

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	<ul style="list-style-type: none">- 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	24th day of January	, A. D. 2025;
READ a second time this	24th day of January	, A. D. 2025;
READ a third time this	24th day of January	, A. D. 2025;
SIGNED and PASSED this	24th day of January	, A. D. 2025.

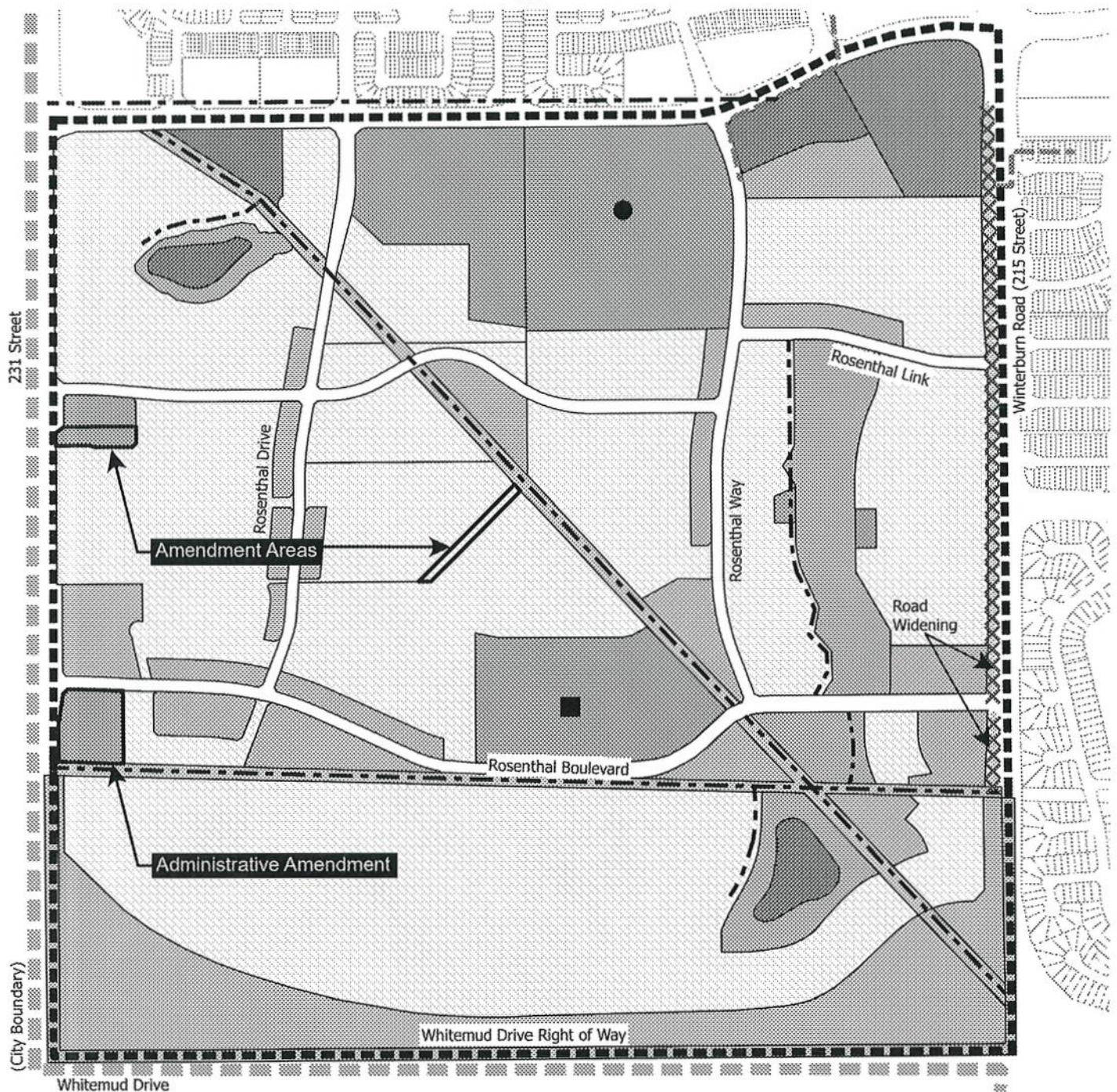
THE CITY OF EDMONTON



MAYOR



CITY CLERK



**BYLAW 21005
AMENDMENT TO
ROSENTHAL**

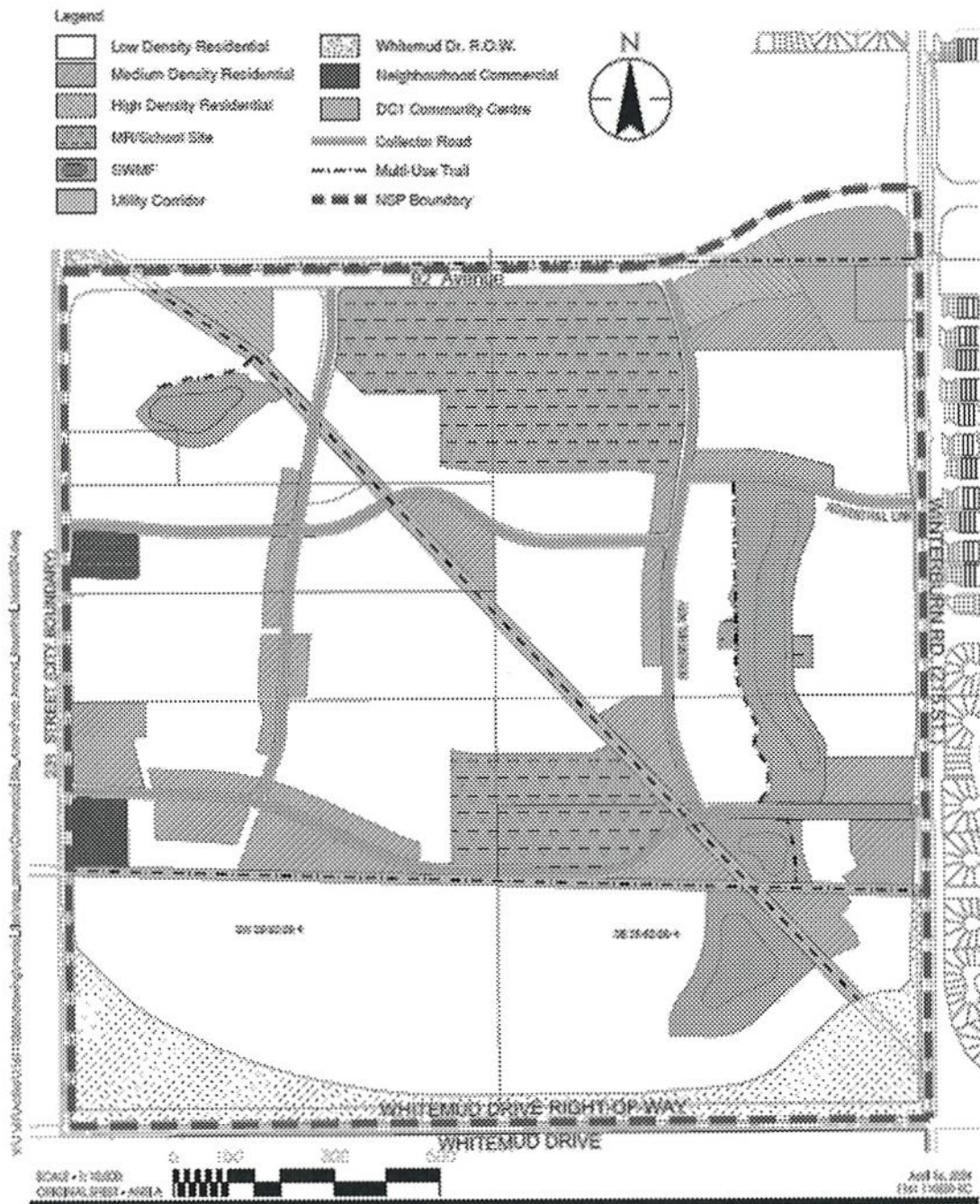
Neighbourhood Structure Plan
(as amended)



- | | | |
|--------------------------------|--|--------------------|
| 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.

