

## Portions of 8505 and 8715 - 231 Street NW Position of Administration: Support



### Summary

Bylaw 21006 proposes a rezoning from the Small Scale Flex Residential Zone (RSF) and the Public Utility Zone (PU) to the Neighbourhood Commercial Zone (CN) and the Small Scale Flex Residential Zone (RSF) to allow small scale commercial centres, and a range of small scale housing. Bylaws 21004 and 21005 propose amendments to the Lewis Farms Area Structure Plan and the Rosenthal Neighbourhood Structure Plan to facilitate the proposed rezoning and provide administrative updates. Charter Bylaw 21043 proposes an amendment to the West Henday District Plan to be in alignment with proposed Bylaw 21005.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from 4 people, with one stating opposition and

three with questions. The person in opposition had concerns related to roadway capacity while the others wanted more information about the application.

Administration supports this application because it:

- Contributes to The City Plan Big City Move to become a Community of Communities.
- Helps facilitate the completion of the Rosenthal neighbourhood.
- Is compatible with surrounding existing and planned land uses.

## Application Details

This application was submitted by Stantec Consulting Ltd. on behalf of Rosenthal Developments Ltd.

## Rezoning

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

- Commercial businesses, services, social gathering and limited residential uses, to a maximum height of 12.0 m (CN).
- A range of small scale residential, to a maximum height of 12.0 m (RSF).

## Plan Amendments

The proposed rezoning is accompanied by amendments to the Lewis Farms Area Structure Plan (ASP) and the Rosenthal Neighbourhood Structure Plan (NSP) to increase the amount of land designated for commercial, and to decrease the amount of land designated for residential and for public utility, in support of the proposed rezoning. The ASP amendment also includes an administrative amendment to reflect an amendment to the Secord Neighbourhood Structure Plan (NSP) approved under Bylaw 20886 on August 19, 2024, and to align the Bylaw map with the Figure 8 Development Concept that was approved under Bylaw 19958 on February 23, 2022. Further, the Rosenthal Neighbourhood Structure Plan (NSP) includes an Administrative amendment to identify the southern commercial site as neighbourhood commercial, in accordance with the direction of the ASP, the existing CN Zoning and site size.

## Site and Surrounding Area

The rezoning area consists of two separate areas that are centrally located within the western portion of the Rosenthal neighbourhood, east of 231 Street NW.

	Existing Zoning	Current Development
Subject Site	Small Scale Flex Residential Zone (RSF)	Undeveloped

	Public Utility Zone (PU)	Former pipeline right-of-way
<b>North</b>	Neighbourhood Commercial Zone (CN) Small Scale Flex Residential Zone (RSF)	Undeveloped Undeveloped
<b>East</b>	Small Scale Flex Residential Zone (RSF) Public Utility Zone (PU) and Small Scale Flex Residential Zone (RSF)	Undeveloped Undeveloped
<b>South</b>	Small Scale Flex Residential Zone (RSF) Small Scale Flex Residential Zone (RSF) and Agriculture Zone (AG)	Undeveloped Undeveloped
<b>West</b>	231 Street NW / Parkland County Small Scale Flex Residential Zone (RSF)	Undeveloped Undeveloped

## Community Insights

This application was brought forward to the public using an enhanced approach. This approach was selected because the proposal included a plan amendment; however, standard zones were requested and there was little response to the mailed notice. The enhanced approach included:

### Mailed Notice, April 19, 2023 and Sept. 15, 2024

- Notification area: was expanded beyond a 60 m radius to include properties south of 92 Avenue, east of 231 Street, and north of the pipeline right-of-way located west of 224 Street and north of Rosenthal Boulevard, west of Rosenthal Way.
- Recipients: 450
- Responses: 4
  - In opposition: 1
  - Questions: 3

### Common comments heard (number of similar comments in brackets beside comments below):

- Road capacity (1)

### Site Signage, April 29, 2022 and Oct. 9, 2024

- Rezoning information signs were placed on the property so as to be visible from 231 Street.

## Webpage

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

## Notified Community Organizations

- Rosenthal Community League

## Common comments heard (number of similar comments in brackets beside comments below):

- Roadway capacity (1).

The land development process was explained to the respondent who is in opposition, including the relationship between subdivision and road capacity/upgrades. The land proposed for rezoning will not be developed until a subdivision is applied for and approved, and applicable conditions are met for the registration of lots. Once lots are registered development and building permits must be obtained.

