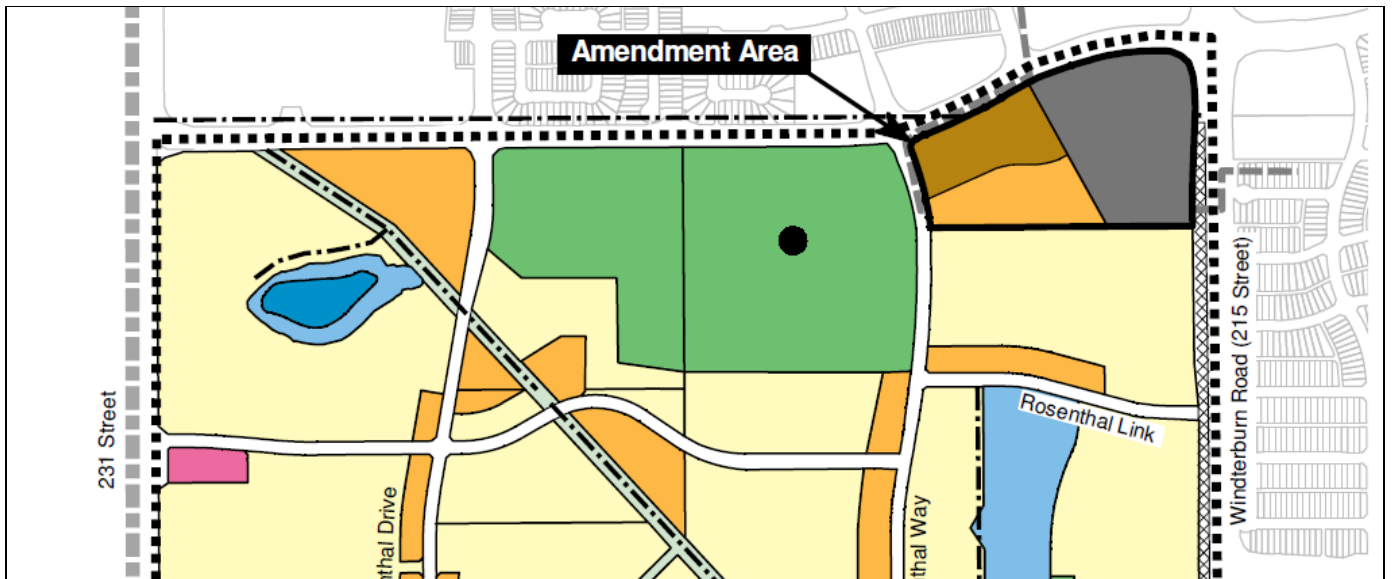




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT ROSENTHAL

8620 and 9204 - Winterburn Road NW

To allow for medium and high density residential development.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it will:

- increase the variety of housing choices in the Rosenthal neighbourhood;
- be compatible with surrounding and planned land uses; and
- facilitate the development of a future community and commercial centre that will be accessible by transit, and close to amenities such as a planned recreation centre.

THE APPLICATION

1. **BYLAW 19297** proposes to amend the text for the Lewis Farms Area Structure Plan to allow for the development of the Community centre site through Direct Control and conventional zoning. The land use and population statistics will also be amended by increasing land designated for high density residential, while the medium residential land use designations will decrease due to the redistribution of land uses.
2. **BYLAW 19298** proposes to amend the Rosenthal Neighbourhood Structure Plan (NSP) by redesignating a 1.66 and 1.78 parcel of land from DC1 Community Centre and Community Centre/Medium Density Residential to Medium and High Density Residential.

The proposed change affects an area totaling 3.44 ha within the plan boundary located South of 92 Avenue NW and west of Winterburn Road. The amendment includes mapping and statistical revisions that will increase land designated for Medium Rise/High Density Residential by 1.66 ha and decrease land designated for Low-Rise/Medium Density Residential by 1.66 ha. These changes will increase the neighbourhood's net residential density from 34 to 36 units per net residential hectare (upnrha).

