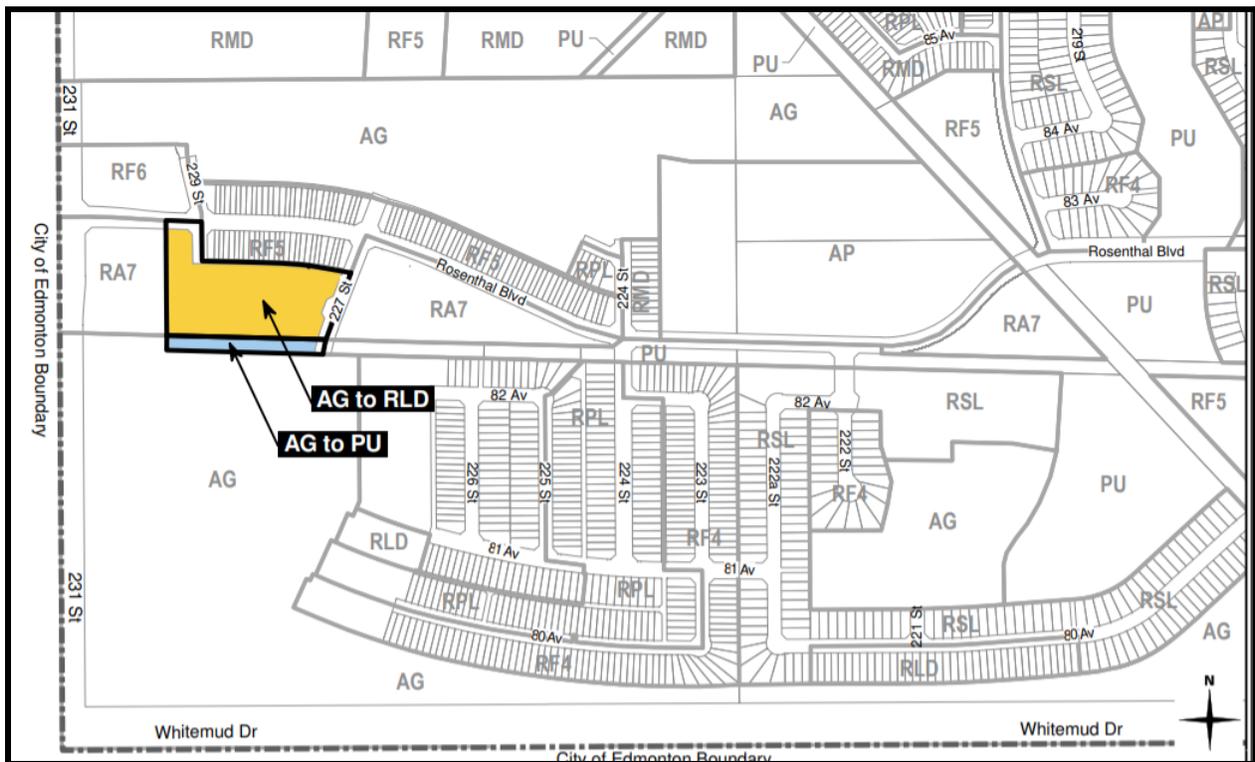




ADMINISTRATION REPORT REZONING ROSENTHAL

7903 231 Street NW

To allow for development of low density residential uses and a public utility lot.



Recommendation: That Charter Bylaw 19633 to amend the Zoning Bylaw from (AG) Agricultural Zone to (PU) Public Utility Zone and (RLD) Residential Low Density Zone be APPROVED.

Administration is in SUPPORT of this application because:

- it conforms to the Rosenthal Neighbourhood Structure Plan,
- satisfies the technical and servicing requirements, and
- is compatible with the existing and proposed residential uses.

Report Summary

Charter Bylaw 19633 proposes to rezone the subject site from (AG) Agricultural Zone to (PU) Public Utility Zone and (RLD) Residential Low Density Zone. It is the applicant's intent to develop low density residential housing and to identify the pipeline right of way as a public utility lot to be part of a multi-use trail.

