

8404 & 9130 - Winterburn Road NW Position of Administration: Support



Summary

Bylaw 21094 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.

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 Stantec Consulting Ltd. on behalf of Rosenthal Communities Inc. and Lewis Estates Communities Inc..

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

- A range of small scale housing, including detached, attached and multi-unit residential housing with limited commercial opportunities.
- A maximum building height of 12.0 m (approximately 3 storeys).
- A maximum site coverage of 55%.
- Opportunities for residential housing constructed as Zero Lot Line developments.

Site and Surrounding Area

The subject site is located north of Rosenthal Boulevard NW and west of 223 Street NW in the central portion of the Rosenthal neighbourhood. The Rosenthal neighbourhood is in the middle stages of development and is planned for residential, commercial and community centre uses. The surrounding lands are intended for low density residential development and medium density residential development. South of the subject site is a planned Park/School site, and to the east/north there is a utility corridor and multi-use trail offering active modes of transportation. Transit Service is offered via Rosenthal Boulevard NW.

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped
North	Public Utility Zone (PU)	Pipeline Utility Corridor
East	Public Utility Zone (PU)	Pipeline Utility Corridor
South	Parks and Services Zone (PS)	Park
West	Small Scale Flex Residential Zone Agriculture Zone (AG)	Treestand/undeveloped Undeveloped

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed rezoning is in conformance with the approved statutory plan, the Rosenthal Neighbourhood Structure Plan.

Mailed Notice, January 13, 2025

- Notification radius: 60 metres
- Recipients: 110

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 of The City Plan, and is identified as an area of anticipated residential growth between the 1 and 1.25 million population markers. The proposed

rezoning is supported by policies in The City Plan, which continue to support growth within existing approved neighbourhoods.

District Plans

The site is within the West Henday District Plan, which designates the site as Urban Mix. Urban Mix includes housing, shops, services, and offices in one land use category, which includes stand alone residential, commercial, and mixed use development. The proposed RSF Zone allows for stand alone residential with limited opportunities for community and commercial development to provide services to local residents. Therefore, the proposed rezoning aligns with the District Plan and Policy.

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

Development under the RSF zone will provide for flexibility and diversity of built forms that are compatible with the surrounding low density and row housing development.

The RSF zone enables the development of shallow blocks and compact row housing due to reductions in minimum side and rear setbacks for specific configurations of development. The minimum rear setback in RSF can be reduced to 1.2 m for lots with a depth less than 30.0 m where developed with a rear attached garage. There is flexibility for side setback requirements under RSF due to opportunities for zero lot line and reduced setback development, which can include row housing.

	RSF Proposed
Typical Uses	Small scale residential
Maximum Height	12.0 m
Minimum Front Setback	3.0 m - 4.5 m
Minimum Interior Side Setback	0.0 - 1.5 m

Minimum Flanking Side Setback	2.0 m
Minimum Rear Setback (Alley)	1.2 m - 6.0 m
Maximum Site Coverage	55%

Mobility

Walkway connections between the rezoning area and the adjacent greenway will be reviewed with subdivision of the area.

ETS currently operates a local bus route to Rosenthal that connects residents to the larger transit network at the Lewis Farms Transit Centre. Future bus service expansion in Rosenthal depends on neighbourhood and road network build-out, demand and available funding for transit.

Future residents in the rezoning area will be less than 500m walking distance to current and future bus stops on nearby collector roads.

Due to the incomplete road network in the area, buses turn around in a temporary transit turnaround on Rosenthal Drive, just north of 84A Avenue. ETS will have additional routing options in the neighbourhood when the turnaround is removed and Rosenthal Drive is fully constructed.

Utilities

The proposed rezoning area conforms to the Lewis Farms (Rosenthal) Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available connecting to the existing system located within 224 Street NW.

