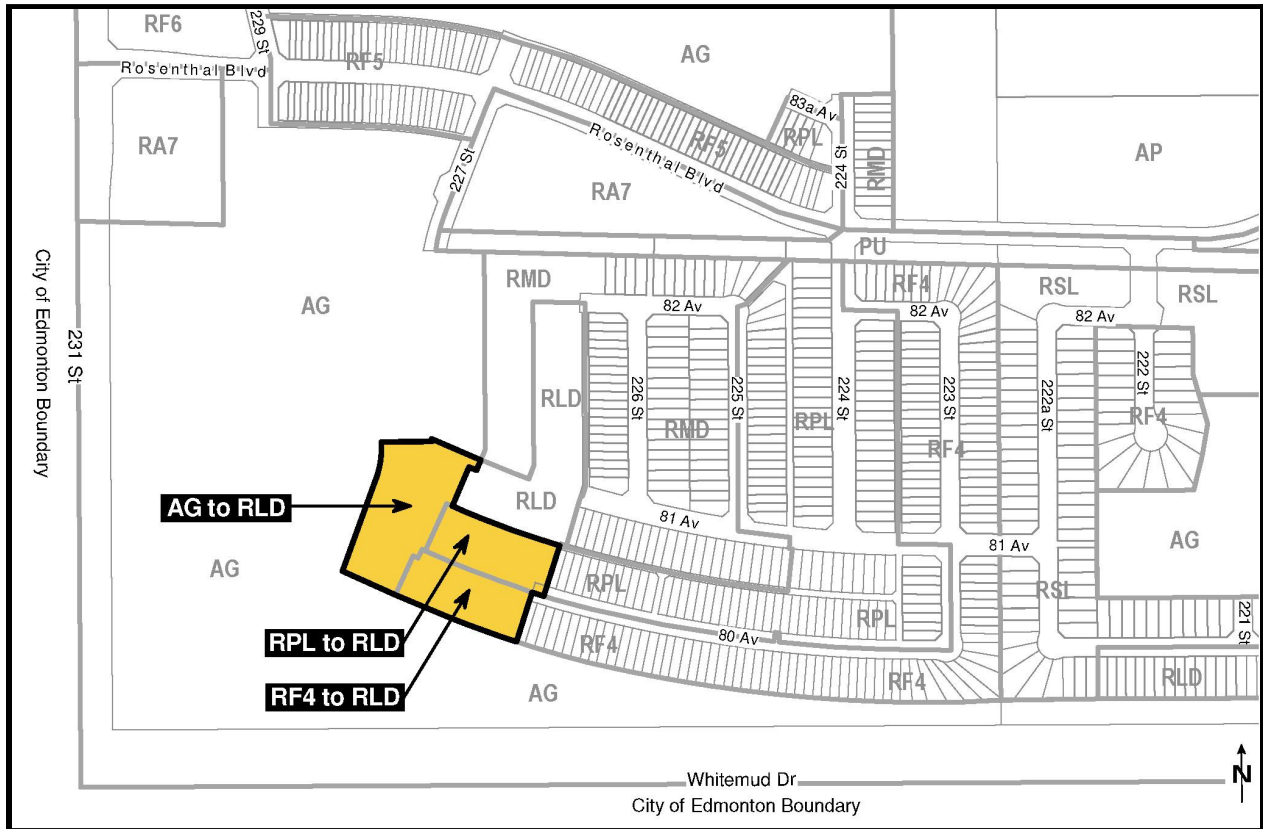




# ADMINISTRATION REPORT REZONING ROSENTHAL

## 7903 - 231 Street NW

To allow for low density residential development.



**Recommendation:** That Charter Bylaw 19705 to amend the Zoning Bylaw be APPROVED.

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

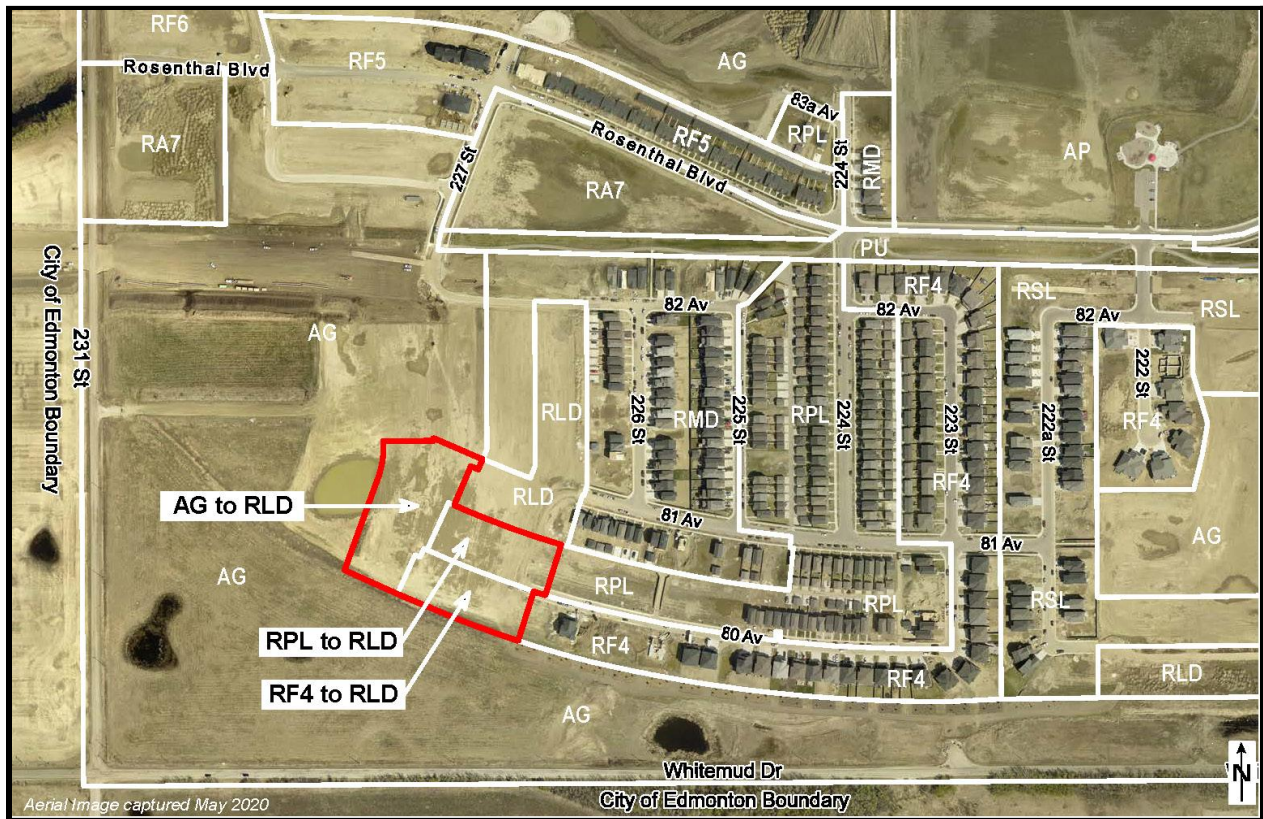
- will allow for a range of housing choices; and
- conforms with the low density residential land use designation of the Rosenthal Neighbourhood Structure Plan (NSP).

## The Application

**Charter Bylaw 19705** proposes to rezone the site from (AG) Agricultural Zone, (RF4) Semi-detached Residential Zone & (RPL) Planned Lot Residential 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 81 Avenue NW and west of 226 Street NW and is undeveloped.



AERIAL VIEW OF APPLICATION AREA

|                     | EXISTING ZONING  | CURRENT USE                |
|---------------------|--|----------------------------|
| <b>SUBJECT SITE</b> | (AG) Agricultural Zone<br>(RF4) Semi-detached Residential Zone<br>(RPL) Planned Lot Residential Zone | Vacant<br>Vacant<br>Vacant |
| <b>CONTEXT</b>      |  |                            |
| North               | (AG) Agricultural Zone<br>(RMD) Residential Mixed Dwelling Zone                                      | Vacant<br>Vacant           |
| East                | (RA7) Low Rise Apartment Zone<br>(RF5) Row Housing Zone  | Vacant<br>Vacant           |
| South               | (AG) Agricultural Zone   | Vacant                     |

|      |                        |        |
|------|------------------------|--------|
| West | (AG) Agricultural Zone | Vacant |
|------|------------------------|--------|