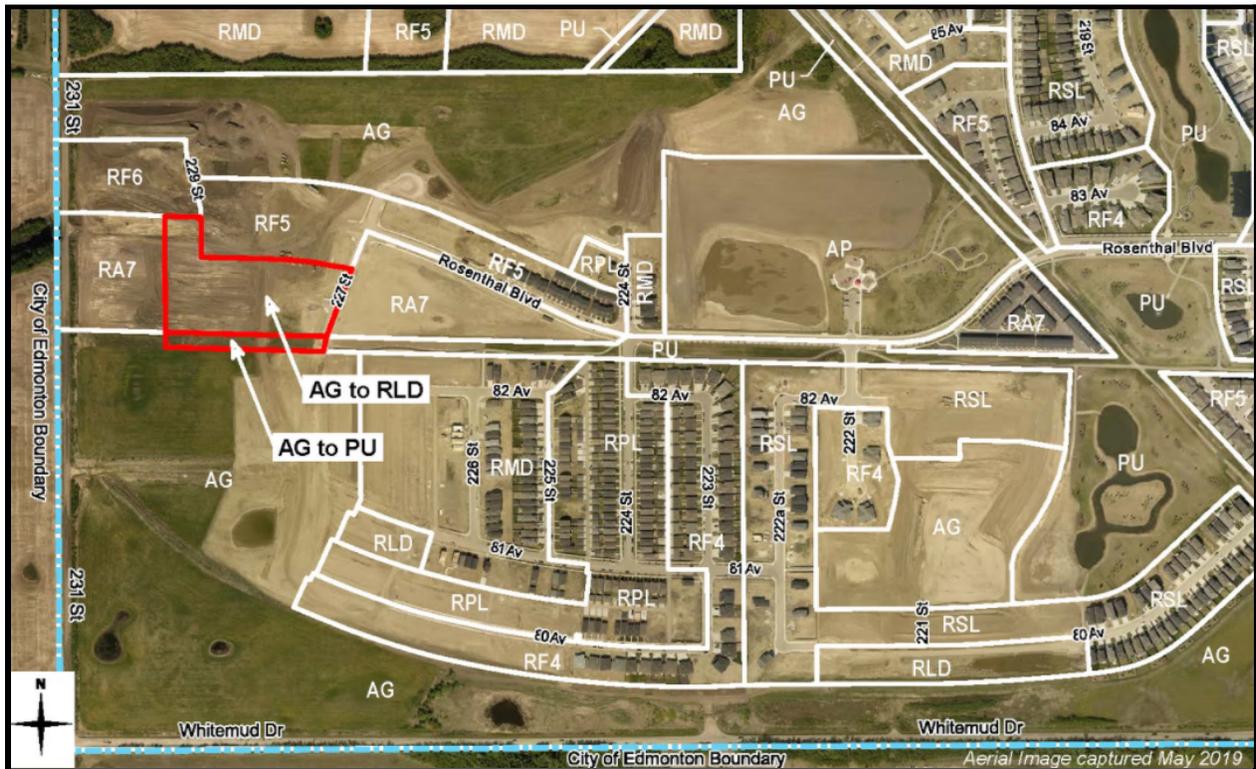
The Application

Charter Bylaw 19633 proposes to rezone the subject site from (AG) Agricultural Zone to (PU) Public Utility Zone and (RLD) Residential Low Density Zone.

It is the applicant's intent to develop low density residential housing and to identify the pipeline right of way as a public utility lot to be part of a multi-use trail.

Site and Surrounding Area

This proposed rezoning application is in the developing neighbourhood of Rosenthal: west of Rosenthal Boulevard and north of Whitemud Drive.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	vacant
CONTEXT		
North	(RF5) Row Housing Zone	vacant land
East	(RA7) Low Rise Apartment Zone	apartment under construction
South	(AG) Agricultural Zone	vacant land
West	(AG) Agricultural Zone	vacant land

Planning Analysis

The application conforms to the Rosenthal Neighbourhood Structure Plan which designates the area for Low Density Residential and identifies the pipeline right-of-way for (PU) Public Utility zone.

This proposal allows for a range of low density residential uses that are compatible with the surrounding and future development, while also allowing the opportunity for local residents to enjoy the amenities of their neighbourhood. The purpose of the RLD zone is to facilitate a range of ground-oriented housing forms that use land and infrastructure more efficiently than typical low-density development. The zone provides flexibility in lot sizes and widths to provide choice and to accommodate a mix of housing types including Zero Lot Line Development in developing neighbourhoods.

The proposed rezoning aligns with the goals and objectives of the Neighbourhood Structure Plan which designates the subject site for residential uses. It encourages a variety of housing types with a range of price points, to create a more inclusive neighbourhood.

The proposed rezoning aligns with the City Plan by accommodating future growth to a population of 1.25 million within Edmonton’s existing boundaries.