## Application Analysis

### The City Plan

The City Plan identifies the two sites as being within a residential area. The proposed rezoning is supported by The City Plan Big City Move to become a community of communities as it will provide for commercial opportunities for surrounding residents.

### District Plan

The site is located within the West Henday District Plan, which designates the sites as Urban Mix and Urban Service. Urban Mix includes housing, shops, services and offices in one land use category. This provides opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents. It includes stand alone commercial and residential development as well as mixed use development. Given the pipeline removal as proposed in Bylaw 21005, there is a corresponding amendment to the West Henday District Plan to replace the Urban Service designation of the former pipeline area with Urban Mix. The proposed rezoning aligns with the Urban Mix designation.

### Lewis Farms Area Structure Plan (ASP)

The Lewis Farms ASP defines neighbourhood commercial sites as those approximately 1 ha in size, to be identified as such in the applicable Neighbourhood Structure Plan (NSP). Neighbourhood commercial sites are to be located at the intersections of two major roads to ensure proper access without drawing additional traffic into the residential precinct. The middle commercial site within the Rosenthal neighbourhood (please refer to Appendix 4), located at the

western edge of the neighbourhood, is at the intersection of an arterial (231 Street NW) and collector roadway (88 Avenue NW). A previously rezoned neighbourhood commercial area is being marginally increased in size.

### Rosenthal Neighbourhood Structure Plan (NSP)

The middle commercial site within the Rosenthal neighbourhood (please refer to Appendix 4) is being marginally increased in size while remaining as a small site designated neighbourhood commercial. To ensure the site does not draw additional traffic into the neighbourhood as directed in the ASP, policy is being added to discourage vehicular access to local roads, and if required for safe and improved site circulation, be placed in close proximity to a higher order roadway. The proposed rezoning to the Neighbourhood Commercial Zone (CN) is in accordance with the NSP, as amended.

The amendment also removes the designation of a small diagonal pipeline right-of-way, centrally located within the plan area as this pipeline has been removed. The NSP Bylaw also replaces Exhibit 5 - Existing Oil Wells and Pipelines by deleting reference to an operating pipeline in this location. This results in a marginal reduction to the amount of land designated Pipeline ROW. The proposed rezoning to the Small Scale Residential Flex Zone (RSF) is in accordance with the NSP, as amended.

Changes to NSP Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Low Density Residential	120.9	120.8	- 0.1
Neighbourhood Commercial	0.7	1.1	+0.4
Pipeline ROW	8.4	8.1	-0.3
<b>Units</b>	5,229	5,226	-3
<b>Population</b>	12,899	12,890	-9
<b>DENSITY (upnrha)</b>	36	36	0

NSP statistical reference to Unit ratio has been deleted.

### Land Use Compatibility

The proposed rezoning to the Neighbourhood Commercial Zone (CN) and the Small Scale Residential Flex Zone (RSF) is compatible with existing and surrounding planned land uses.



## **Mobility**

Administration reviewed a Transportation Impact Assessment (TIA) that was submitted in support of the application. The TIA determined that the additional commercial development can be accommodated with some considerations including: a four-lane cross-section for 88 Avenue between 231 Street and the proposed site access and localized parking bans to accommodate the anticipated increase in traffic. Development of these lands will also necessitate the construction of 88 Avenue between 231 Street and its current terminus to the east, as well as the first two urban arterial lanes of 231 Street between 92 Avenue to Rosenthal Boulevard. These requirements will be reviewed in further detail at the subdivision stage.

ETS currently provides bus service near the rezoning and amendment area in Rosenthal. Future bus service expansion in the area depends on neighbourhood build-out, demand and available funding for transit.

Due to the incomplete road network in Rosenthal, buses use a temporary transit turnaround located on Rosenthal Drive, just north of Rosenthal Boulevard. ETS will have additional routing options when nearby collector and arterial roads are fully constructed.

Bus stops nearby on 88 Avenue and 231 Street will be conditioned with future stages of development.

