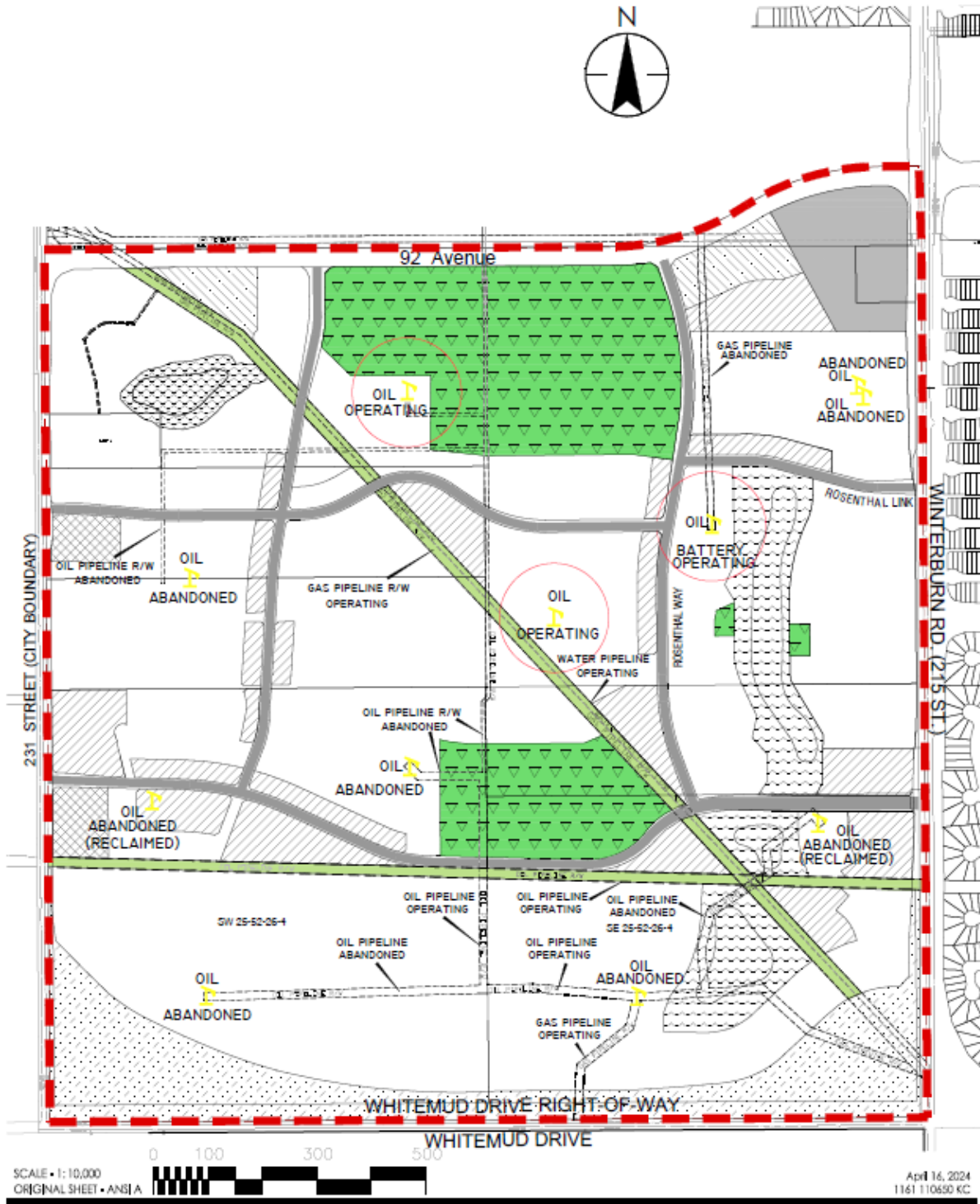


ROSENTHAL NSP

Figure No.