## Planning Analysis

The application proposes to rezone the site from (AG) Agricultural Zone, (RF4) Semi-detached Residential Zone & (RPL) Planned Lot Residential Zone to (RLD) Residential Low Density Zone. The intent of the rezoning is to allow for the ongoing development of the Rosenthal Neighbourhood with narrower lots and a more diverse housing choice.

### RPL, RF4 & RLD COMPARISON SUMMARY

|                              | <b>RPL</b><br><i>Current</i>                                 | <b>RF4</b><br><i>Current</i>  | <b>RLD</b><br><i>Proposed</i>                                |
|------------------------------|--|---|--|
| <b>Principal Building</b>    | Single Detached Housing                                      | Single Detached, Semi-detached, Duplex Housing  | Single Detached, Semi-detached, Duplex Housing               |
| <b>Site Depth</b>            | min 30.0 m   | min 30.0 m  | min 27.0 m   |
| <b>Vehicular Access</b>      | Dwellings may have front attached garages or access the lane | Dwellings may have front attached garages or access the lane  | Dwellings may have front attached garages or access the lane |
| <b>Height</b>                | 10.0 m   | 10.0 m  | 10.0 m   |
| <b>Front Setback</b>         | min 4.5 m<br><br>(min 3.0 m with treed landscaped boulevard) | min 4.5 m<br><br>(min 3.0 m with treed landscaped boulevard or min 5.5 m for front attached garage) | min 3.0 m<br><br>(min 5.5 m for front attached garage)       |
| <b>Interior Side Setback</b> | min 1.2 m  | min 1.2 m<br><br>(3.0 m when there is no lane)  | min 1.2 m*   |

|                              |  |   |   |
|------------------------------|--|---|---|
| <b>Flanking Side Setback</b> | min 2.4<br><br>(4.5 m for front attached garage or 1.2 m when abutting a lane) | 20% of side width<br><br>(max 4.5 m)      | min 2.4 m                                 |
| <b>Rear Setback</b>          | min 4.0 m  | min 7.5 m<br><br>(4.5 m on a corner site) | min 7.5 m<br><br>(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.

### 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.

### CITYPlan Alignment

The proposed rezoning is in alignment with the applicable policies of CityPlan (MDP) by accommodating 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.

## Technical Review

### Transportation

The owner will be required to construct a 2.8 m berm and a 1.83 m noise attenuation fence per the City of Edmonton Complete Street Design Standards Drawing #5205, within residential property lines for all lots backing on to or flanking Whitemud Drive NW with future subdivision.

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

## Community Engagement

|   |  |
|---|--|
| <b>ADVANCE NOTICE</b><br>January 14, 2021 | <ul style="list-style-type: none"> <li>● Number of recipients: 150</li> <li>● No responses received</li> </ul> |
|---|--|

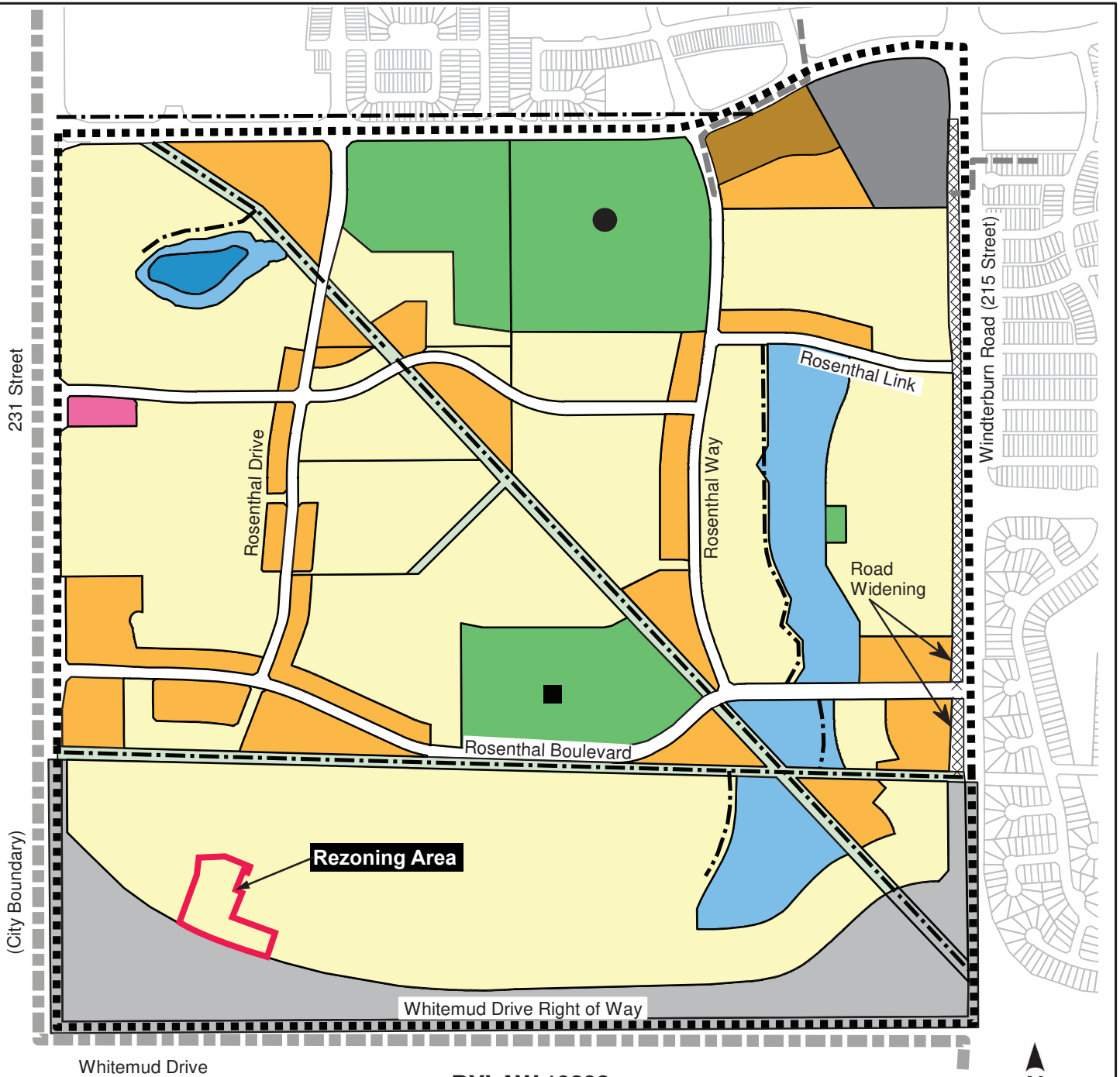
|                |   |
|----------------|---|
| <b>WEBPAGE</b> | <ul style="list-style-type: none"><li>• <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rosenthal-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rosenthal-planning-applications.aspx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

## Conclusion

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












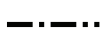



## APPENDICES

- 1 Context Map
- 2 Application Summary



**BYLAW 19298  
ROSENTHAL**

**Neighbourhood Structure Plan  
(as amended)**

|  |                                |   |  |   |                    |
|--|--------------------------------|---|--|---|--------------------|
|  | Low Density Residential        |  | Whitemud Drive Interchange Lands         |  | Road Widening      |
|  | Medium Density Residential     |  | DC1 Community Centre                     |  | Town Centre        |
|  | High 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  |   |                    |
|  | Park / School                  |   |  |   |                    |

**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:                   | 19705   |
| Location:                        | South 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 Zones:     | (AG) Agricultural Zone,<br>(RF4) Semi-detached Residential Zone &<br>(RPL) Planned Lot Residential Zone |
| Proposed Zone:     | (RLD) Residential Low Density Zone  |
| Plan(s) in Effect: | Rosenthal Neighbourhood Structure Plan & Lewis Farms<br>Area Structure Plan                             |
| Historic Status:   | None  |

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