Technical Review

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

Community Engagement

ADVANCE NOTICE January 15, 2021	<ul style="list-style-type: none"> • Number of recipients: 159 • No responses received
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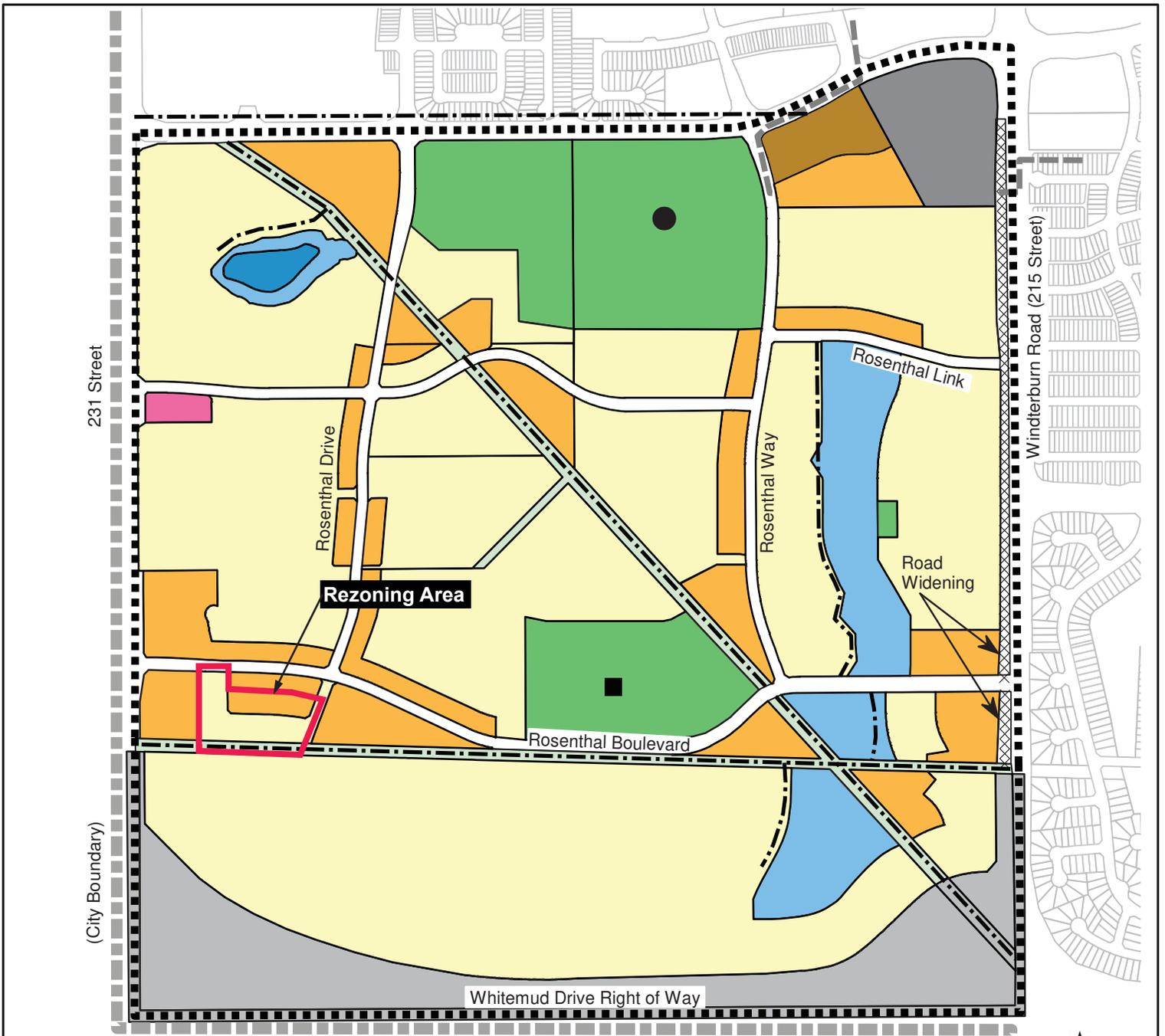
In March 2021, the Administration learned of the Rosenthal Community League. At that time, the Advance Notification postcard was emailed to the Community League. At the time of writing this report, no response had been received.

Conclusion

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

APPENDICES

- 1 Context Map
- 2 Application Summary



(City Boundary)

Whitemud Drive

Whitemud Drive Right of Way

**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 |  | Separate 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 Bylaws:	19633
Location:	north of Whitemud Drive and east of 231 Street NW
Address:	A portion of 7903 231 Street NW
Legal Description:	A portion of SW -25-52-26-4
Site Area:	34 ha.
Neighbourhood:	Rosenthal
Notified Community Organizations:	Lewis Estates Community League, Secord Community League, & Rosenthal Community League (by email)
Applicant:	IBI Group

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(PU) Public Utility Zone & (RLD) Residential Low Density Zone.
Plan in Effect:	Rosenthal
Historic Status:	None

Written By: Don Read
Approved By: Tim Ford
Branch: Development Services
Section: City Planning