Exhibit 5

Title EXISTING OIL WELLS AND PIPELINES



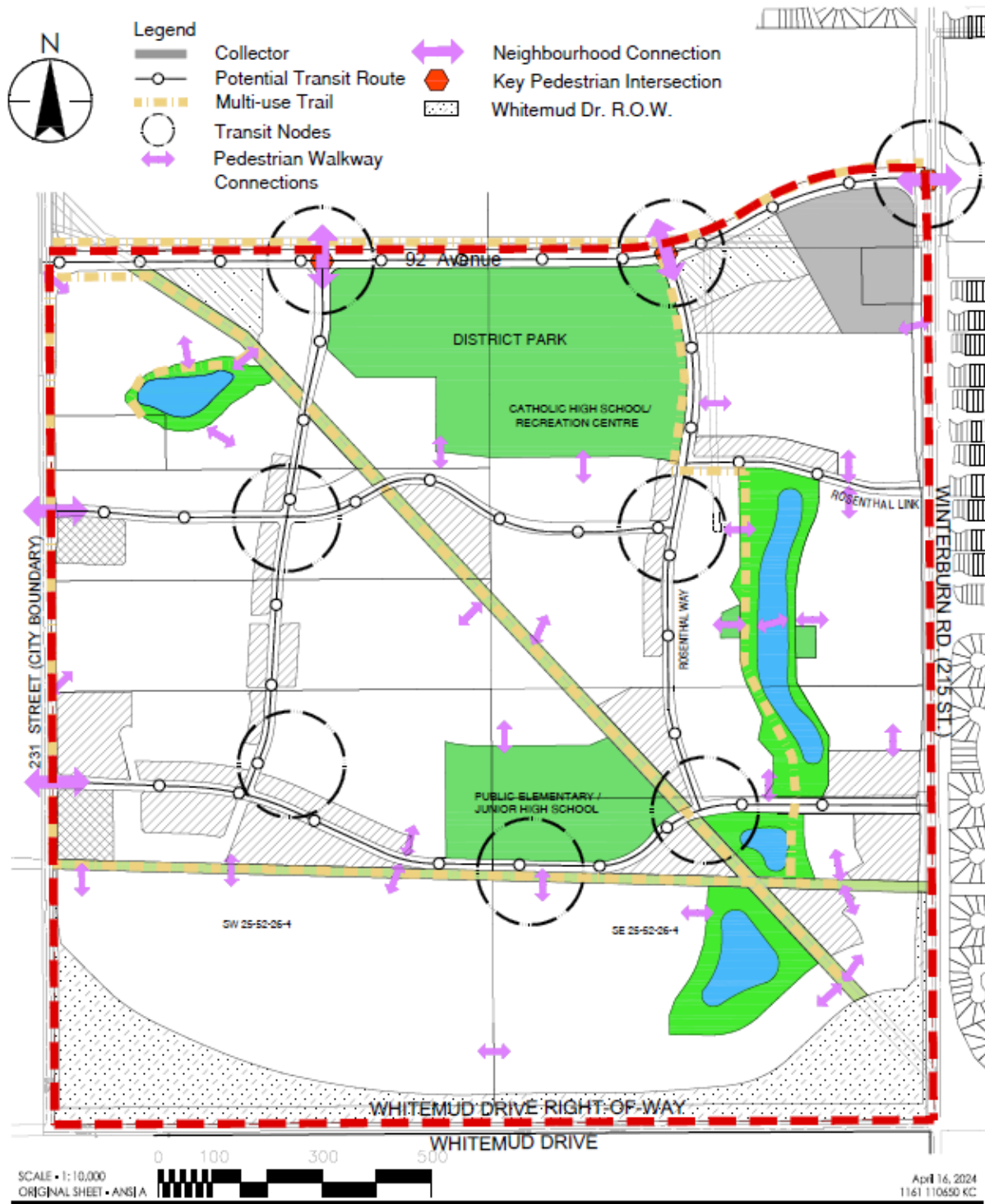
ROSENTHAL NSP

Figure No.

Exhibit 8

PLANNING PRINCIPLES



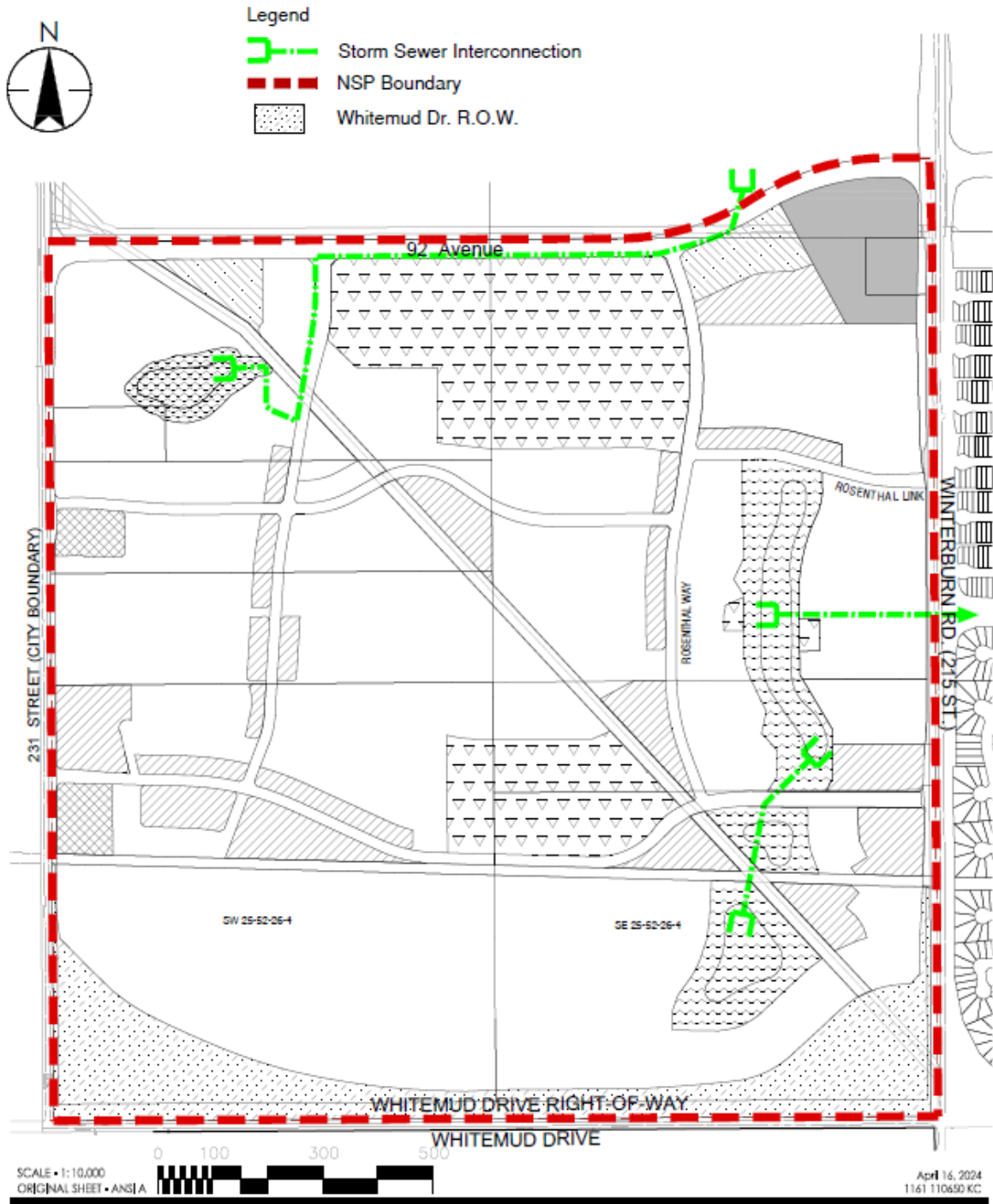


