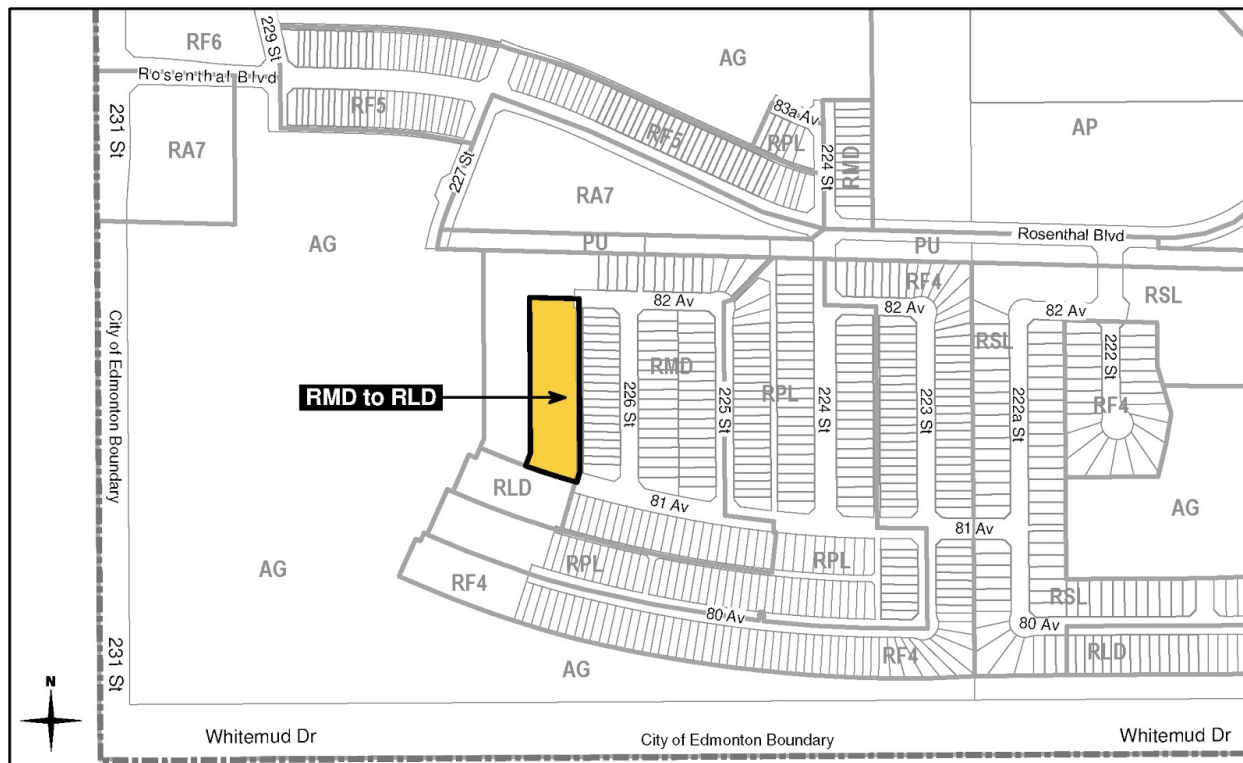




ADMINISTRATION REPORT **REZONING** ROSENTHAL

7903 - 231 STREET NW



RECOMMENDATION: That Charter Bylaw 19563 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone be **APPROVED**.

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

- it will allow for a range of housing choices; and
- it conforms with the low density residential land use designation of the Rosenthal Neighbourhood Structure Plan.

REPORT SUMMARY

This rezoning was submitted by IBI Group Inc. on November 9, 2020 on behalf of the landowners Winterburn Developments Inc. This application proposes to change a portion of SW-25-52-26-4 from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone.

The proposed RLD Zone conforms with the low density residential designation prescribed to the site in the Rosenthal Neighbourhood Structure Plan and meets the objective to encourage a mixture of housing types which are available to a wide spectrum of incomes, facilitate a variety of lifestyles, and create comfortable transitions of mass and scale.

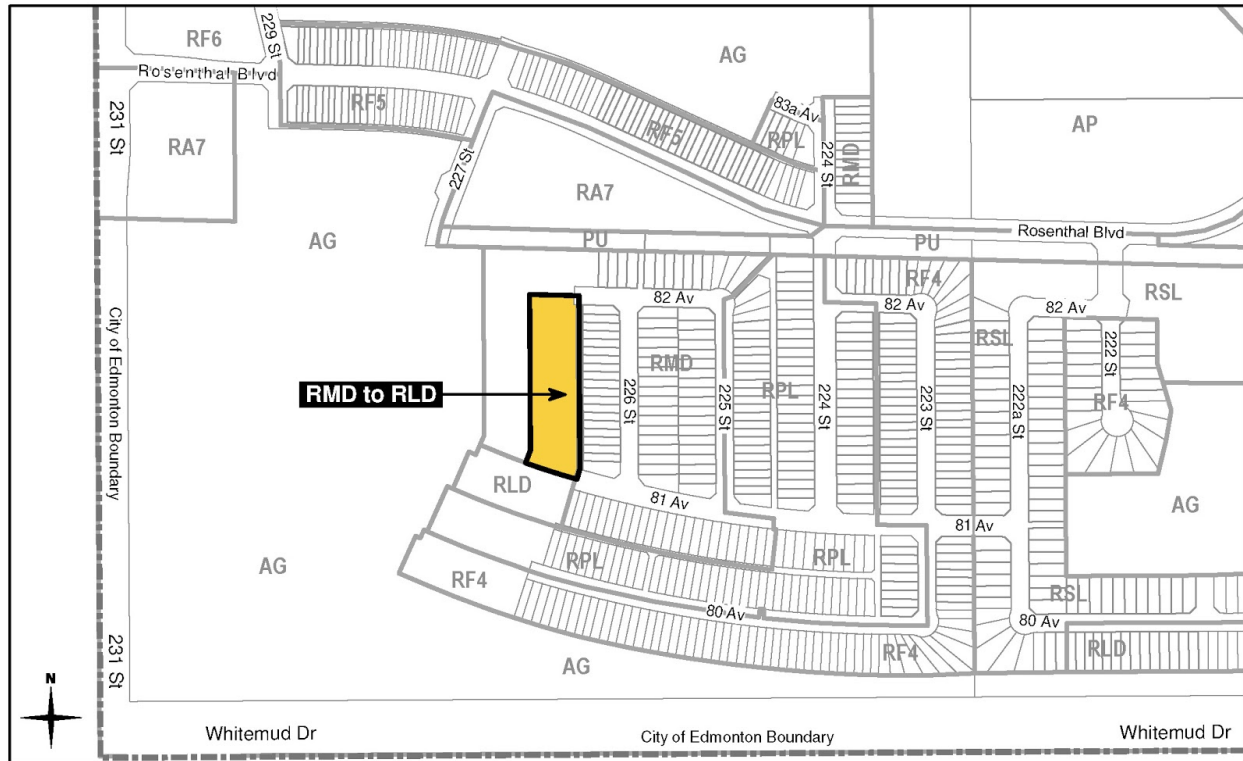
This proposal is in alignment with the applicable policies of CityPlan (MDP) by aligning with the goals and policies to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. This will be achieved by allowing for a narrower lot product and ultimately adding a number of additional lots.

THE APPLICATION

Charter Bylaw 19563 proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone. If approved, the proposed RLD Zone will allow for a range of low density residential dwelling types including single detached, semi-detached and duplex housing.

SITE AND SURROUNDING AREA

The site is located south of Rosenthal Boulevard NW and west of 226 Street NW and is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Dwelling Zone	Vacant
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone	Vacant
East	(RMD) Residential Mixed Dwelling Zone	Vacant lots
South	(RLD) Residential Low Density Zone	Vacant
West	(RMD) Residential Mixed Dwelling Zone	Vacant

PLANNING ANALYSIS

The application proposes to rezone the site from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone. The intent of the rezoning is to allow for a smaller building pocket and an increase in lots on the site.

PLANS IN EFFECT

The rezoning area is located within the Lewis Farms Area Structure Plan (ASP) and the Rosenthal Neighbourhood Structure Plan (NSP). The proposed (RLD) Residential Low Density Zone conforms to the Lewis Farms ASP which designates the site for residential uses and the Rosenthal NSP which designates the site for Low Density Residential development. The RLD Zone meets the plan's objectives to encourage a mixture of housing types which are available to a wide spectrum of incomes, facilitate a variety of lifestyles, and create comfortable transitions of mass and scale.

ZONE COMPARISON SUMMARY

	RMD <i>Current</i>	RLD <i>Proposed</i>
<u>Principal Building</u>	Single Detached, Semi-detached, Row Housing	Single Detached, Semi-detached, Duplex Housing
Site Depth	min 30.0 m	min 27.0 m
Vehicular Access	Dwellings may have front attached garages or access the lane	Dwellings may have front attached garages or access the lane
Height	10.0 m 12.0 m for row housing	10.0 m
Front Setback	min 4.5 m (min 5.5 m for front attached	min 3.0 m (min 5.5 m for front attached

	garage)	garage)
Interior Side Setback	min 1.2 m*	min 1.2 m*
Flanking Side Setback	min 2.4 m	min 2.4 m
Rear Setback	7.5 m (4.5 m on a corner site)	7.5 m (4.5 m on a corner site)

*Zero Lot Line Development is permitted where the other side setback is a minimum of 1.5 m.

TECHNICAL REVIEW

Drainage

Permanent sanitary and storm servicing for the subject rezoning area shall be in general accordance with the servicing schemes as identified in the accepted Lewis Farms (Rosenthal) Neighbourhood 5 - Neighbourhood Design Report (6th Submission - NSP & ZB), dated November 2016.

EPCOR Water

The planned development is located within an area that is considered a freeze zone site for water mains. The water mains must be installed 0.30 m below standard depth.

The applicant/owner will be responsible for all costs associated with providing City standards of water supply including any changes to the existing water infrastructure required by this application.

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE	<ul style="list-style-type: none"> • Number of recipients: 146 • No responses received
November 26, 2020	

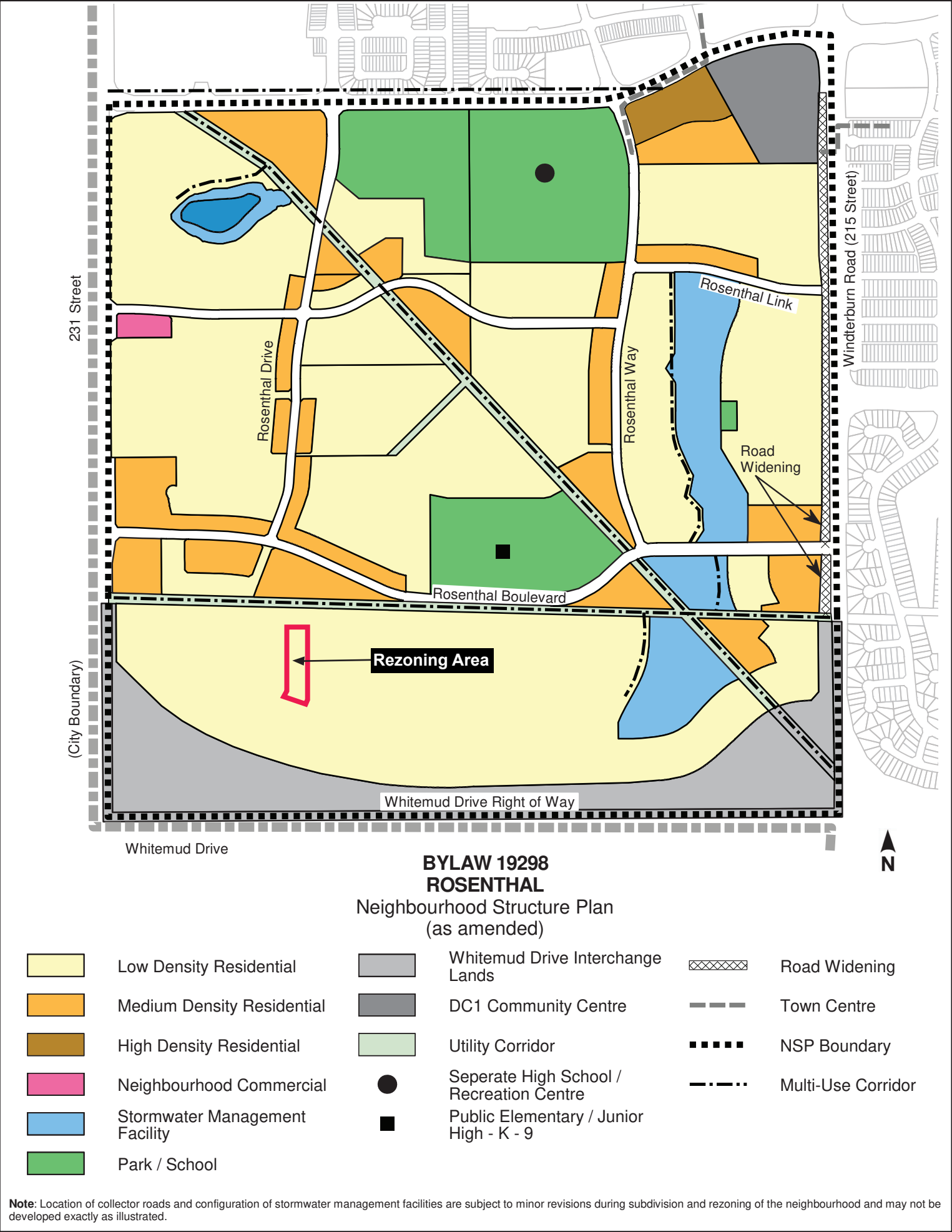
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rosenthal-planning-applications.aspx
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CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19563
Location:	North of 81 Avenue NW and west of 226 Street NW
Address:	7903 - 231 Street NW
Legal Description:	A portion of SW-25-52-26-4
Site Area:	N/A
Neighbourhood:	Rosenthal
Notified Community Organization:	Secord Community League
Applicant:	IBI Group Inc.

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Lewis Farms Area Structure Plan (ASP) & Rosenthal Neighbourhood Structure Plan (NSP)
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination