

# Bylaw 19298

## Amendment to the Rosenthal Neighbourhood Structure Plan

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### Purpose

To amend the Rosenthal Neighbourhood Structure Plan.

### Readings

Bylaw 19298 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19298 be considered for third reading.”

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on June 5, 2020, June 13, 2020, and June 16, 2020. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

Bylaw 19298 proposes to amend the Rosenthal Neighbourhood Structure Plan by redesignating parcels 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).

An associated plan amendment to the Lewis Farms Area Structure Plan (Bylaw 19297) and rezoning from AG to RA7 and RA8 (Charter Bylaw 19299) will be considered concurrently with this proposed Neighbourhood Structure Plan amendment.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

**Public Engagement**

Advance notice was sent to surrounding property owners, as well as the Rosenthal and Secord Community Leagues on February 5, 2020. No responses were received..

**Attachments**

1. Bylaw 19298
2. Administration Report (attached to Bylaw 19297 - Item 3.14)