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

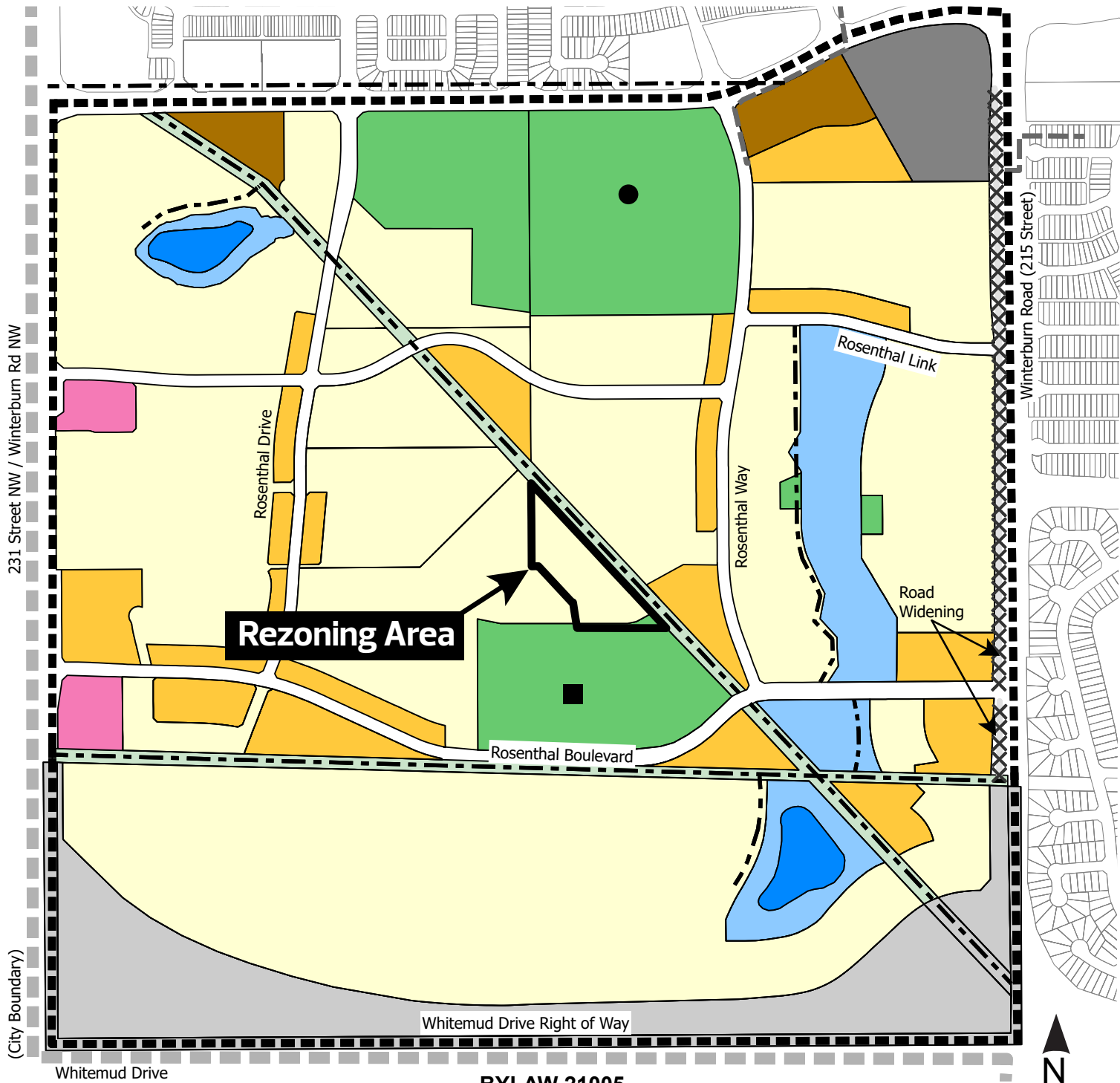
1. Context Map

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



**BYLAW 21005
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.