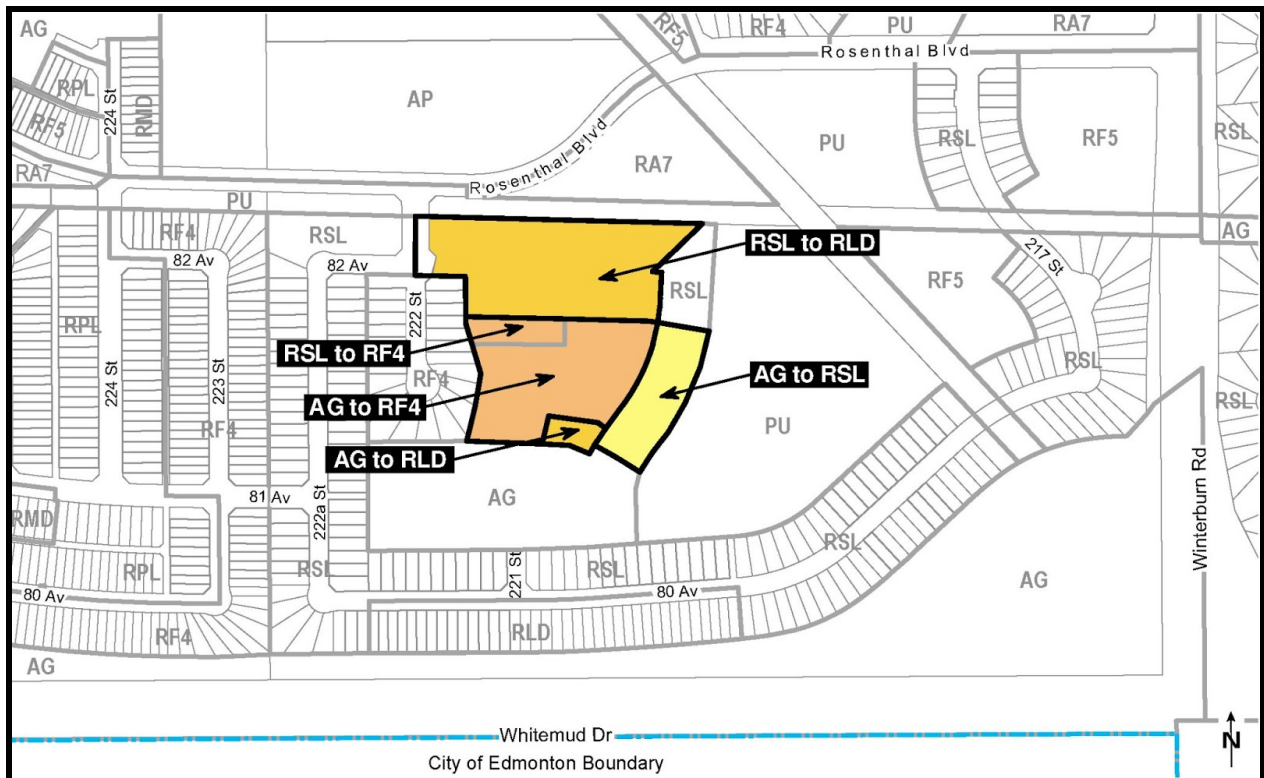




ADMINISTRATION REPORT REZONING ROSENTHAL

7904 - WINTERBURN ROAD NW

To allow for the development of low density housing.



Recommendation: That Charter Bylaw 19678 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone and (AG) Agricultural Zone to (RF4) Semi-detached Residential Zone, (RSL) Residential Small Lot Zone and (RLD) Residential Low Density Zone be APPROVED.

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

- is compatible with surrounding planned land uses; and
- is in conformance with the Rosenthal Neighbourhood Structure Plan.

Report Summary

This rezoning application was submitted by IBI Group on November 4, 2020 on behalf of landowners Lewis Estates Communities Inc. This application proposes to change the zoning on a portion of one titled parcel (to be subdivided) from (RSL) Residential Small Lot Zone and (AG) Agricultural Zone to (RF4) Semi-detached Residential Zone, (RSL) Residential Small Lot Zone and (RLD) Residential Low Density Zone to allow for the development of Semi-detached Housing, small lot Single Detached Housing with Garages and the opportunity for a mix of housing types on lots of varying sizes.

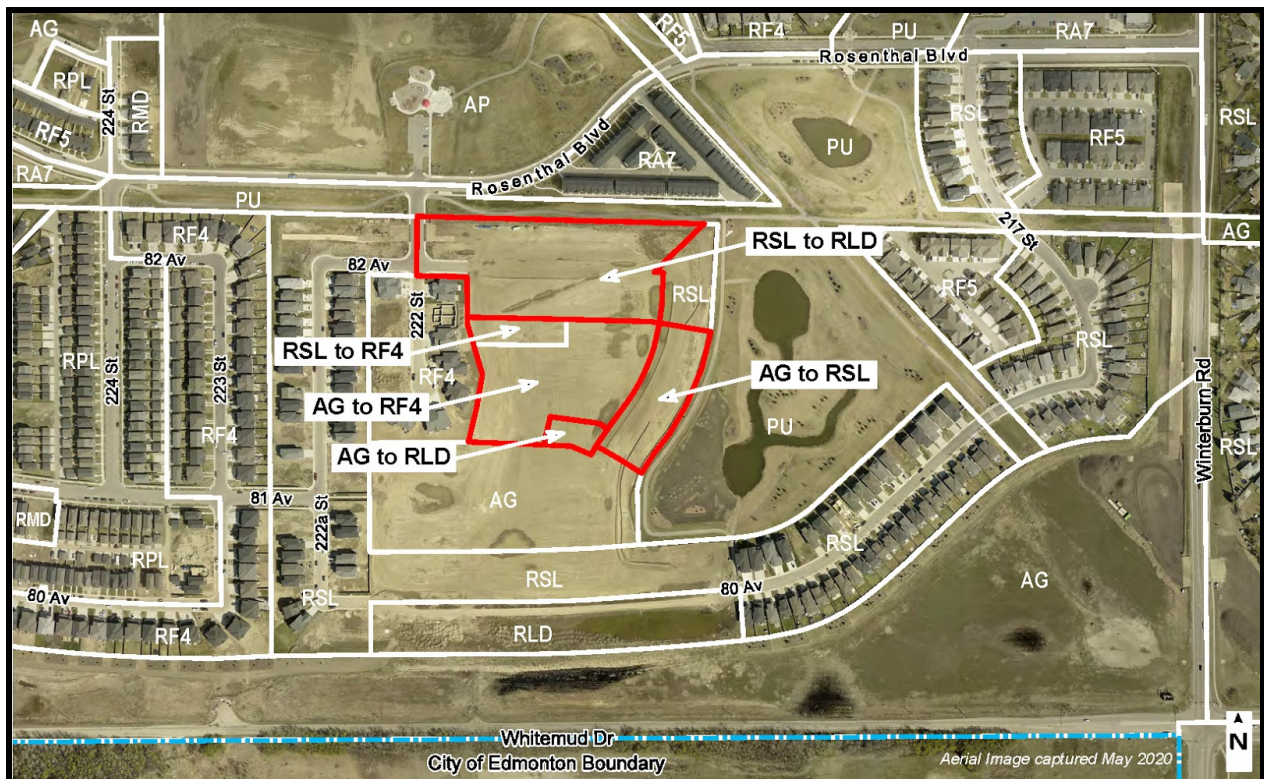
This proposal conforms with the Rosenthal Neighbourhood Structure Plan (NSP) which designates the land for Low Density Residential and is in alignment with the City Plan by facilitating future growth to a population of 1.25 million within Edmonton's existing boundaries.

The Application

CHARTER BYLAW 19678 to amend the Zoning Bylaw to (RF4) Semi-detached Residential Zone, (RSL) Residential Small Lot Zone and (RLD) Residential Low Density Zone.

Site and Surrounding Area

The rezoning area is south centrally located in the developing Rosenthal neighbourhood, west of Winterburn Road NW and north of Whitemud Drive.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RSL) Residential Small Lot Zone (AG) Agricultural Zone	Undeveloped
CONTEXT		
North	(PU) Public Utility Zone	Shared Use Path on Pipeline right of way
East	(PU) Public Utility Zone	Stormwater Management Facility containing a north / south Shared Use Path.
South	(AG) Agricultural Zone	Undeveloped
West	(RF4) Semi-detached Residential Zone	Developing with Semi-detached Housing

Planning Analysis

The proposed rezoning aligns with the goals and objectives of the Rosenthal NSP which designates the subject area for low density residential uses. Plan objectives encourage a mixture of housing types to be available to a wide spectrum of incomes, supporting a variety of lifestyles, and the creation of comfortable transitions of mass and scale.

City Plan Alignment

The Rosenthal neighbourhood is centrally located in the West Henday District, north of Whitemud Drive and west of Winterburn NW. 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

Transportation advised that roadway upgrades are anticipated to start construction in 2021, including the first two lanes of Whitemud Drive between 215 Street and 231 Street, and 231 Street between Whitemud Drive and north of Rosenthal Boulevard. Rosenthal Boulevard will be connected with 231 Street as part of this work. Construction is anticipated to be completed in 2022.

Drainage requires that permanent storm and sanitary servicing is to be in general accordance with the servicing schemes as identified in the accepted Rosenthal Neighbourhood Design Report (NDR) Amendment Letter, dated November 19, 2019.

Transit advised that Rosenthal Boulevard, Rosenthal Way and Winterburn Road are transit routing with the implementation of the Bus Network Redesign in April 2021.

EPCOR Water advised that connections to water main stubs are available; however, one watermain requires the issuance of a Construction Completion certificate first. They also advise that due to inadequate water main looping in the area they may require that a regular flushing strategy be set up to avoid water quality concerns; and that lots in this area will experience service pressures below minimum water servicing and developers must be made aware of this service pressure situation to design servicing and buildings accordingly.

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

Community Engagement

ADVANCE NOTICE January 14, 2021	<ul style="list-style-type: none">• Number of recipients: 314• No responses received
WEBPAGE	https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/rosenthal-planning-applications.aspx

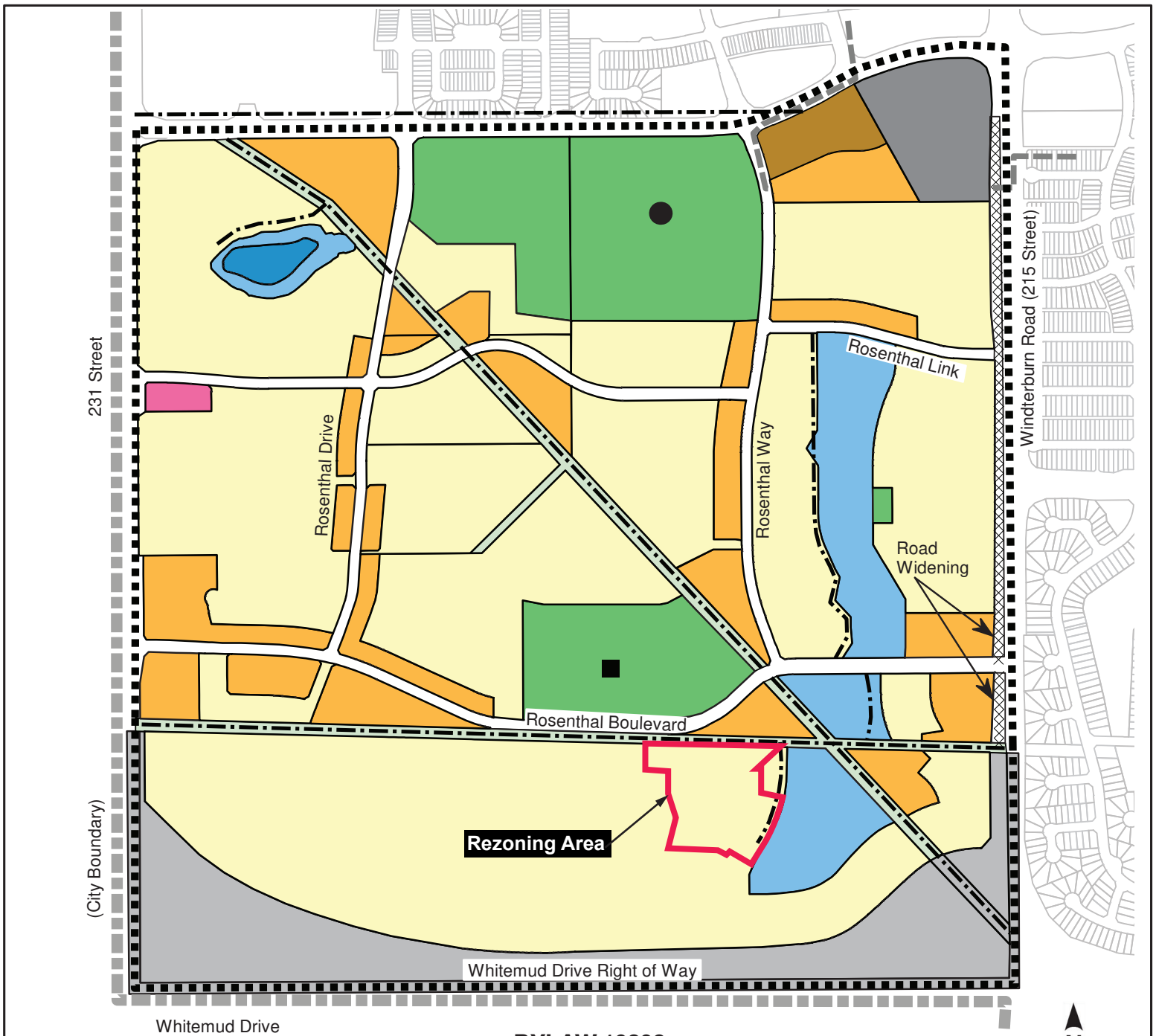
As part of the review of this application, the Administration became aware of the Rosenthal Community League (CL). The Advance Notice was emailed to the Community League on March 24, 2021. Measures have been taken to update this CL to the database to ensure they receive notice of the Public Hearing and future applications.

Conclusion

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
















APPENDICES

- 1 Context Plan 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:	19678
Location:	North of Whitemud Drive NW West of Winterburn Road NW
Address:	7904 Winterburn Road NW
Legal Description:	Portion of SE-25-52-26-4
Site Area:	Titled Parcel 13.7 ha
Neighbourhood:	Rosenthal
Notified Community Organization:	Lewis Estates Community League
Applicant:	IBI Group

PLANNING FRAMEWORK

Current Zones:	(RSL) Residential Small Lot Zone (AG) Agricultural Zone
Proposed Zones:	(RF4) Semi-detached Residential Zone (RSL) Residential Small Lot Zone (RLD) Residential Low Density 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