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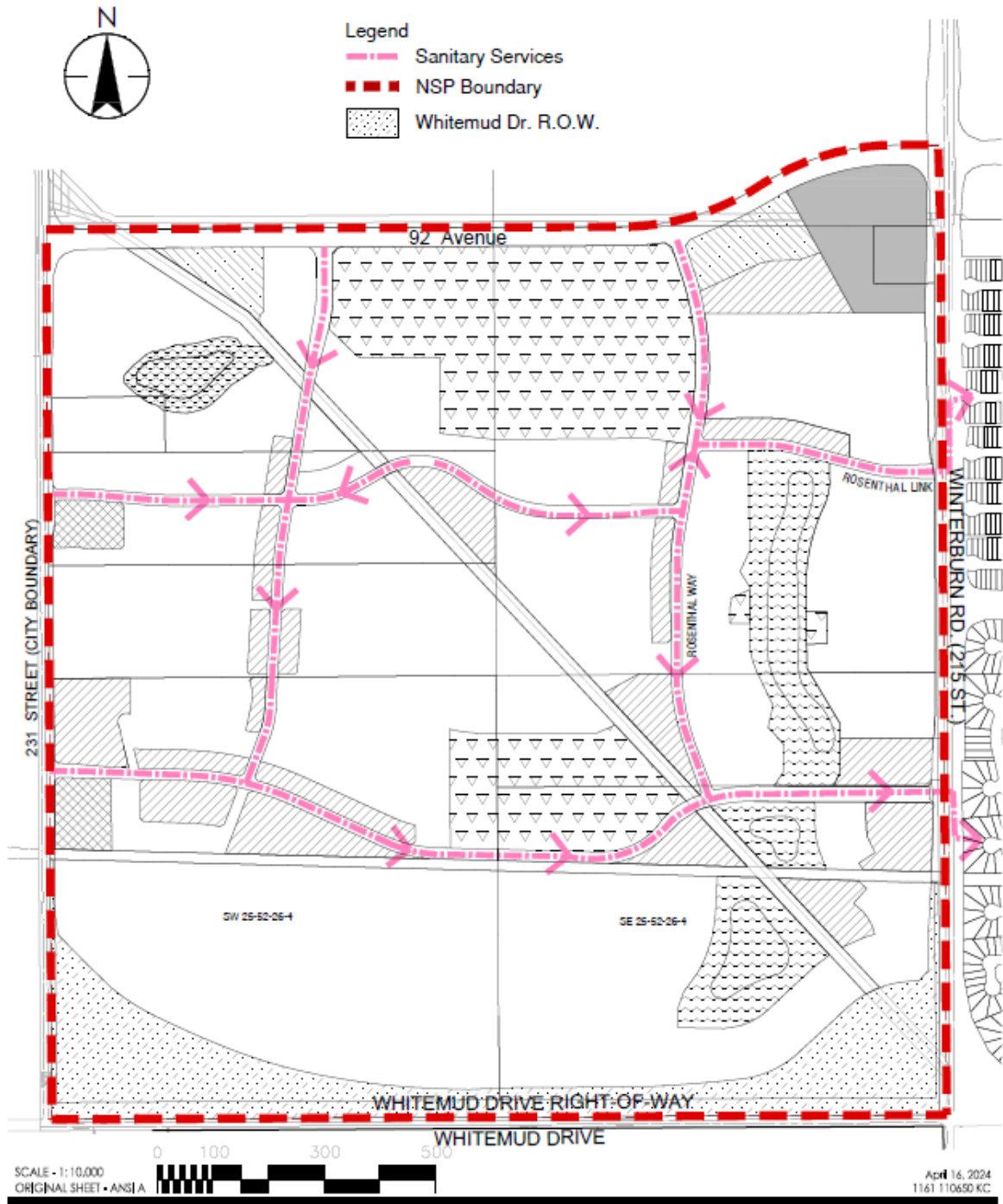
Figure No.

Exhibit 9

Title CIRCULATION AND TRANSIT



ROSENTHAL NSP  
Figure No. \_\_\_\_\_  
Exhibit 10  
Title STORM DRAINAGE

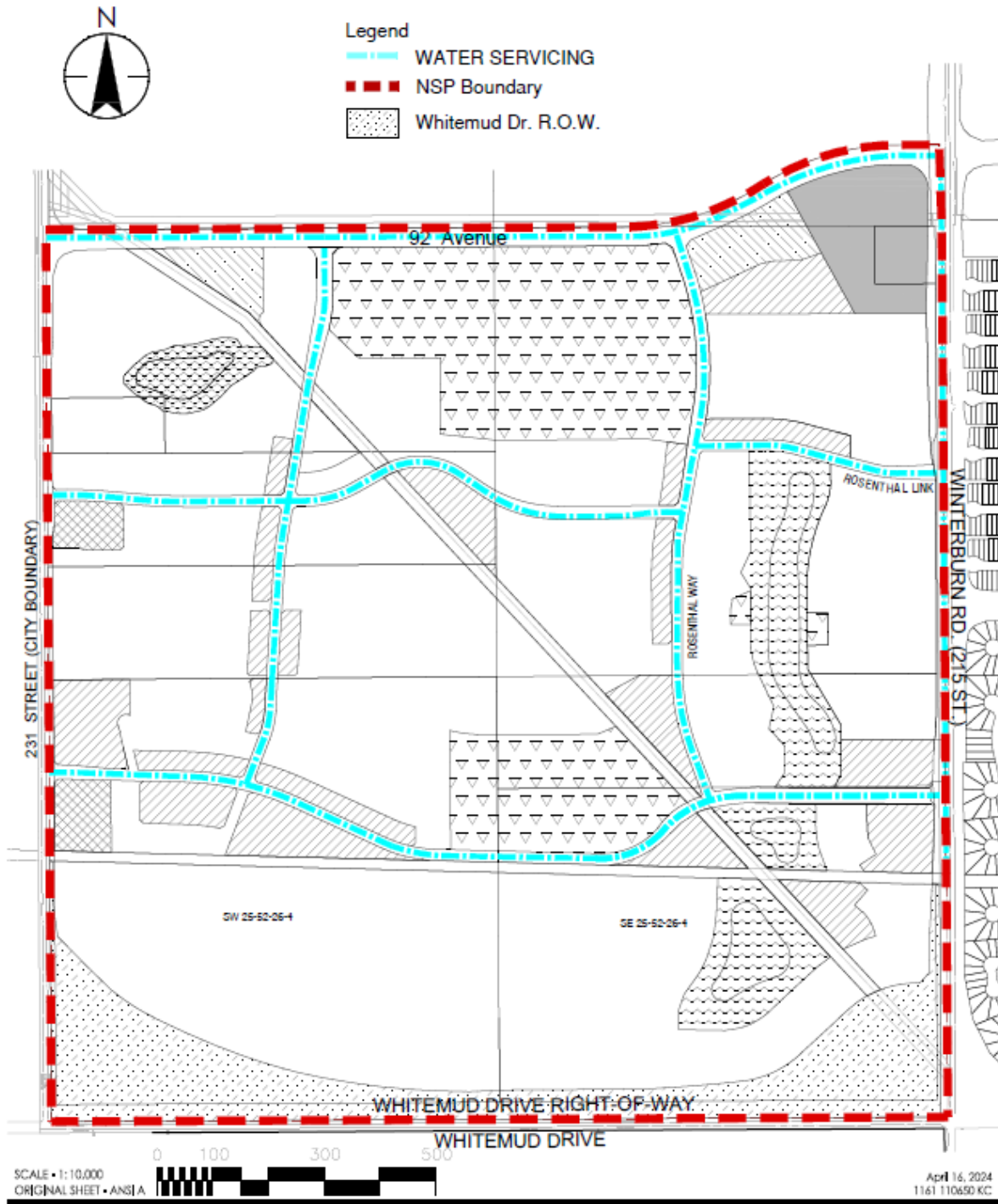


ROSENTHAL NSP

Figure No.