## **Utilities**

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. The proposed amendment is not anticipated to have a significant impact on the existing sanitary and storm sewer systems or future servicing plans in the area. These existing systems have sufficient capacity available 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. Current NSP Land Use and Population Statistics
2. Proposed NSP Land Use and Population Statistics
3. ASP Land Use Concept Map Comparison
4. NSP Land Use Concept Map Comparison

Written By: Cyndie Prpich

Approved By: Tim Ford

Branch: Development Services

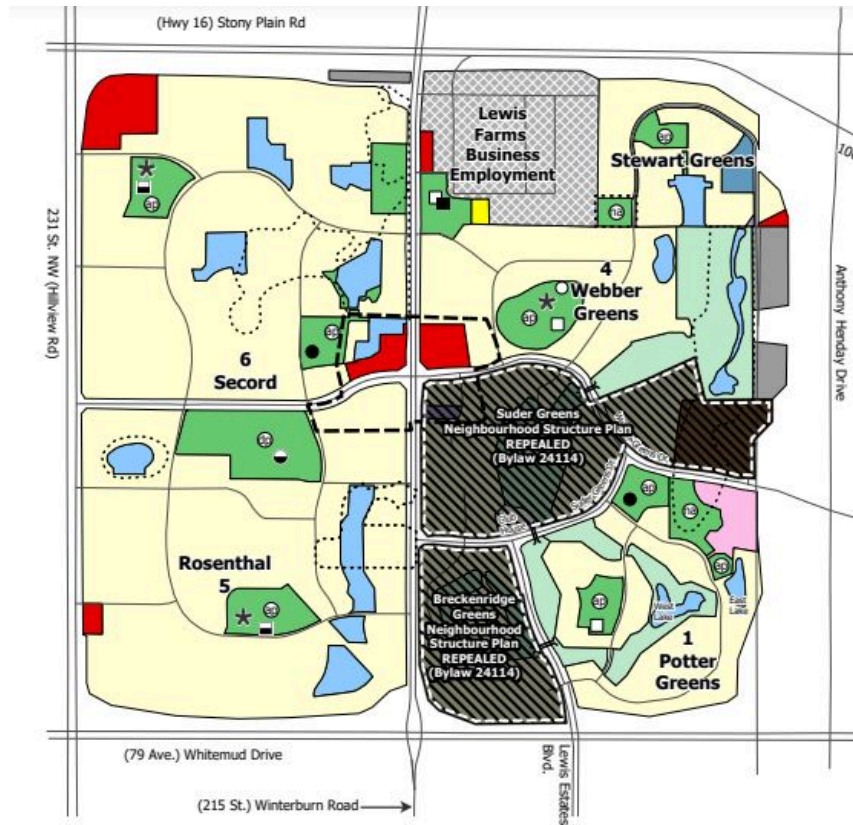
Section: Planning Coordination

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>				



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>				

## Lewis Farms ASP Plan Land Use Concept Map Comparison



**BYLAW 24115  
LEWIS FARMS  
Area Structure Plan  
(as amended)**

- |   |                      |                                 |
|---|----------------------|---------------------------------|
| Residential   | Stormwater Lake      | Separate Elementary/Junior High |
| Golf Course   | Commercial           | Separate High School            |
| School Site   | Business Industrial  | Public Elementary               |
| Neighbourhood Park                                  | Business Employment  | Public Elementary/Junior High   |
| District Park                                       | Transit Terminal/TOD | Public Junior High              |
| Natural Area Park                                   | Institutional        | Community Centre                |
| Potential Private Recreation or Business Employment | Mixed Use Area       | Grade Separated Crossing        |
| Public Utility                                      | Community League     | Natural Area                    |
|   | Separate Elementary  |                                 |

