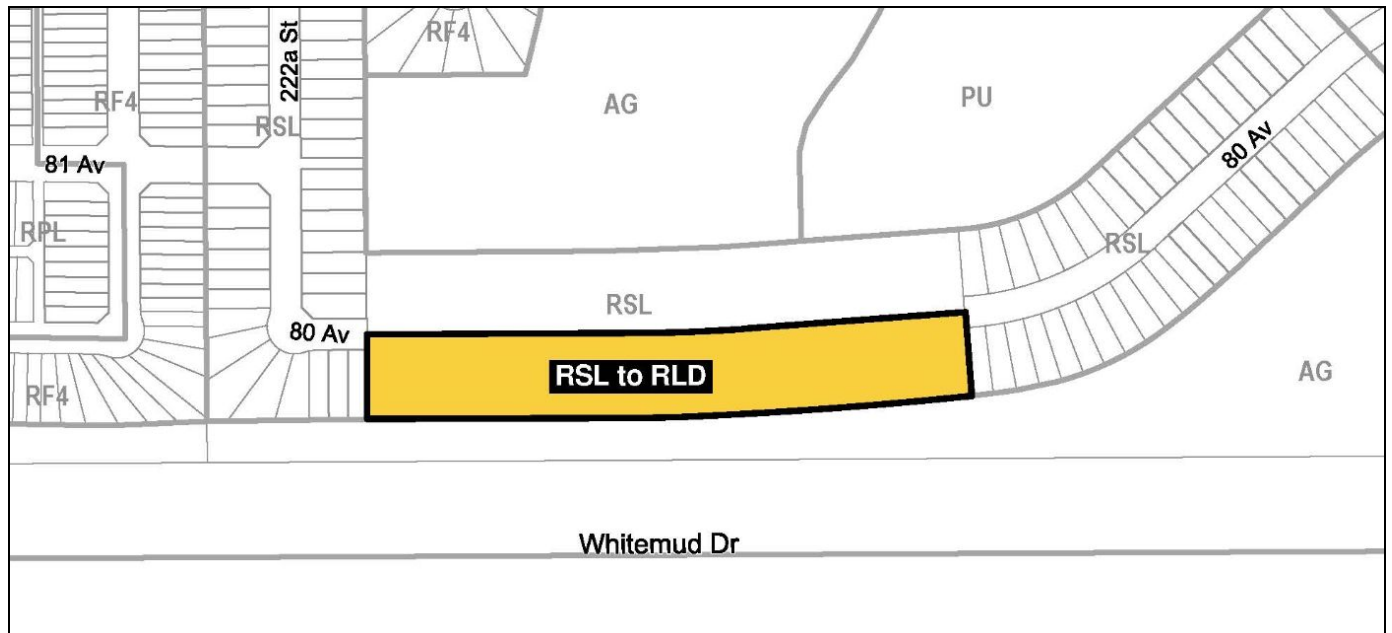




ADMINISTRATION REPORT **REZONING** ROSENTHAL

7904 - Winterburn Road NW

To allow for the construction of low-density residential dwellings, 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 site for low density residential uses.

THE APPLICATION

1. **CHARTER BYLAW 19201** to amend the Zoning Bylaw to rezone 7904 - Winterburn Road NW from RSL (Residential Small Lot) Zone to RLD (Residential Low Density) Zone, to facilitate the development of zero lot line low density residential housing forms.

SITE AND SURROUNDING AREA

The subject site is located north of Whitemud Drive NW and east of 222a Street NW. As illustrated below, the approximately 1.2 hectare area is currently vacant and in the process of preparing for construction. Other low-density residential housing forms are (or will be) developed in the surrounding area.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RSL) Residential Small Lot Zone	Vacant lot
CONTEXT		
North	(RSL) Residential Small Lot Zone	Vacant lot
East	(RSL) Residential Small Lot Zone	Single detached dwellings
South	(AG) Agricultural Zone	Arterial Roadway (Whitemud Drive) River Cree Resort & Casino
West	(RSL) Residential Small Lot Zone	Single detached dwellings

PLANNING ANALYSIS

This rezoning application conforms to the Rosenthal Neighbourhood Structure Plan, which designates the subject site for low density residential uses. The rezoning will enable the subdivision of small low density residential lots with zero lot line housing forms.

TECHNICAL REVIEW

An associated subdivision application (LDA17-0514) was processed concurrently with this application. All comments from affected City Departments and utility agencies have been addressed, and there are no technical issues or concerns.

PUBLIC ENGAGEMENT

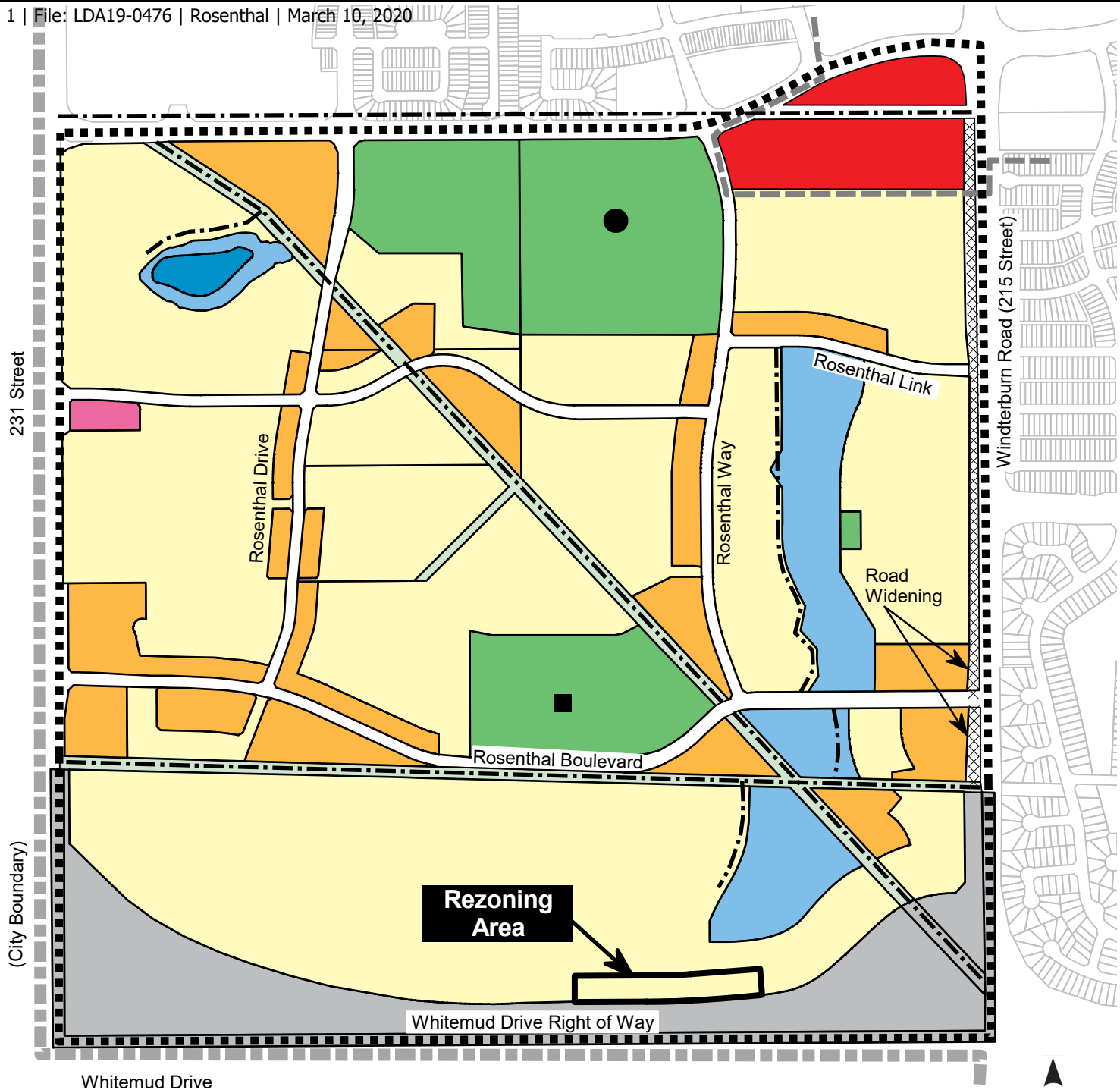
ADVANCE NOTICE Nov. 7, 2019	<ul style="list-style-type: none">• Number of recipients: 289• 1 general telephone inquiry, otherwise no responses received.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held.
WEBPAGE	<ul style="list-style-type: none">• Rosenthal Planning Applications

CONCLUSION

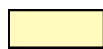













Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context 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		Seperate 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:	19201
Location:	North of Whitemud Drive NW and east of 222a Street NW
Address:	7904 Winterburn Road NW
Legal Description:	Portion of SE-25-52-26-4
Site Area:	1.2 hectares
Neighbourhood:	Rosenthal
Notified Community Organizations:	Enoch Cree First Nation; West Edmonton Communities Council Area Council; Rosenthal Community League; and Lewis Estates Community League
Applicant:	Gage Sparks, IBI Group

PLANNING FRAMEWORK

Current Zone:	(RSL) Residential Small Lot Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plans in Effect:	Rosenthal Neighbourhood Structure Plan; and Lewis Farms Area Structure Plan
Historic Status:	None

Written By:	Craig Walker
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination