

Bylaw 19298

A Bylaw to amend Bylaw 8733, as amended, the
Lewis Farms Area Structure Plan, through an amendment to
the Rosenthal Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Planning Act, on June 14, 1988, the Municipal Council of the City of Edmonton, passed Bylaw 8733, as amended, being the Lewis Farms Area Structure Plan;

WHEREAS an application was received by Administration to amend the Rosenthal Neighbourhood Structure Plan; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Appendix “G” to Bylaw 8733, as amended, the Rosenthal Neighbourhood Structure Plan is hereby amended as follows:
 - a. deleting the statistics entitled “Rosenthal Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 18799” and replace with the following:

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)							90
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							59
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				

- b. deleting the entire paragraph of Section 3.2 Vision and replacing it with the following:
 “As a predominantly residential neighbourhood, Rosenthal shall provide a high level of urban design and walkability through built form, the placement of residential land uses and strong pedestrian connections between residential areas and neighbourhood destinations. Urban design will be further bolstered through the creation of a Community Centre which

offers a unique streetscape lined with medium and high density housing, mixed use commercial opportunities and active frontages.”

- c. deleting the first policy statement of Section 3.4.1 Neighbourhood Design, Residential Use and Design, and replacing it with the following: “Provide a diversity of dwellings including low density (single- detached and semi-detached), street-oriented multiples (semi- detached and row housing), medium density (stacked row housing and apartments) and high density (apartments).
- d. deleting the second policy statement of Section 3.4.1 Neighbourhood Design, Residential Use and Design, and replacing it with the following: “Medium and high density housing should be close to commercial areas, recreation sites, and public transit nodes.”
- e. deleting the policy statement of Section 3.4.1 Neighbourhood Design, Commercial Uses, and replacing it with the following: “Neighbourhood Commercial or Mixed Use Medium and High Density sites should be considered at Transit Nodes and within the Community Centre.”
- f. deleting the map entitled “Bylaw 18799 Amendment to Rosenthal Neighbourhood Structure Plan (as amended)” and replacing it with “Bylaw 19298 Amendment to Rosenthal Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this Bylaw;
- g. deleting “Exhibit 5 – Oil Wells and Pipelines” and replacing it with “Exhibit 5 – Oil Wells and Pipelines” attached hereto as Schedule “B” and forming part of this Bylaw;
- h. deleting "Exhibit 7 – Development Concept” and replacing it with “Exhibit 7 – Development Concept” attached hereto as Schedule “C” and forming part of this Bylaw;
- i. deleting “Exhibit 9 – Circulation and Transit” and replacing it with “Exhibit 9 – Circulation and Transit” attached hereto as Schedule “D” and forming part of this Bylaw;
- j. deleting “Exhibit 10 – Storm Drainage” and replacing it with “Exhibit 10 – Storm Drainage” attached hereto as Schedule “E” and forming part of this Bylaw;
- k. deleting “Exhibit 11 – Sanitary Servicing” and replacing it with “Exhibit 11 – Sanitary Servicing” attached hereto as Schedule “F” and forming part of this Bylaw;

- l. deleting “Exhibit 12 – Water Servicing” and replacing it with “Exhibit 12 – Water Servicing” attached hereto as “Schedule “G” and forming part of this Bylaw;
- m. deleting “Exhibit 13 – Staging Plan” and replacing it with “Exhibit 13 – Staging Plan” attached hereto as “Schedule “H” and forming part of this Bylaw;