3. **CHARTER BYLAW 19299** proposes to rezone the subject site from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone. The proposed zones would allow for medium and high density residential development in the form of multi-unit housing with a maximum height of 16 and 23 meters respectively, and would form part of a Community Town Centre in the Rosenthal neighbourhood.

SITE AND SURROUNDING AREA

The subject site is undeveloped and is located south of 92 Avenue NW and west of Winterburn Road NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	● (AG) Agricultural Zone	● Undeveloped land
CONTEXT		
North	● (RA8) Medium Rise Apartment Zone	● Undeveloped land
East	● (AG) Agricultural Zone	● Undeveloped land
South	● (RF4) Semi-detached Residential Zone	● Semi-detached Housing
West	● (AP) Public Parks Zone	● Undeveloped land

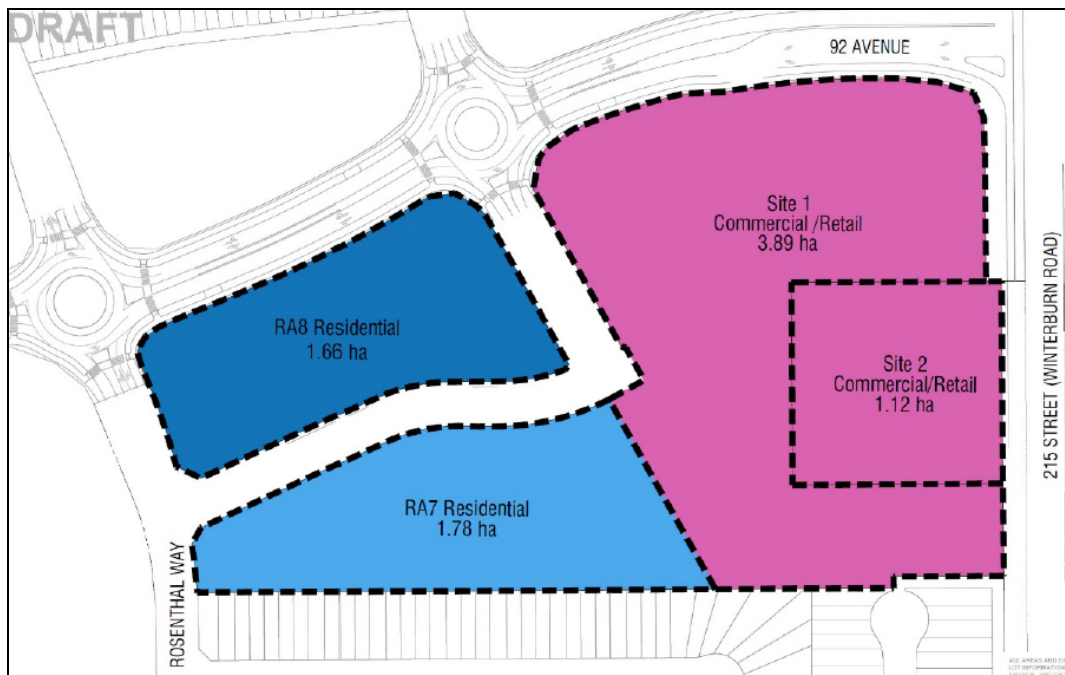
PLANNING ANALYSIS

This proposed amendment to the Rosenthal Neighbourhood Structure Plan will remove a 1.78 and 1.66 ha parcel of land from the DC1 Community Centre land use designation and redesignate it for Medium and High Density Residential to provide a wider range of housing opportunities to the neighbourhood. The medium density zone is proposed as (RA7) Low Rise Apartment Zone and high density zone is proposed as (RA8) Medium Rise Apartment Zone. Conventional land use zones in place of a Direct Control Provision can still meet the urban design objectives listed in Section 3.3.3 Urban Design Objectives to create a community centre.

The parcels are located toward the edge of the neighbourhood and close to community and neighbourhood focal points such as the future recreation centre located to the west, and a future commercial-retail centre located to the north and east. The addition of higher density residential will encourage good residential and neighbourhood design by encouraging a mixture of housing types which will be available to a wide spectrum of incomes, facilitate a variety of

lifestyles, and create comfortable building transitions of mass and scale. Both parcels will remain in the community centre boundary as shown on the Exhibit 7 – Development Concept Map.

Internal roadways will run east-west, between the two parcels and north-south, abutting the eastern edge of both sites connecting Rosenthal Way and 92 Avenue as shown on the conceptual site plan below. The internal roadway will be designed to accommodate pedestrian and vehicular traffic and will serve as the internal connector between the future recreation centre and the commercial centre to the east and north. Administration is processing a subdivision application that pertains to this subject site.



Conceptual Plan

An associated amendment to the Lewis Farms Area Structure Plan is also proposed to allow for the development and design of the Community centre site through Direct Control and conventional zoning. The redesignation from medium to high density residential use conforms to the policies and objectives of the Lewis Farms ASP by adding to the range of household types and creating the opportunity for high density housing in an appropriate location. The subject site is located near the future community centre, will be accessible by transit and will be close to amenities such as a recreation centre and commercial/retail.

TECHNICAL REVIEW

The proposed rezoning and amendments have been reviewed by all required technical agencies. The planned civic infrastructure can accommodate the proposed changes and will be provided in due course at later stages of development. All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE February 5, 2020	<ul style="list-style-type: none">• Number of recipients: 1,445• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/rosenthal

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved Lewis Farms ASP Land Use and Population Statistics – Bylaw 19076
- 2 Proposed Lewis Farms ASP Land Use and Population Statistics – Bylaw 19297
- 3 Approved Rosenthal NSP Land Use and Population Statistics – Bylaw 18799
- 4 Proposed Rosenthal NSP Land Use and Population Statistics – Bylaw 19298
- 5 Approved Rosenthal NSP Map – Bylaw 18799
- 6 Proposed Rosenthal NSP Map – Bylaw 19298
- 7 Application Summary

Lewis Farms Area Structure Plan						
Approved Land Use & Population Statistics (Bylaw 19076)						
	Area (ha)	% of GDA				
Gross Area	1014.15					
Golf Course Lands	71.69					
Public Utility Lots (TOPC Leddy)	1.10					
Public Utility (Fire Rescue Station)	1.19					
Whitemud Drive ROW	21.7					
Arterial Roadway	25.28					
Pipeline ROW	9.42					
Road Widening	4.40					
Existing Development	66.97					
Total	201.75					
Net Developable Area	812.40	100.00%				
Residential						
Single Family/Low Density Residential	389.81	48.0%				
Medium Density Residential	99.31	12.2%				
High Density Residential	2.30	0.3%				
Total	491.42	60.5%				
Commercial						
Commercial	6.81	0.8%				
Commercial Offices/Business	15.66	1.9%				
Commercial Community	2.87	0.4%				
Total	25.34	3.1%				
Mixed Use Centre						
Mixed Use	4.95	0.6%				
Commercial Office	2.36	0.3%				
Pedestrian Oriented Mixed Use Node	1.63	0.2%				
High Rise Residential	2.91	0.4%				
Natural Area	1.01	0.1%				
Total	12.86	1.6%				
Institutional & Recreational						
School/Park	68.56	8.4%				
Natural Area	17.30	2.1%				
Transit Terminal	1.00	0.1%				
Religious Institutional	4.05	0.5%				
Total	90.91	11.2%				
Special Study Area	6.40	0.8%				
Utility Area						
Storm Water Management Lakes	44.04	5.4%				
Public Utility Lots	0.95	0.1%				
Public Utility (Fire Rescue Station)	1.19	0.1%				
Pipelines Rights of Way	0.00	0.0%				
Total	46.18	5.7%				
Circulation Total	144.08	17.7%				
Miscellaneous	1.30	0.2%				
	Area (ha)	Units/Ha	Units	People/Unit	Population	
Single Family/Low Density Residential	389.81	25	9,745	2.8	27,287	
Medium Density Residential	99.31	45	4,478	2.8	12,540	
High Density Residential	11.78	225	2,651	1.8	4,771	
Total Residential	500.90		16,865		44,571	

Assumed residential land use area, unit and population have been calculated based on the following 2015 numbers:

Low Density – 25 u/ha and 2.8 residents per unit

Medium Density – 45 u/ha and 2.8 residents per unit

High Density – 225 u/ha and 1.8 residents per unit

Lewis Farms Area Structure Plan						
Proposed Land Use & Population Statistics (Bylaw 19297)						
	Area (ha)	% of GDA				
Gross Area	1014.15					
Golf Course Lands	71.69					
Public Utility Lots (TOPC Leddy)	1.10					
Public Utility (Fire Rescue Station)	1.19					
Whitemud Drive ROW	21.7					
Arterial Roadway	25.28					
Pipeline ROW	9.42					
Road Widening	4.40					
Existing Development	66.97					
Total	201.75					
Net Developable Area	812.40	100.00%				
Residential						
Single Family/Low Density Residential	389.81	48.0%				
Medium Density Residential	97.65	12.0%				
High Density Residential	3.96	0.5%				
Total	491.42	60.5%				
Commercial						
Commercial	6.81	0.8%				
Commercial Offices/Business	15.66	1.9%				
Commercial Community	2.87	0.4%				
Total	25.34	3.1%				
Mixed Use Centre						
Mixed Use	4.95	0.6%				
Commercial Office	2.36	0.3%				
Pedestrian Oriented Mixed Use Node	1.63	0.2%				
High Rise Residential	2.91	0.4%				
Natural Area	1.01	0.1%				
Total	12.86	1.6%				
Institutional & Recreational						
School/Park	68.56	8.4%				
Natural Area	17.30	2.1%				
Transit Terminal	1.00	0.1%				
Religious Institutional	4.05	0.5%				
Total	90.91	11.2%				
Special Study Area	6.40	0.8%				
Utility Area						
Storm Water Management Lakes	44.04	5.4%				
Public Utility Lots	0.95	0.1%				
Public Utility (Fire Rescue Station)	1.19	0.1%				
Pipelines Rights of Way	0.00	0.0%				
Total	46.18	5.7%				
Circulation Total	144.08	17.7%				
Miscellaneous	1.30	0.2%				
	Area (ha)	Units/Ha	Units	People/Unit	Population	
Single Family/Low Density Residential	389.81	25	9,745	2.8	27,286	
Medium Density Residential	97.65	45	4,394	2.8	12,303	
High Density Residential/Mixed Use Centre	13.44	225	3,024	1.8	5,443	
Total Residential	500.90		17,163		45,032	

Assumed residential land use area, unit and population have been calculated based on the following 2015 numbers:

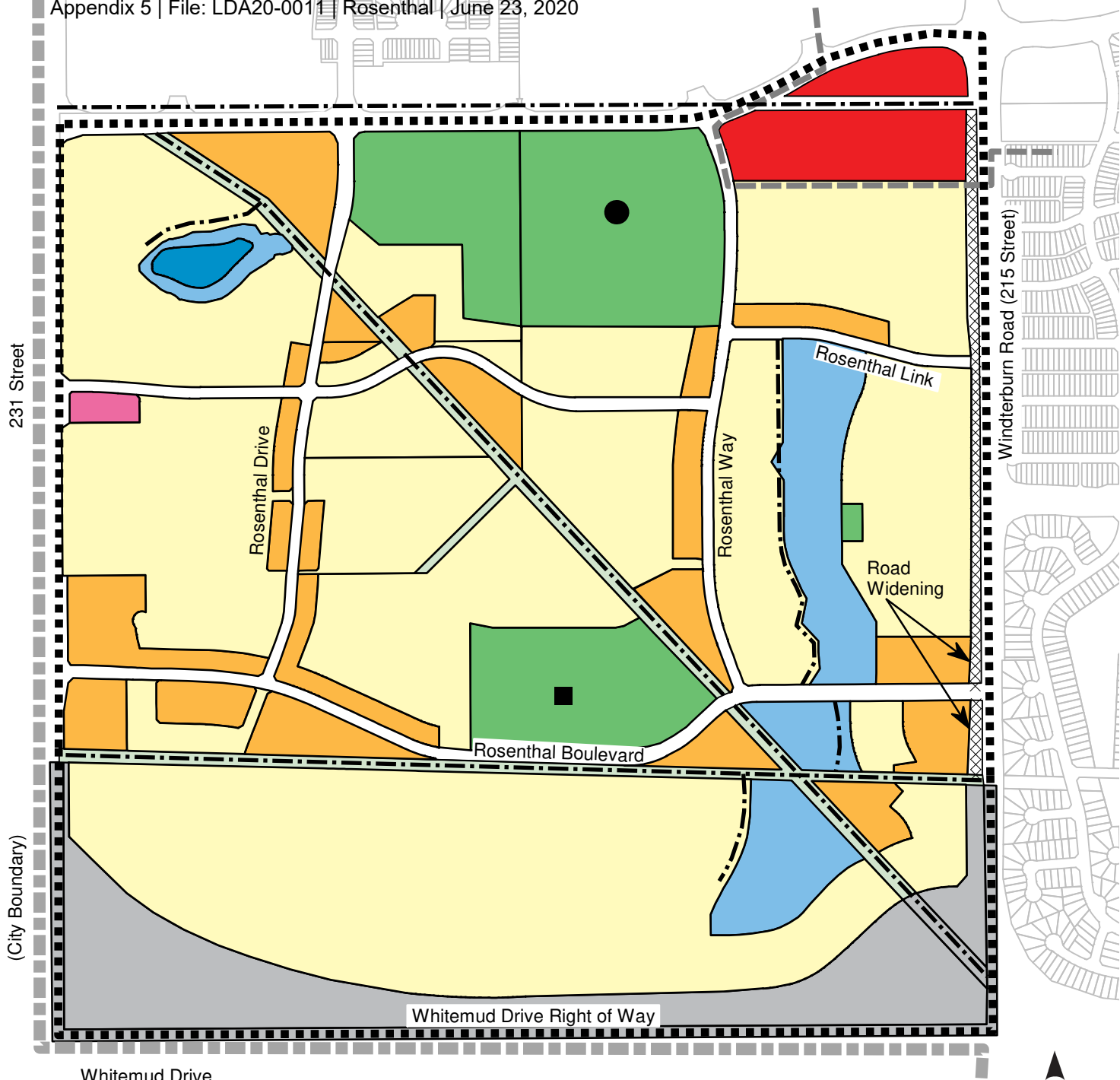
Low Density – 25 u/ha and 2.8 residents per unit

Medium Density – 45 u/ha and 2.8 residents per unit

High Density – 225 u/ha and 1.8 residents per unit















Rosenthal Neighbourhood Structure Plan							
Approved Land Use & Population Statistics (Bylaw 18799)							
		AREA (ha) % of GDA					
GROSS AREA	261.9	100					
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					
GROSS DEVELOPABLE AREA (GDA)	223.82	100%					
Municipal Reserves							
Public Elementary/Junior High	7.9	3.4%					
District Park	19.0	8.5%					
Pocket Park	0.4	0.2%					
Neighbourhood Commercial	0.7	0.3%					
Stormwater Management Facility	14.7	6.6%					
Circulation	33.6	15.0%					
Total Non Residential Area	76.3	34.1%					
Net Residential Area (NRA)	147.5	65.9%					
	Area (ha)	Units/ha	Units	% of Total	Pop/Units	Population	% of NRA
Low Density Residential (LDR)							
Single/Semi-Detached	117.8	25	2,946	57.9%	2.8	8,249	79.9%
Medium Density Residential (MDR)							
Row Housing/Medium Density	11.8	45	531	10.44%	2.8	1,487	8.0%
Low Rise/Medium Density	17.9	90	1,611	31.7%	1.8	2,900	12.1%
Total Residential	147.5		5,076	100%		12,636	100%
SUSTAINABILITY MEASURES							
Population Density (ppnrha)							86
Units Density (upnrha)							34
[Single/Semi-Detached]/[Low-Rise/Medium Density Units; Medium to High Rise Units]							
Unit Ratio							58% / 42%
Persons per Gross Developable Area							55
STUDENT GENERATION							
			TOTAL				
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 Neighbourhood Structure Plan							
Proposed Land Use & Population Statistics (Bylaw 19298)							
		AREA (ha) % of GDA					
GROSS AREA	261.9	100					
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					
GROSS DEVELOPABLE AREA (GDA)	223.82	100%					
Municipal Reserves							
Public Elementary/Junior High	7.9	3.4%					
District Park	19.0	8.5%					
Pocket Park	0.4	0.2%					
Neighbourhood Commercial	0.7	0.3%					
Stormwater Management Facility	14.7	6.6%					
Circulation	33.6	15.0%					
Total Non Residential Area	76.3	34.1%					
Net Residential Area (NRA)	147.5	65.9%					
	Area (ha)	Units/ha	Units	% of Total	Pop/Units	Population	% of NRA
Low Density Residential (LDR)							
Single/Semi-Detached	117.8	25	2,946	55.5%	2.8	8,249	79.9%
Medium Density Residential (MDR)							
Row Housing/Medium Density	11.8	45	531	10.0%	2.8	1,487	8.0%
Low Rise/Medium Density	16.2	90	1,458	27.5%	1.8	2,624	11.0%
High Density Residential (HDR)							
Mid-rise/High Density	1.66	225	374	7%	1.8	673	1%
Total Residential	147.5		5,309	100%		13,033	100%
SUSTAINABILITY MEASURES							
Population Density (ppnrha)							88
Units Density (upnrha)							36
[Single/Semi-Detached]/[Low-Rise/Medium Density Units; Medium to High Rise Units]/[Mid-Rise/High Density] Unit Ratio							56% / 38% / 7%
Persons per Gross Developable Area							58
STUDENT GENERATION							
			TOTAL				
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				

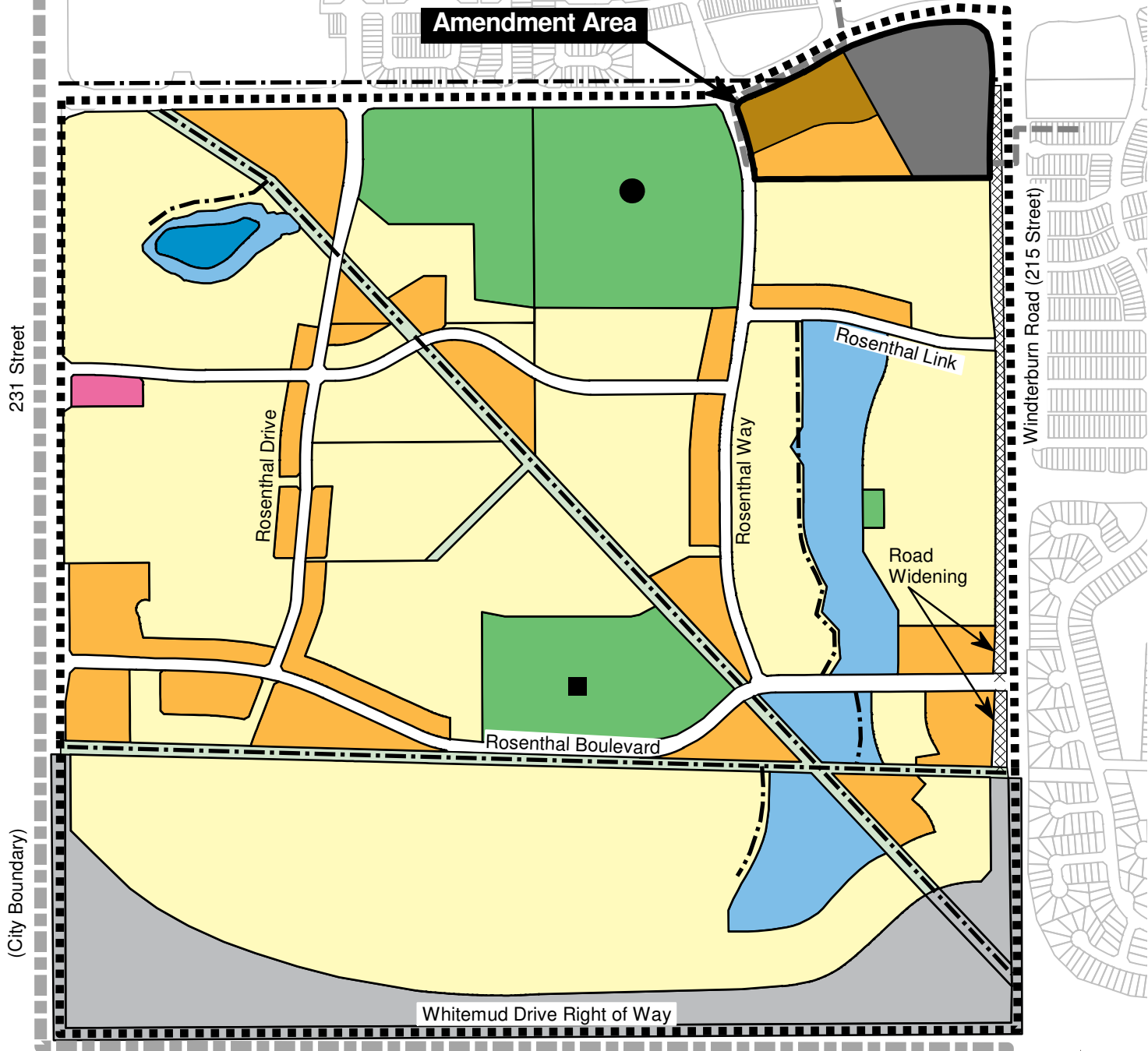


BYLAW 18799
APPROVED ROSENTHAL
 Neighbourhood Structure Plan
 (as amended)



- | | | | | | |
|--|---|---|--|---|--------------------|
|  | Low Density Residential |  | Park / School |  | Road Widening |
|  | Medium Density Residential |  | Whitemud Drive Interchange Lands |  | Town Centre |
|  | Community Centre / Medium Density Residential |  | Utility Corridor |  | NSP Boundary |
|  | Neighbourhood Commercial |  | Separate High School / Recreation Centre |  | Multi-Use Corridor |
|  | Stormwater Management Facility |  | Public Elementary / Junior High - K - 9 | | |


















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.



Amendment Area

**BYLAW 19298
AMENDMENT TO
ROSENTHAL**

**Neighbourhood Structure Plan
(as amended)**

- | | | | | | |
|--|---|---|--|---|--------------------|
|  | Low Density Residential |  | Park / School |  | Road Widening |
|  | Medium Density Residential |  | Whitemud Drive Interchange Lands |  | Town Centre |
|  | High Density Residential |  | DC1 Community Centre |  | NSP Boundary |
|  | Community Centre / Medium Density Residential |  | Utility Corridor |  | Multi-Use Corridor |
|  | Neighbourhood Commercial |  | Seperate High School / Recreation Centre |  | Amendment Area |
|  | Stormwater Management Facility |  | Public Elementary / Junior High - K - 9 | | |



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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendments Rezoning
Bylaw:	19297
Bylaw:	19298
Charter Bylaw:	19299
Location:	South of 92 Avenue NW and west of Winterburn Road
Addresses:	8620 and 9204 - Winterburn Road NW
Legal Descriptions:	Portions of: NE-25-52-26-4; and SE-36-52-26-4
Site Area:	3.44 ha
Neighbourhood:	Rosenthal
Notified Community Organizations:	Rosenthal and Secord Community Leagues
Applicant:	Gage Sparks; IBI Group

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(RA7) Low Rise Apartment Zone (RA8) Medium Rise Apartment Zone
Plans in Effect:	Secord Neighbourhood Structure Plan (NSP) Lewis Farms Area Structure Plan (ASP)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination