

ATTACHMENT 2
BYLAW 17272
FILE: LDA15-0097
ROSENTHAL

DESCRIPTION:	ZONING BYLAW AMENDMENT from (RF4) Semi-detached Residential Zone to (RPL) Planned Lot Residential Zone; <u>ROSENTHAL</u>
LOCATION:	7903 – 231 Street, Located north of Whitemud Drive NW and east of 231 Street
LEGAL DESCRIPTIONS:	A portion of SW-25-52-26-4
APPLICANT:	IBI Group Inc. 10830 Jasper Avenue Edmonton, Alberta T5J 2B3
OWNERS:	Winterburn Developments Inc. 900, 10310 Jasper Avenue Edmonton, Alberta T5J 1Y8
ACCEPTANCE OF APPLICATION:	February 27, 2015
EXISTING DEVELOPMENT:	Undeveloped (vacant)
SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:	<hr/> That Bylaw 17272 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RPL) Planned Lot Residential Zone be APPROVED.

DISCUSSION

1. The Application

The purpose of the application is to rezone the subject lands from (RF4) Semi-detached Residential Zone to (RPL) Planned Lot Residential Zone.

The applicant's stated intent is to accommodate Single Detached residential dwellings with zero lot line configurations. This application conforms to the Rosenthal Neighbourhood Structure Plan.

2. Site and Surrounding Area

The lands affected by this application are located in the Rosenthal Neighbourhood. The 2.15 ha undeveloped site is located north of Whitemud Drive NW and east of 231 Street.

North of the site the lands are zoned (RMD) Residential Mixed Dwelling Zone and (RPL) Planned Lot Residential Zone and are undeveloped. South of the site is Whitemud Drive and beyond that is Parkland County.

East of the application area is zoned (RSL) Residential Small Lot Zone and (PU) Public Utility Zone and is undeveloped. West of the application area is zoned (AG) Agricultural zone, beyond that is Parkland County and the land is undeveloped.



Street view of subject site looking north from Whitemud Drive

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

This application complies with Municipal Development Plan (MDP), *The Way We Grow*, which identifies this area as a “Developing, Planned and Future Neighbourhood.” In addition, the following objectives of *The Way We Grow* are supported with this proposed rezoning:

- Design new neighbourhoods to support the health and liveability of our citizens;
- Ensure new neighbourhoods provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

The application conforms to the intent of the Lewis Farms Area Structure Plan which designates the lands for Residential uses. Furthermore, the application complies with the Rosenthal Neighbourhood Structure Plan which designates the lands for Low Density Residential uses.

The proposed RPL zone provides the opportunity for efficient utilization of land in developing neighbourhoods, while maintaining the privacy and independence afforded by Single Detached Housing forms. The proposed rezoning also is compatible with existing and future residential land uses.

2. Transportation and Utilities

All comments from affected Civic Departments and utility agencies have been addressed.

3. Parks and School Boards

The Parks Planning Section of Sustainable Development and the Edmonton Public School Board, the Catholic School Board have not expressed any objections to the proposed rezoning.

4. Environmental Review

A Phase I Environmental Site Assessment was not required as the site is deemed suitable for the intended use.

5. Surrounding Property Owners' Concerns

An Advance Notice was sent on March 17, 2015 to surrounding property owners, the Lewis Estates Community League, the Second Community League, and the West Edmonton Communities Council Area Council. Sustainable Development received no correspondence as a result of the notification.

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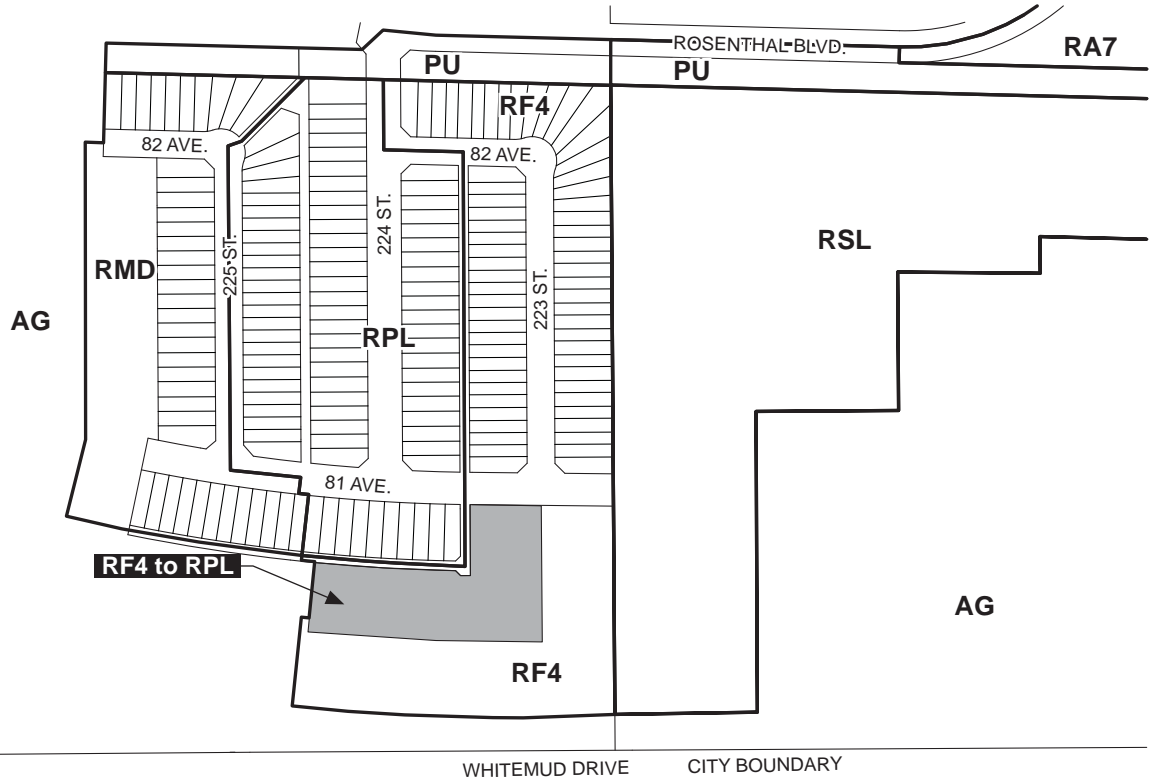
JUSTIFICATION

Sustainable Development recommends that Bylaw 17272 to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone to (RPL) Planned Lot Residential Zone be APPROVED on the basis that the proposed rezoning supports *The Way We Grow*, the Lewis Farms Area Structure Plan, Rosenthal Neighbourhood Structure Plan, will result in development compatible with existing and planned land uses in the area, and meets the technical requirements of the Civic Departments and utility agencies.

ATTACHMENT

2a Maps

Written by: Luke Cormier
Approved by: Tim Ford
Sustainable Development
July 6, 2015

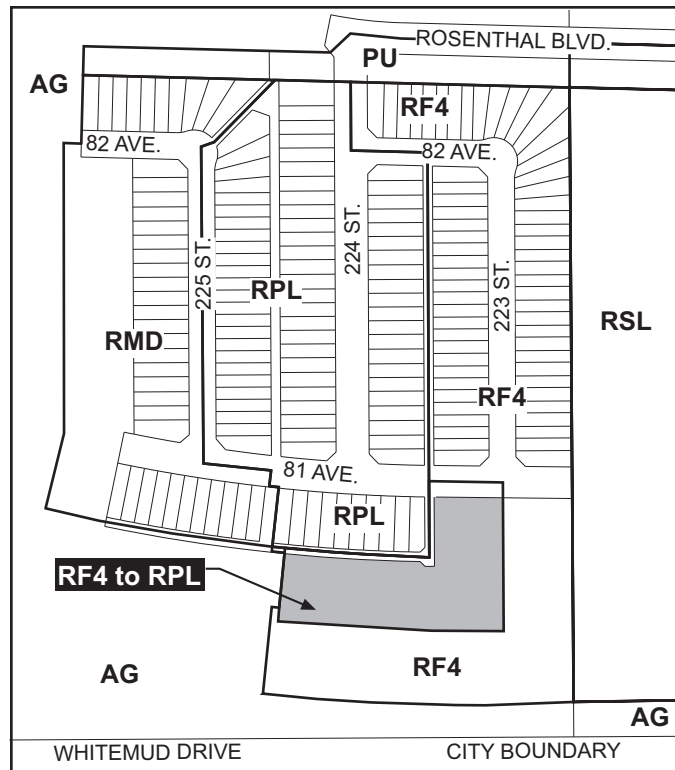


SURROUNDING LAND USE ZONES

FILE: LDA15-0097
DATE: July 6, 2015
BYLAW 17272

ROSENTHAL BYLAW 17272

Location: 7903 - 231 Street NW



Proposed Rezoning from



RF4 to RPL



The purpose of proposed Bylaw 17272 is to change the Zoning Bylaw from (RF4) semi-detached residential zone to (RPL) planned lot residential zone, a portion of SW-25-52-26-4, as shown on the above sketch. This zone provides the opportunity for Single Detached Residential dwellings with zero lot line configurations in conformance with the Rosenthal Neighbourhood Structure Plan. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

FILE: LDA15-0097

SUSTAINABLE DEVELOPMENT

DATE: July 6, 2015