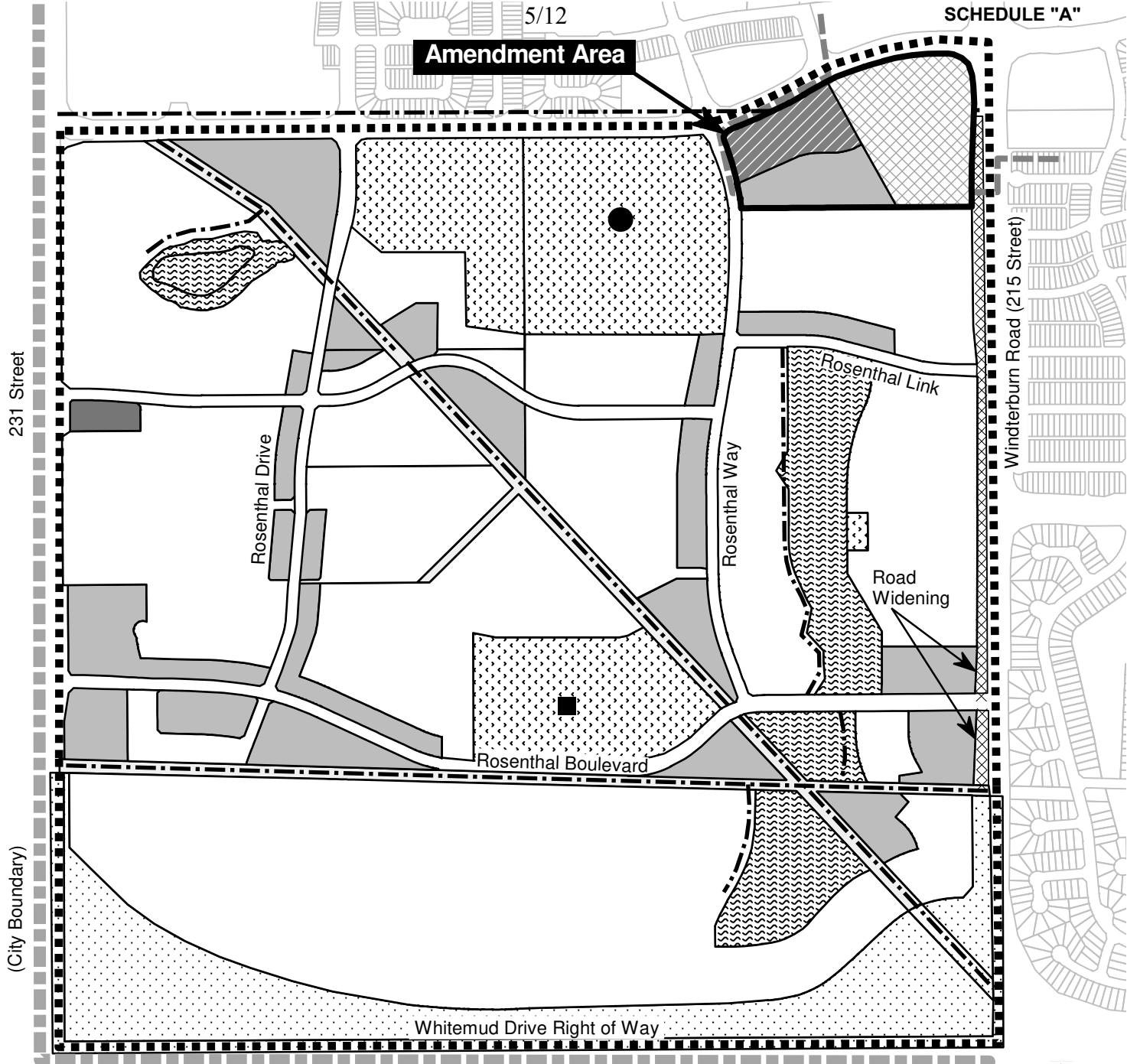
READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

MAYOR


















CITY CLERK

Amendment Area



**BYLAW 19298
AMENDMENT TO
ROSENTHAL**

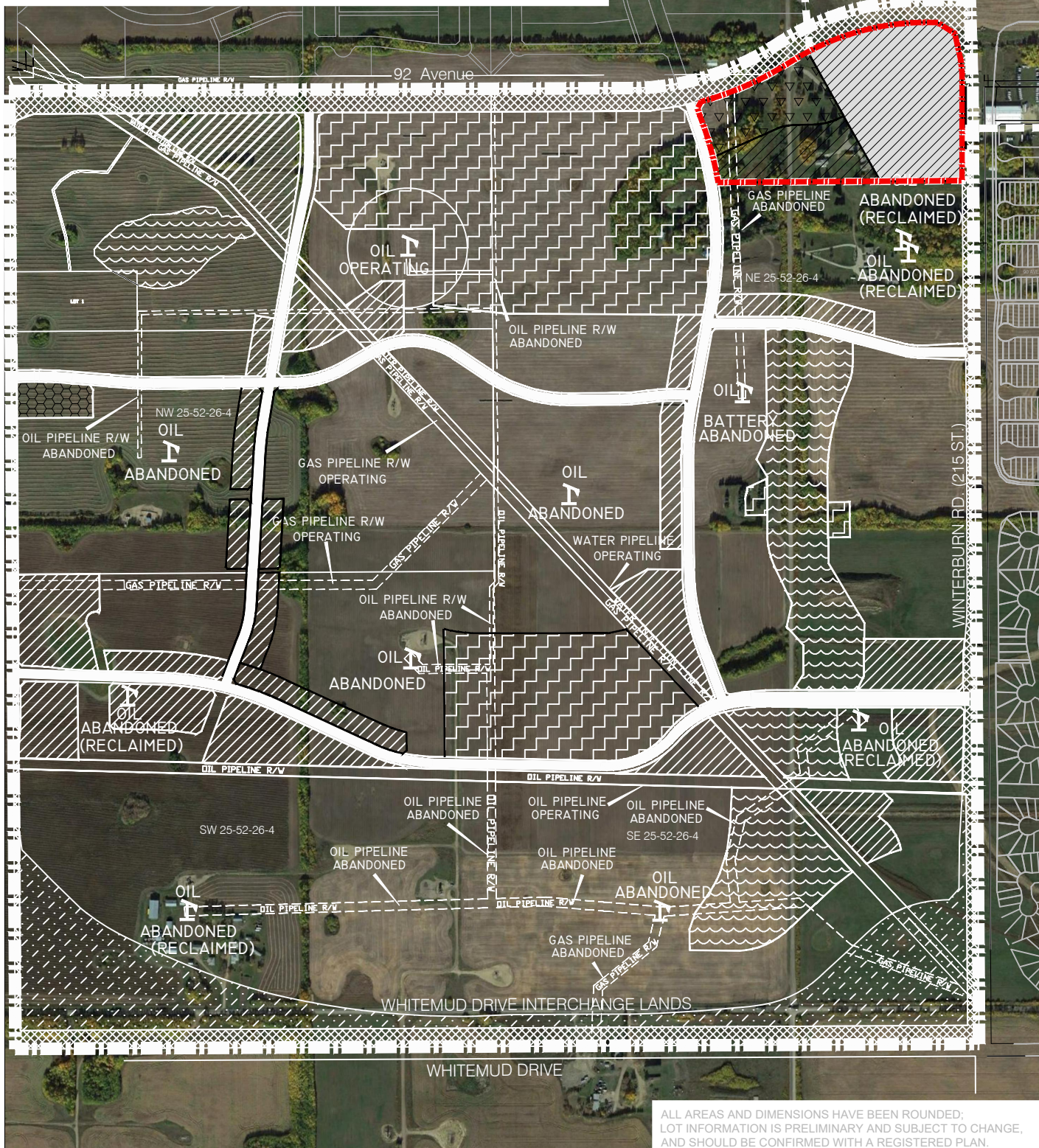
**Neighbourhood Structure Plan
(as amended)**

	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.

Legend















-  Well Head
-  100 Meter Setback
-  Pipeline ROW
-  Whitemud Drive Interchange Lands
-  Arterial Roadways
-  Community Centre
-  NSP Boundary
-  Subject Area for Amendment

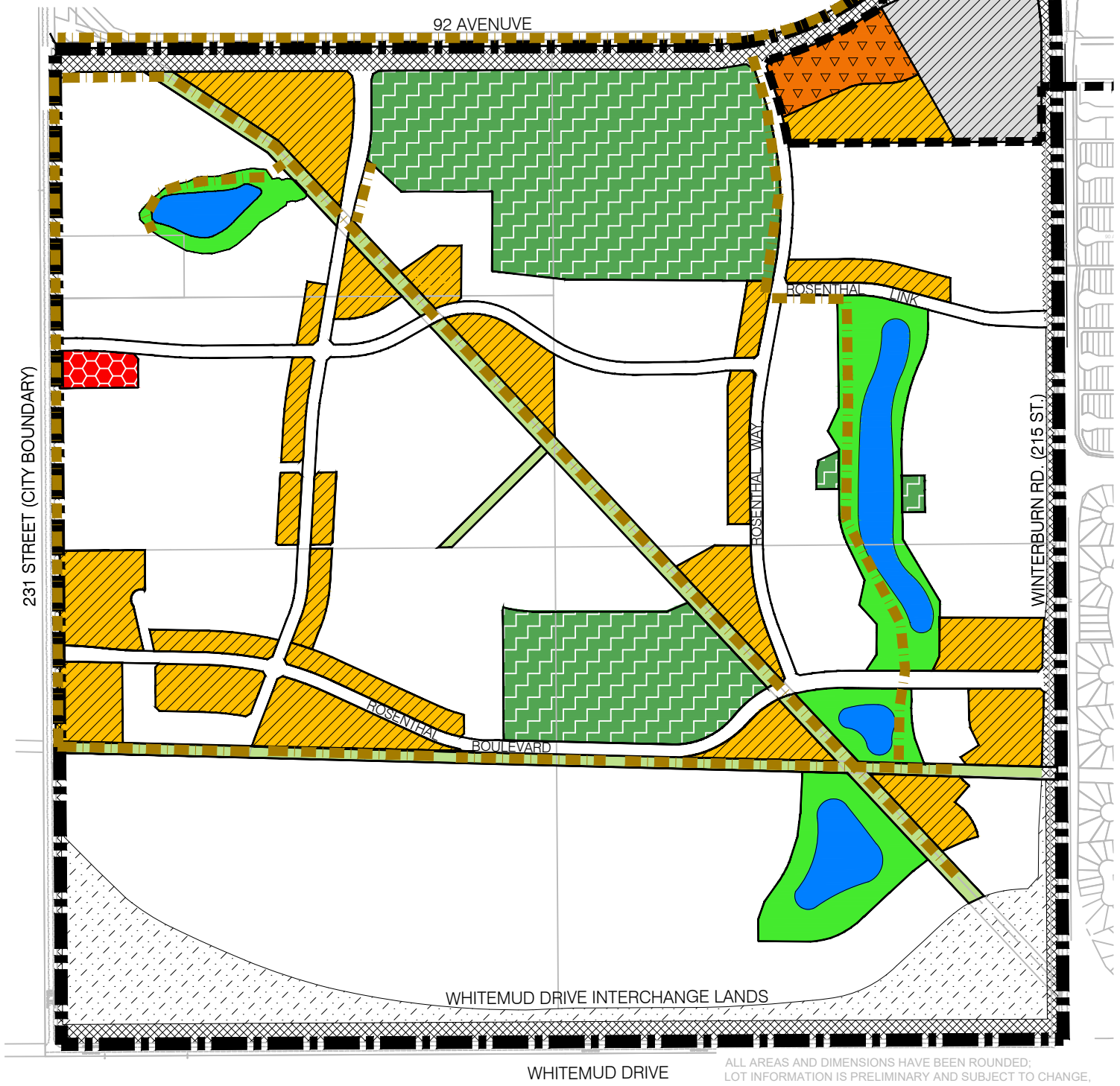


ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;
 LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE,
 AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.



Legend

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighbourhood Commercial
-  SWMF
-  Park/School Site
-  DC1 Community Centre
-  Utility Corridor
-  Whitemud Drive Interchange
-  Community Centre
-  Arterial Roadways
-  NSP Boundary
-  Collector Road
-  Multi-use Trail














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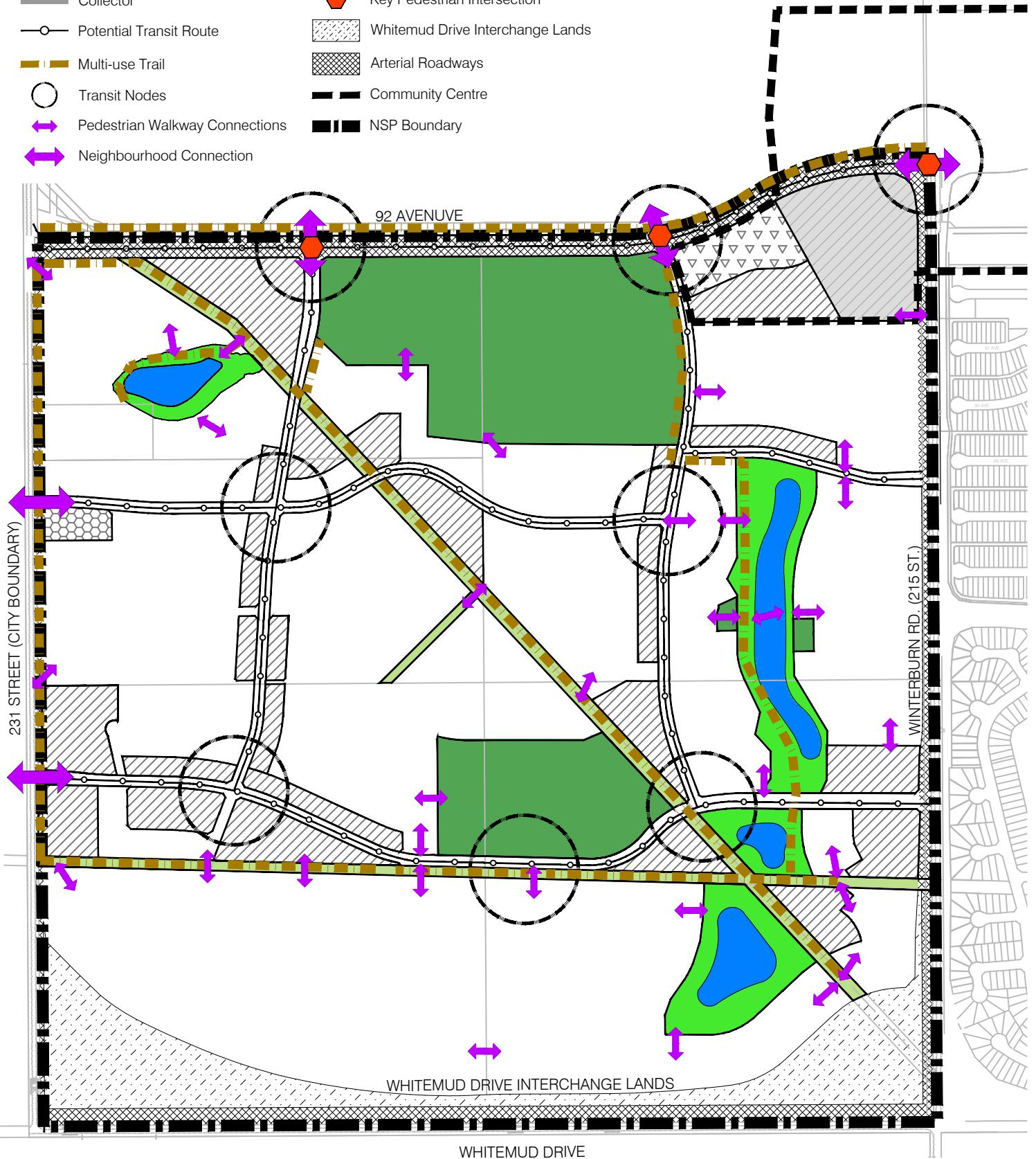


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 EXHIBIT 7 - DEVELOPMENT CONCEPT



Legend

-  Collector
-  Potential Transit Route
-  Multi-use Trail
-  Transit Nodes
-  Pedestrian Walkway Connections
-  Neighbourhood Connection
-  Key Pedestrian Intersection
-  Whitemud Drive Interchange Lands
-  Arterial Roadways
-  Community Centre
-  NSP Boundary



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




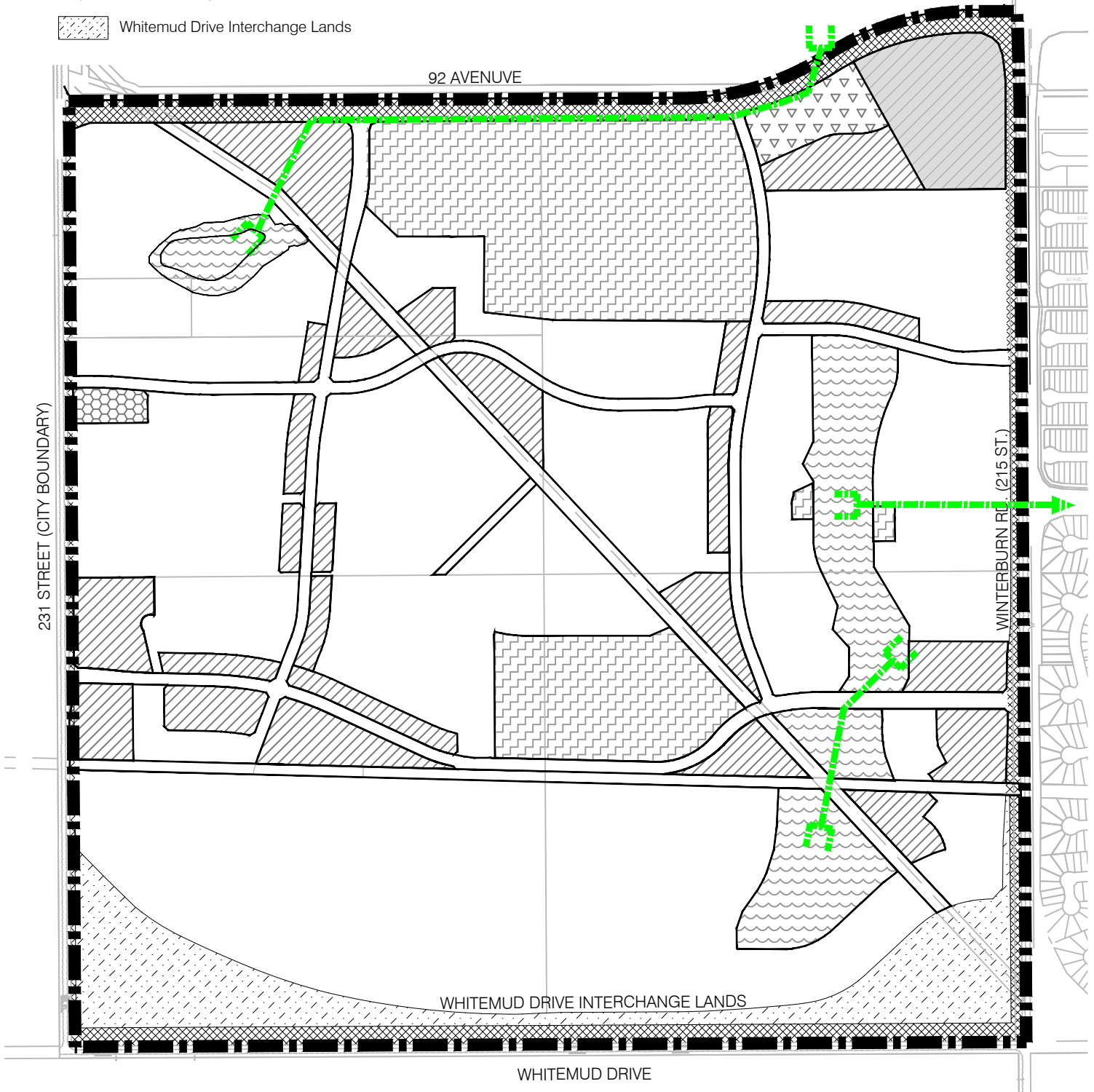
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EXHIBIT 9 - CIRCULATION AND TRANSIT



Legend

-  Storm Sewer Interconnection
-  Arterial Roadways
-  NSP Boundary
-  Whitemud Drive Interchange Lands







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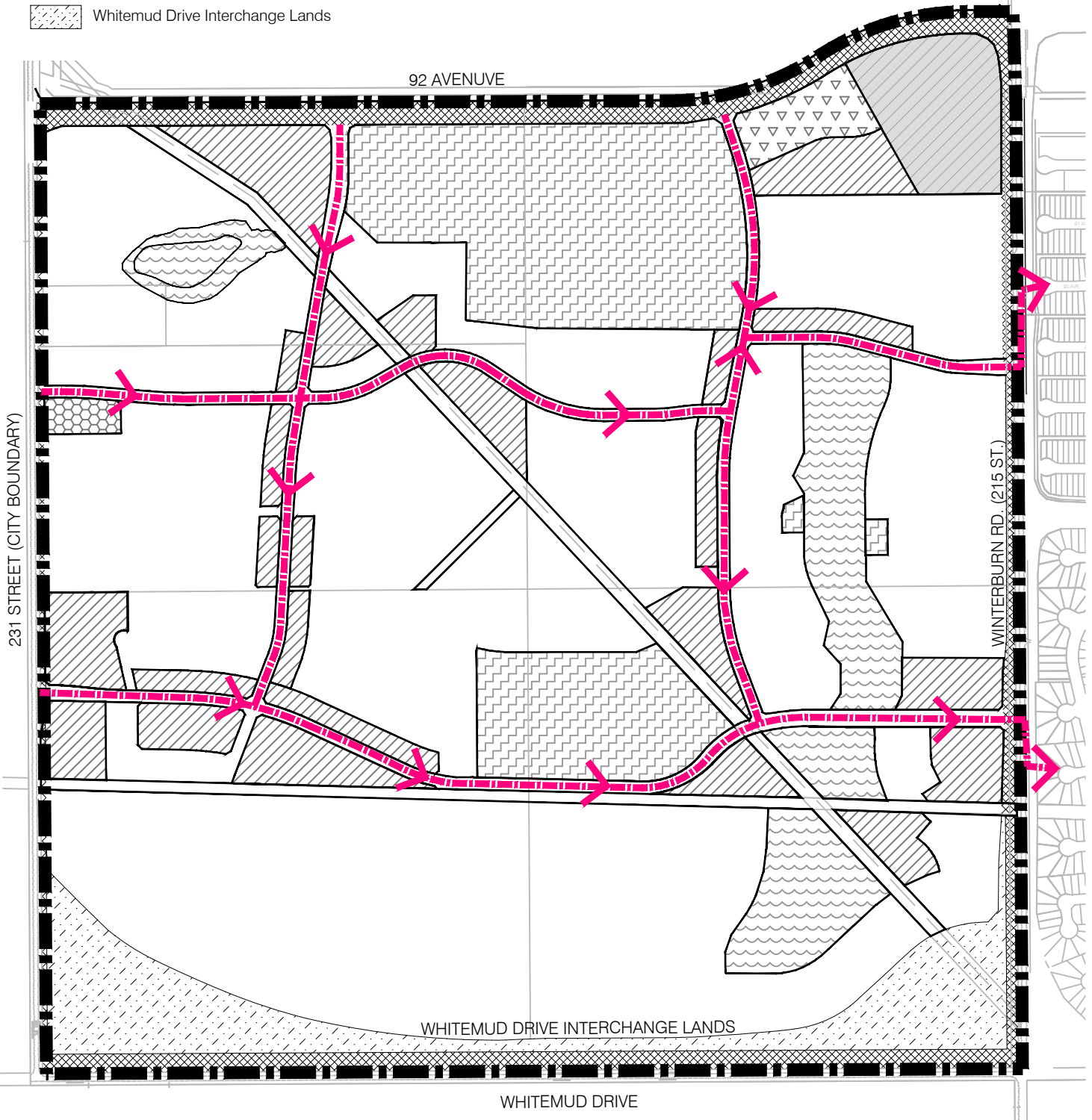


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 EXHIBIT 10 - STORM DRAINAGE



Legend

-  Sanitary Servicing
-  Arterial Roadways
-  NSP Boundary
-  Whitemud Drive Interchange Lands







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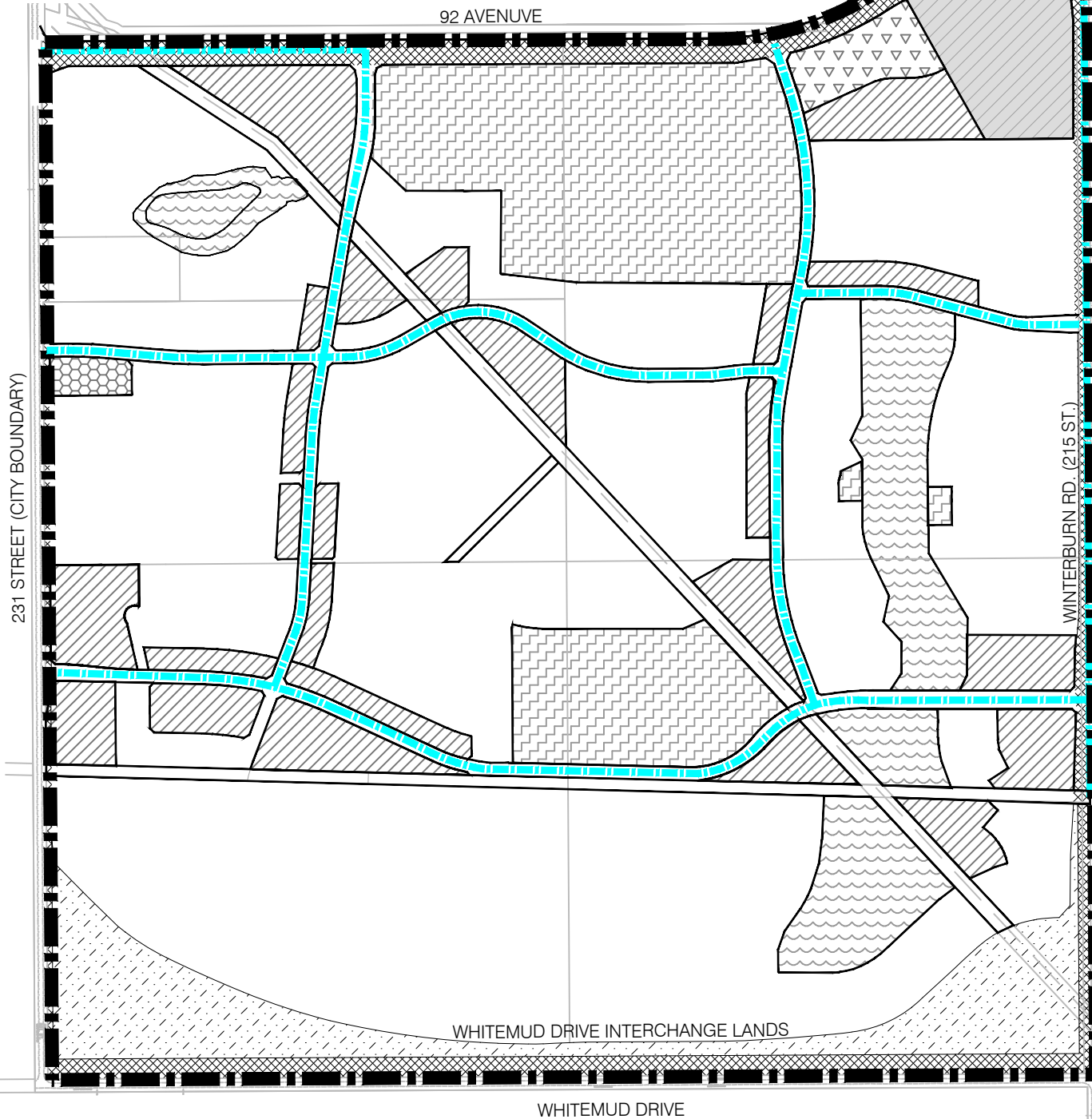


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 EXHIBIT 11 - SANITARY SERVICING



Legend

-  Water Servicing
-  NSP Boundary
-  Whitemud Drive Interchange Lands
-  Arterial Roadways







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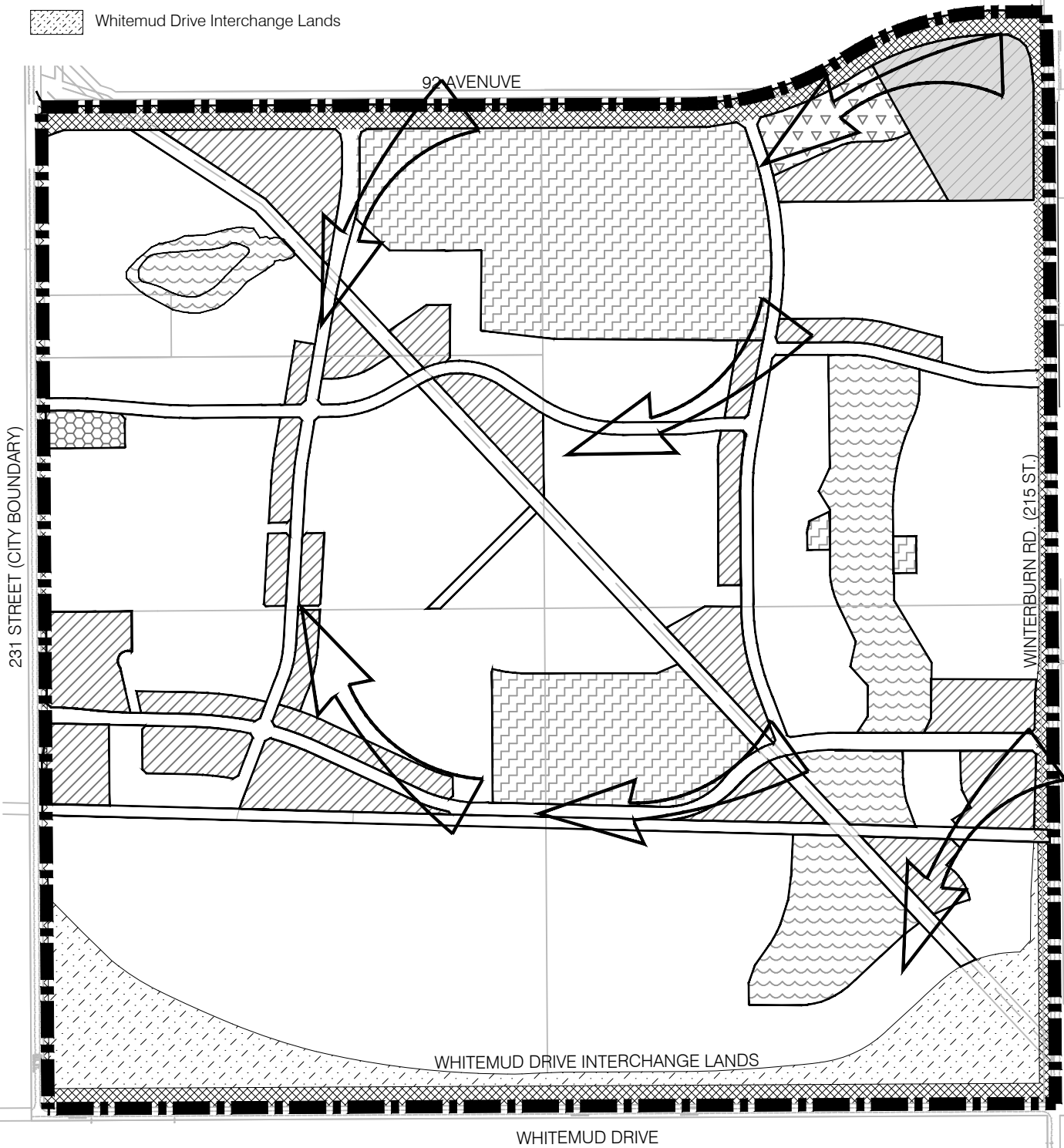


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 EXHIBIT 12 - WATER SERVICING



Legend

-  Direction of Development
-  Arterial Roadways
-  NSP Boundary
-  Whitemud Drive Interchange Lands



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 EXHIBIT 13 - STAGING PLAN