Resenthal Neighbourhood Structure Plan Land Use Concept and Population Statistics							
Below Title							
	Area (ha)	% of GA	% of GDA				
GROSS AREA	261.9	100.0%					
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%					
GROSS DEVELOPABLE AREA	224.1		100.0%				
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%				
TOTAL Non-Residential Area	78.1		34.8%				
Net Residential Area (NRA)	146.1		65.2%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION							
	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of NRA
Low Density Residential (LDR)							
Single/Semi-Detached	120.8	25	3,020	57.8%	2.8	8,466	82.7%
Medium Density Residential (MDR)							
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%
High Density Residential (HDR)							
Mid-rise/High Density	3.01	225	677	13.0%	1.8	1,219	2.1%
Total Residential	146.1		5,226	100.0%		12,899	100%
SUSTAINABILITY MEASURES							
Population Density (ppnha)							88
Unit Density (upnha)							36
Persons per Gross Developable Area							58
STUDENT GENERATION							
Public School Board			896				
Elementary	448						
Junior High	224						
Senior High	224						
Separate School Board			448				
Elementary	224						
Junior High	112						
Senior High	112						
Total Student Population			1,344				

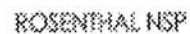


ROSENTHAL NSP

Figure 10:

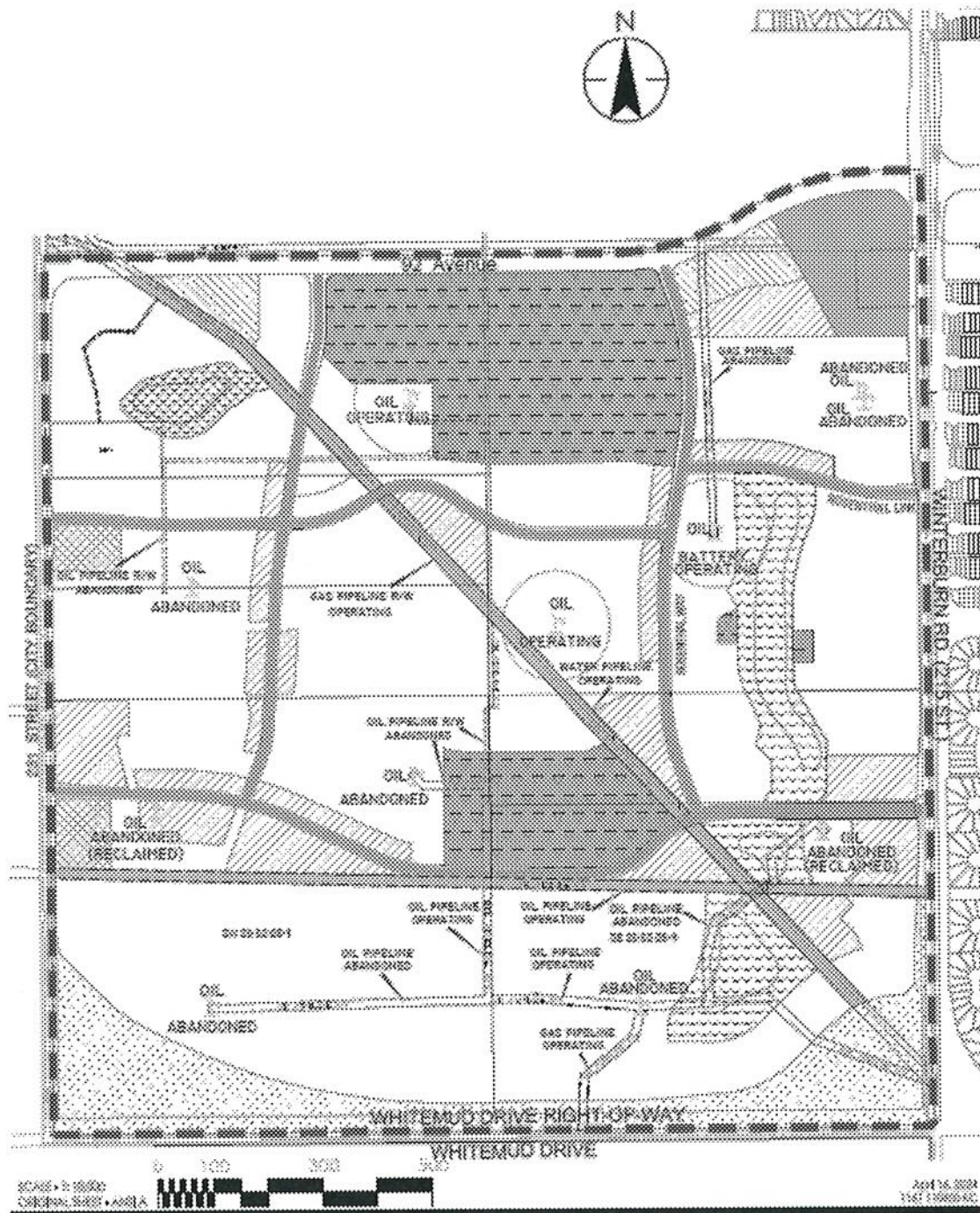
Exhibit 7

DEVELOPMENT
CONCEPT



0-008 6

EXISTING OIL WELLS
AND PIPELINES

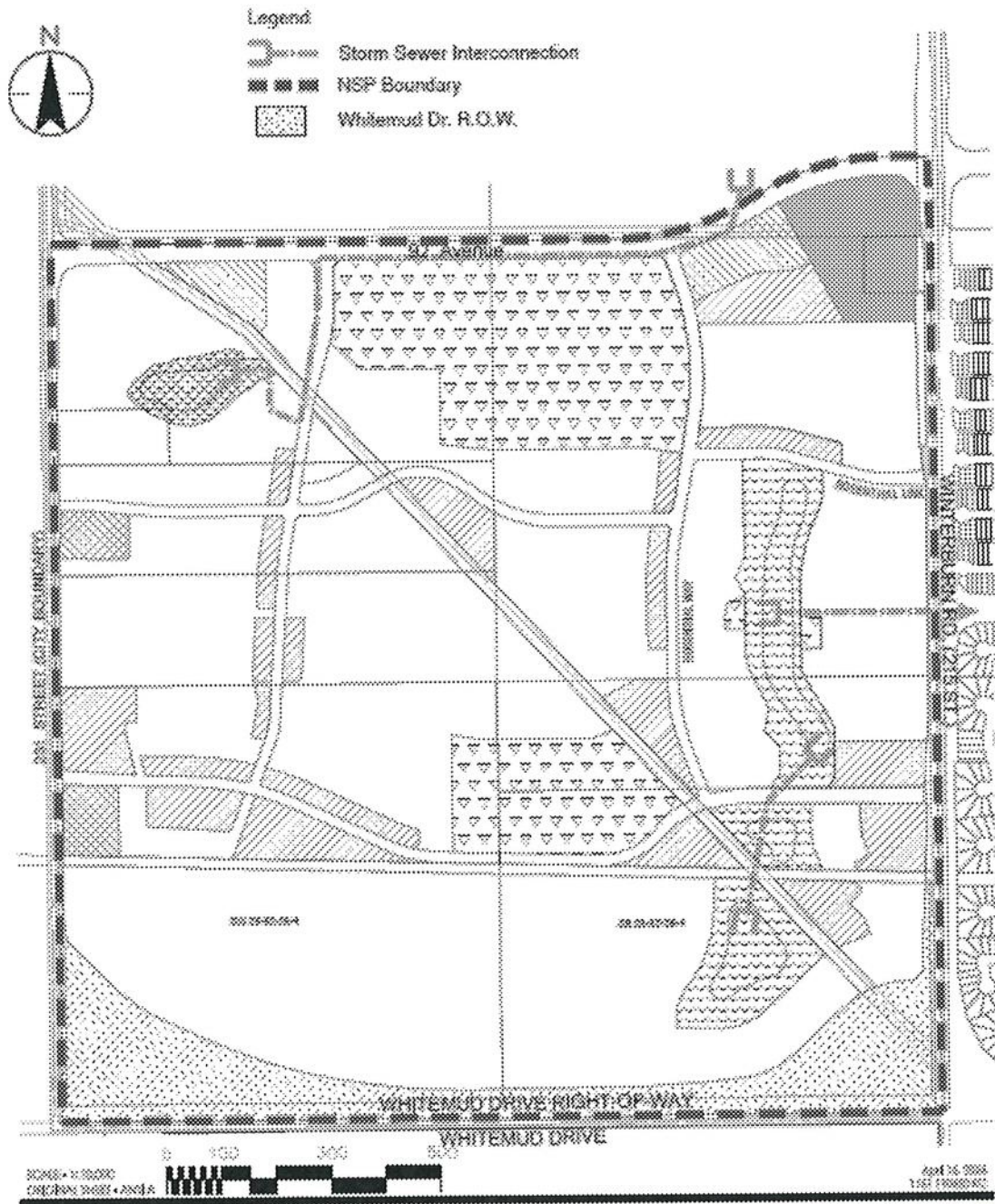


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Figure 6

~~Exhibit 8~~

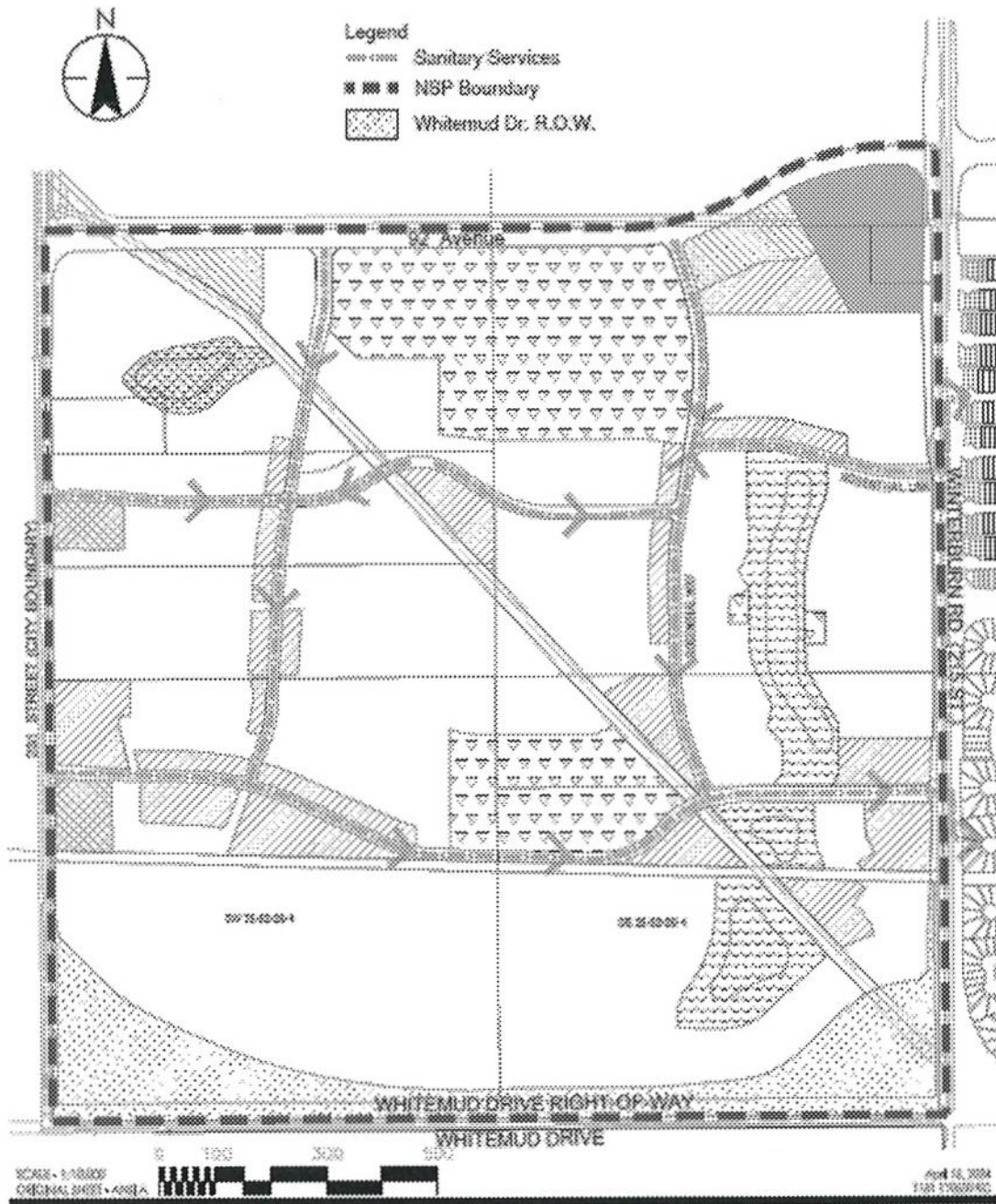
PLANNING PRINCIPLES



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Figure 10

Exhibit 10
STORM DRAINAGE

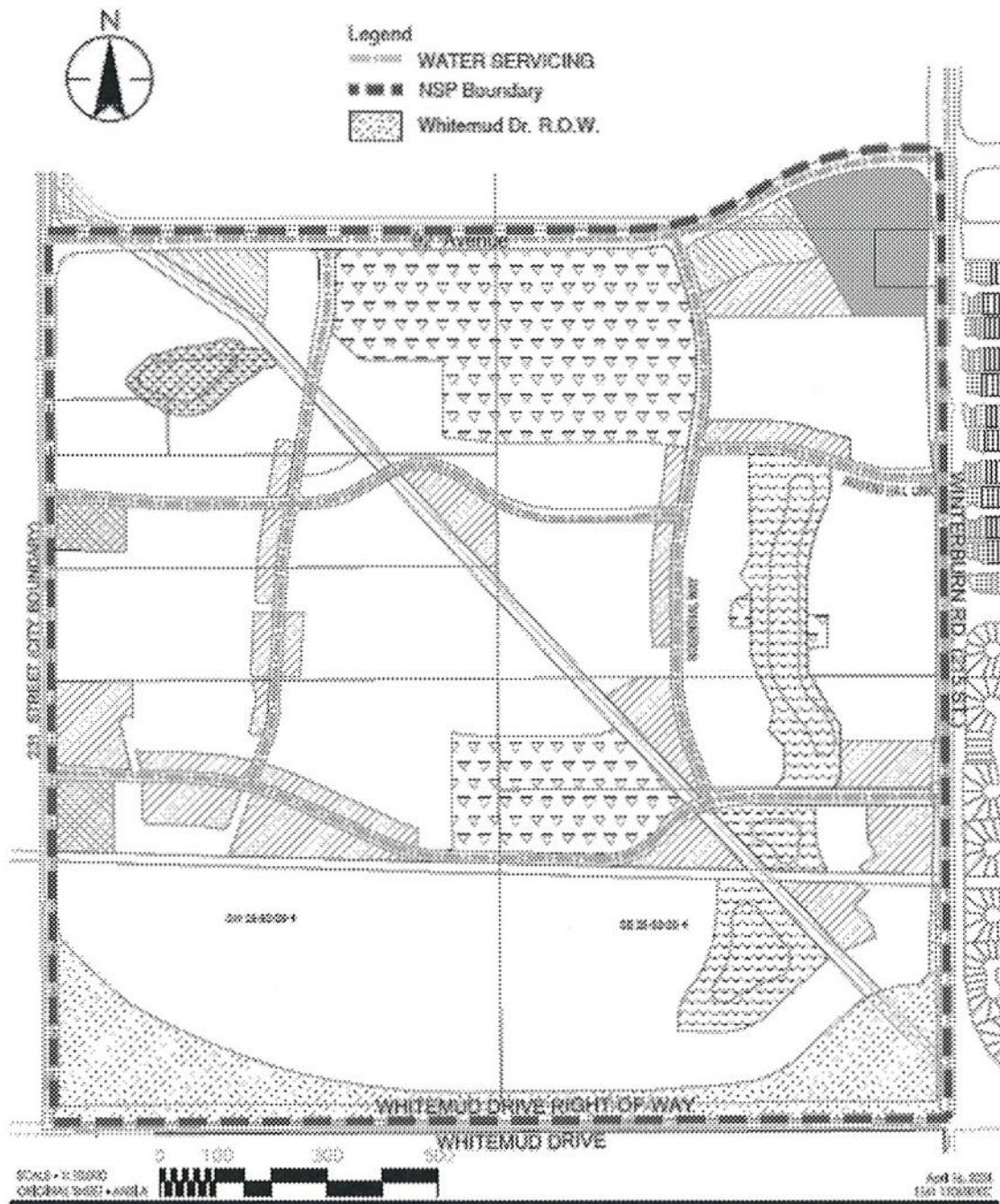


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Figure 10c.

Exhibit 11

SANITARY SERVICING



Legend

***** WATER SERVICING

*** NSP Boundary

☐ Whitemud Dr. R.D.W.

Accession No. 333635

2000年12月15日

2025-26-23-24

55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071

WHITEHOLE DRIVE RIGHT OF WAY

WHITEHOLE DRIVE

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Age Group	No opinion	Not necessary	Necessary but not sufficient	Sufficient but not necessary	Sufficient
0-10	10	10	10	10	10
11-20	10	10	10	10	10
21-30	10	10	10	10	10
31-40	10	10	10	10	10
41-50	10	10	10	10	10
51-60	10	10	10	10	10
61-70	10	10	10	10	10
71+	10	10	10	10	10

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ROSENTHAL NSP

Figure 10c

Exhibit 12

WATER SERVICING

