

Planning Report Rosenthal Nakota Isga

7903 - 231 Street & 8404 - Winterburn Road NW Position of Administration: Support



Summary

Bylaw 21126 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 Arcadis Professional Services (Canada) Inc. on behalf of Winterburn Developments 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 Rosenthal Way 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 in close proximity. Transit Service is offered via Rosenthal Boulevard NW.

	Existing Zoning	Current Development
Subject Site	Agriculture Zone (AG)	Undeveloped
North	Agriculture Zone (AG) and Small Scale Flex Residential Zone (RSF)	Undeveloped
East	Agriculture Zone (AG Parks and Services Zone (PS)	Undeveloped Park
South	Parks and Services Zone (PS)	Park
West	Small Scale Flex Residential Zone (RSF)	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
- Responses: 0

Webpage

• edmonton.ca/rezoningapplications

Notified Community Organizations

• Rosenthal Community League

Webpage

• edmonton.ca/rezoningapplications

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

The transportation network continues to expand as the neighbourhood develops. Upon development of the rezoning area and in conjunction with the recent adjacent subdivisions, the owner will be required to construct a walkway connection to the future school site. The school site is a high priority for EPSB and currently has design funding.

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

Residents in the rezoning area will be less than 400 m walking distance to nearby bus stops on Rosenthal Drive and Rosenthal Boulevard.

Open Space

The proposed rezoning aligns with the Neighbourhood Structure Plan. There is a planned school site directly east, which has received design funding. This will support future residents in the area.

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, via extension of mains, connecting to the existing system located within 224 Street 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 infrastructure changes required by this application.

Appendices

1. Context Map

Written By: Luke Cormier Approved By: Tim Ford Branch: Development Services Section: Planning Coordination

Appendix 1 | File: LDA25-0056 | Rosenthal | April 28, 2025



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.