Current ASP Land Use Concept Map

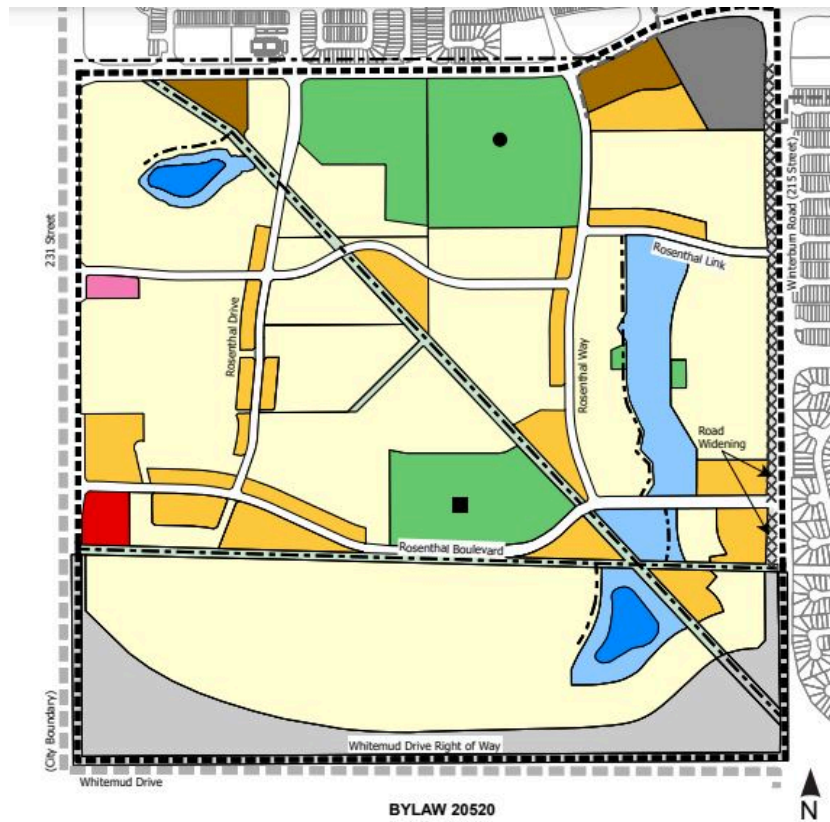


**BYLAW 21004  
AMENDMENT TO  
LEWIS FARMS  
Area Structure Plan  
(as amended)**

- |   |                      |                                 |
|---|----------------------|---------------------------------|
| Residential   | Stormwater Lake      | Separate Elementary/Junior High |
| Golf Course   | Commercial           | Separate High School            |
| School Site   | Business Industrial  | Public Elementary               |
| Neighbourhood Park                                  | Business Employment  | Public Elementary/Junior High   |
| District Park                                       | Transit Terminal/TOD | Public Junior High              |
| Natural Area Park                                   | Institutional        | Community Centre                |
| Potential Private Recreation or Business Employment | Mixed Use Area       | Grade Separated Crossing        |
| Public Utility                                      | Community League     | Natural Area                    |
|   | Separate Elementary  | Amendment Area                  |

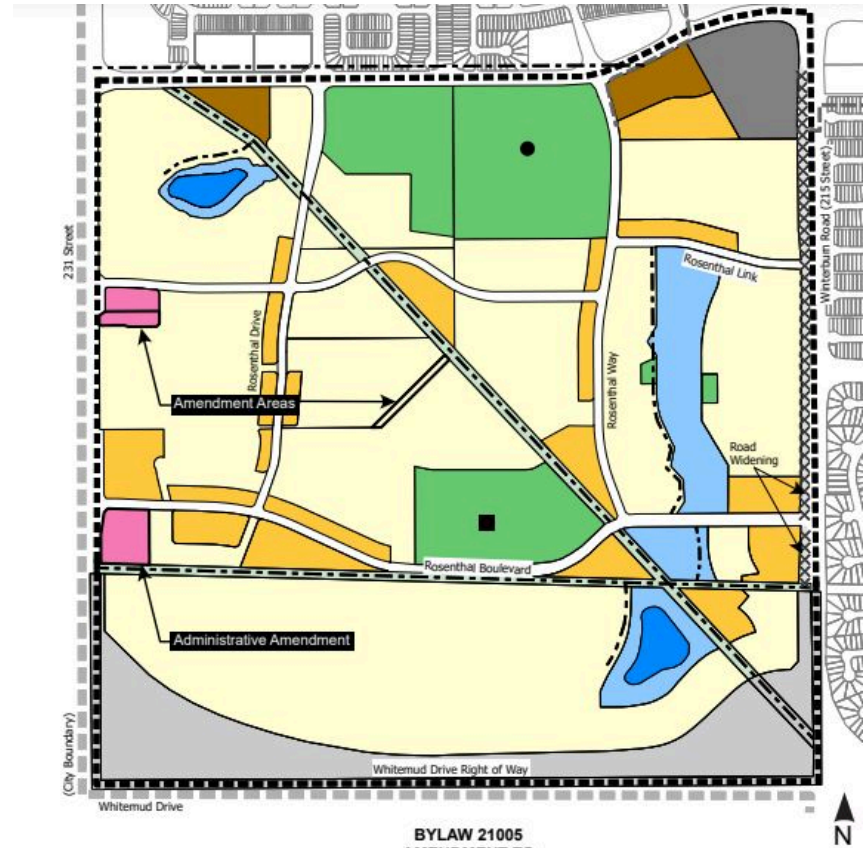
Proposed ASP Land Use Concept Map

## Rosenthal NSP Land Use Concept Map Comparison



**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                  |  |                    |



**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                  |  |                    |

*Current Land Use Concept Map*

*Proposed Land Use Concept Map*