Exhibit 11

Title SANITARY SERVICING

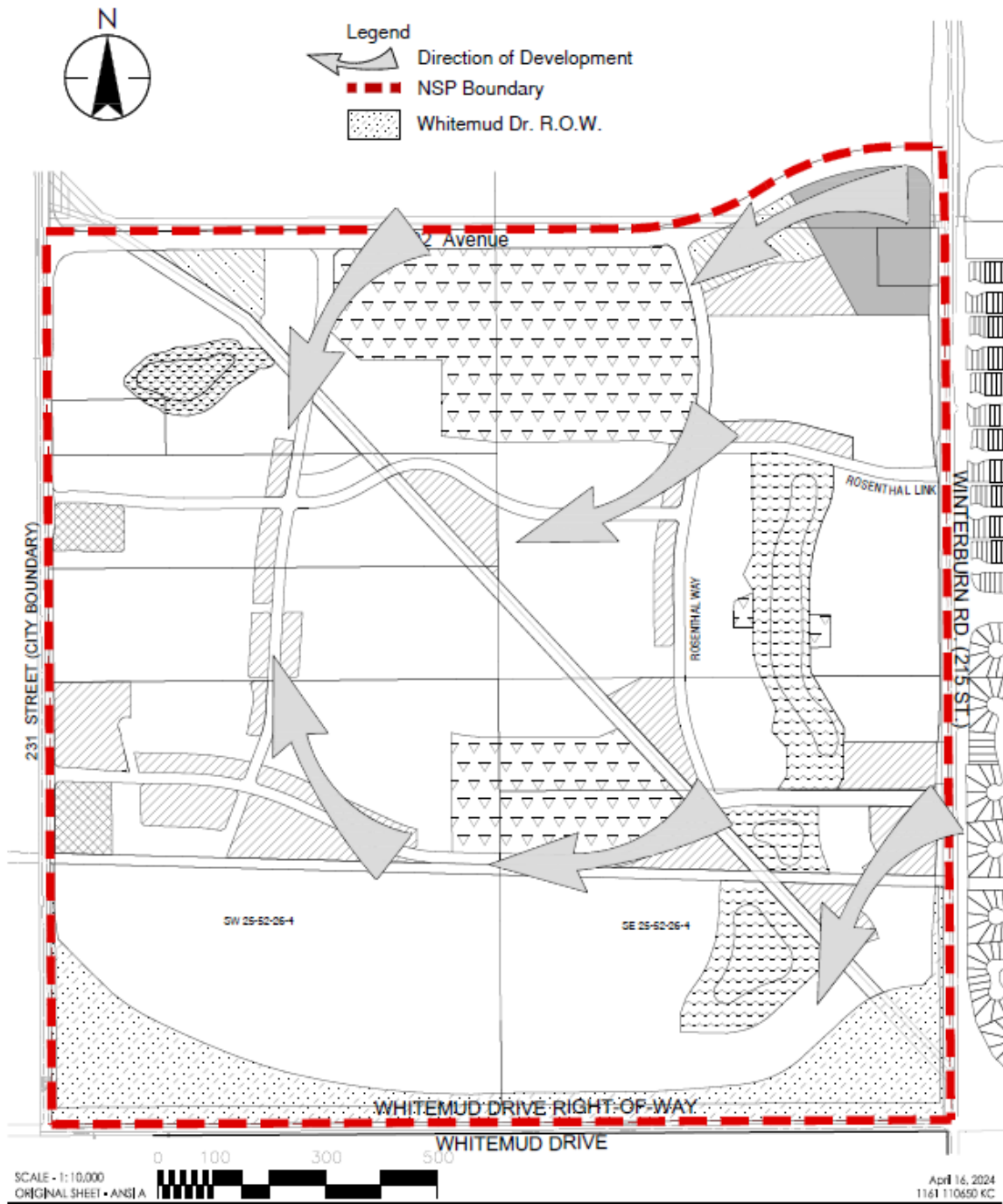


ROSENTHAL NSP

Figure No.

Exhibit 12

Title WATER SERVICING



ROSENTHAL NSP

Figure No.

Exhibit 13

The STAGING PLAN