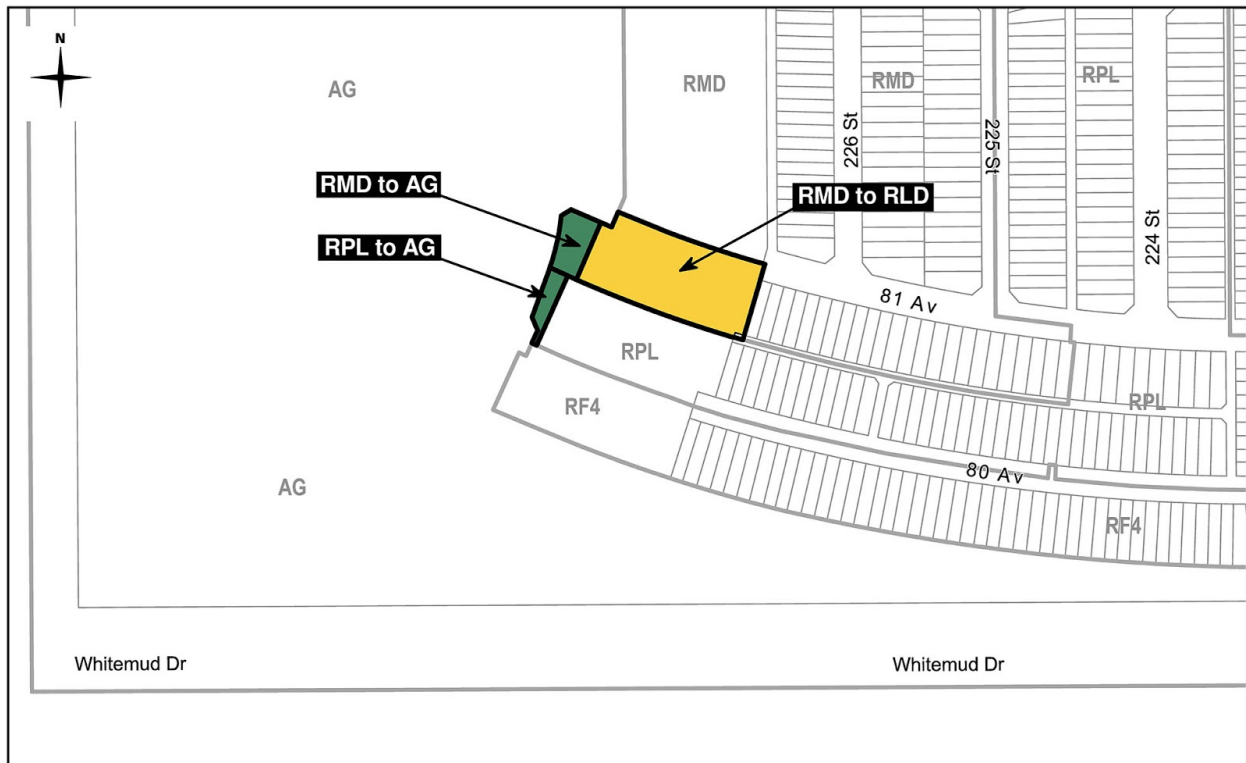




# ADMINISTRATION REPORT REZONING ROSENTHAL

## 7903 - 231 STREET NW

To allow for low density residential development, including zero lot line built forms.



## RECOMMENDATION AND JUSTIFICATION

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

- it will facilitate orderly urban development;
- it will be compatible with surrounding and planned residential land uses; and
- it conforms to the Rosenthal Neighbourhood Structure Plan, which designates the subject site for low density residential uses.

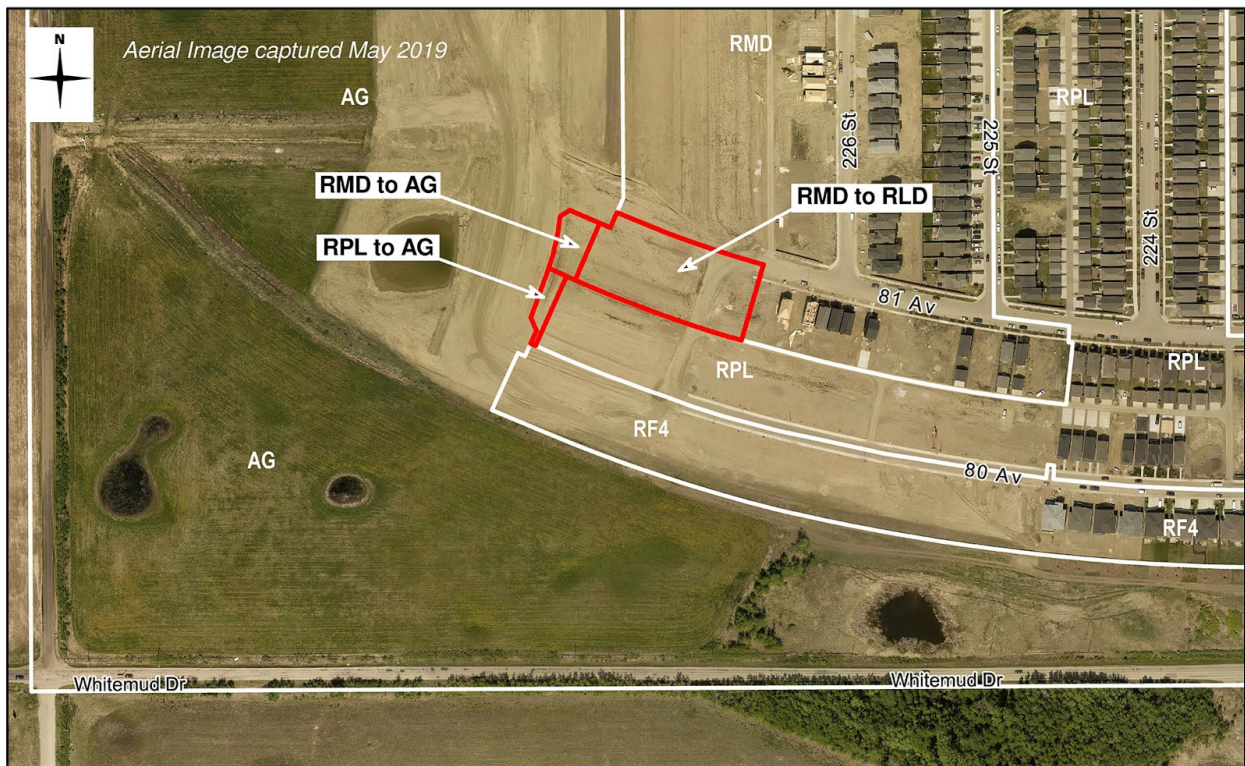
## THE APPLICATION

**CHARTER BYLAW 19300** is to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone and (RPL) Planned Lot Residential Zone to (RLD) Residential Low Density Zone and (AG) Agricultural Zone.

The RLD Zone will facilitate the development of low density residential residential housing forms, including zero lot line development. The land being rezoned to AG is planned for residential uses and will be rezoned at a future stage of development.

## SITE AND SURROUNDING AREA

The subject site is located east of 231 Street NW and north of Whitemud Drive NW in the southeast corner of the Rosental neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(RMD) Residential Mixed Dwelling Zone	Undeveloped
<b>CONTEXT</b>		
North	(RMD) Residential Mixed Dwelling Zone	Undeveloped
East	(RMD) Residential Mixed Dwelling Zone	Developing Single Detached Housing
South	(RPL) Planned Lot Residential Zone	Undeveloped
West	(AG) Agricultural Zone	Undeveloped, planned low density residential

## PLANNING ANALYSIS

This application conforms to the Rosenthal Neighbourhood Structure Plan, which designates the subject site for low density residential uses. The rezoning will facilitate a revised subdivision of low density residential lots for the stated purpose of developing zero lot line, single detached housing.

## TECHNICAL REVIEW

An associated subdivision application (LDA17-572 - revised) was processed concurrently with this application. The purpose of the change is to re-lot a portion of Stage 23 to allow the replacement of 14 RMD lots intended for semi-detached residential, with 13 RLD lots intended for single detached, zero lot line development. All comments from affected City Departments and utility agencies have been addressed.

## PUBLIC ENGAGEMENT

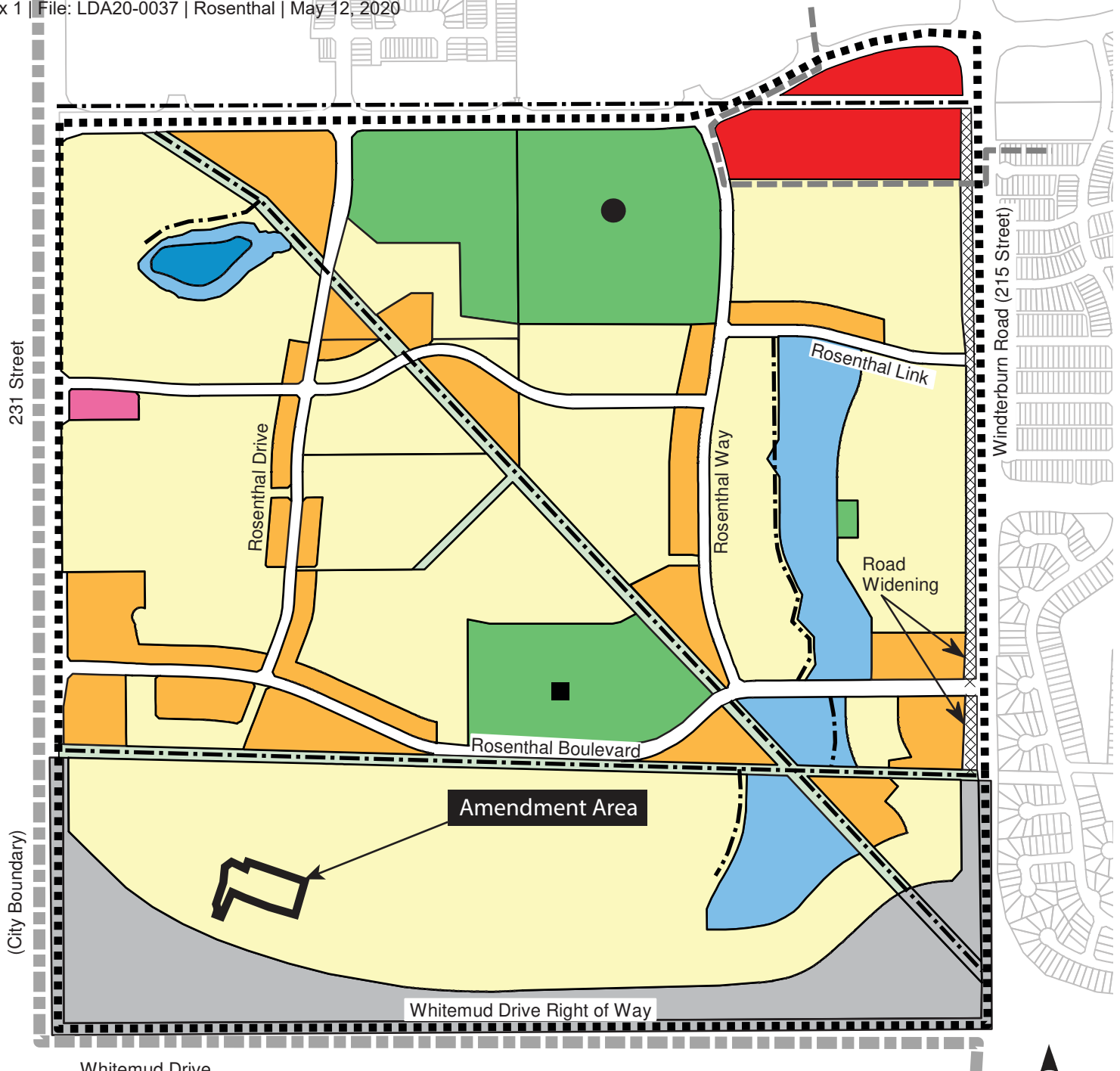
<b>ADVANCE NOTICE</b> February 20, 2020	<ul style="list-style-type: none"> <li>• Number of recipients: 119</li> <li>• No responses received</li> </ul>
<b>PUBLIC MEETING</b> N/A	<ul style="list-style-type: none"> <li>• Not held</li> </ul>

## CONCLUSION

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















## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**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.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19300
Location:	North of Whitemud Drive NW and west of 226 Street NW
Address:	7903 - 231 Street NW
Legal Description:	Portion of SW-25-52-26-4
Site Area:	0.61 ha
Neighbourhood:	Rosenthal
Notified Community Organization:	Rosenthal Community League
Applicant:	IBI Group

### PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone (RPL) Planned Lot Residential Zone
Proposed Zone:	(RLD) Residential Low Density Zone (AG) Agricultural Zone
Plan in Effect:	Rosenthal Neighbourhood Structure Plan
Historic Status:	N/A

Written By:  
Approved By:  
Branch:  
Section:

Cyndie Prpich  
Tim Ford  
Development Services  
Planning Coordination