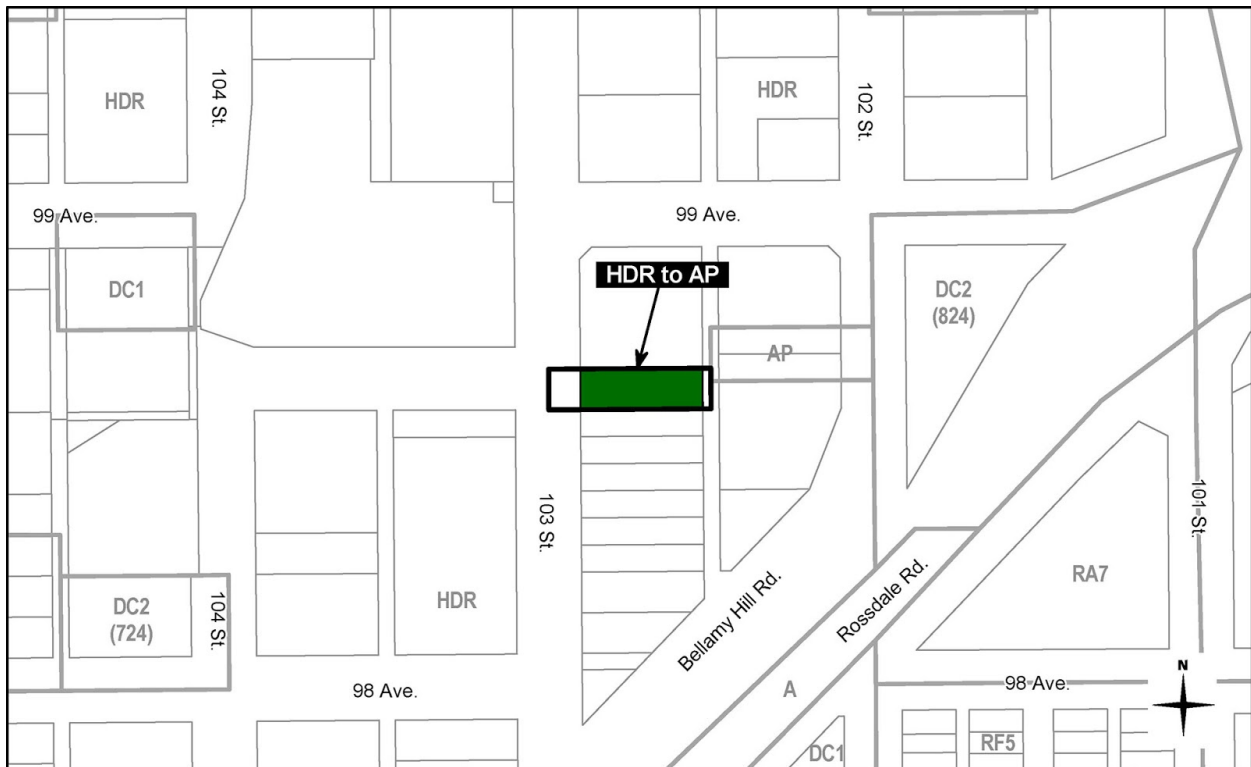




ADMINISTRATION REPORT **REZONING** DOWNTOWN

9833 103 Street NW

To allow for the use of public land for active and passive recreational uses.



Recommendation: That Charter Bylaw 19730 to amend the Zoning Bylaw from (HDR) High Density Residential Zone to (AP) Public Parks Zone be APPROVED.

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

- the proposed park will provide a vibrant, welcoming and safe place for people who live, work and play in Downtown;
- the park will provide a connection for areas throughout the downtown park system; and
- the site is identified in the Downtown Public Places Plan for use as a park site.

Report Summary

This land use amendment application was submitted by the Urban Growth And Open Space Strategy Section of the City of Edmonton on March 3, 2021. This application proposes to change the designation of the southern portion of a larger parcel from (HDR) High Density Residential Zone to (AP) Public Parks Zone. The site is intended to serve as a park connection between the existing Urban Eden park to the east and the broader park network, including the future 104 Street Grand Staircase and Dick Mather Park, located at the corner of 105 Street NW and 99 Avenue NW.

The application aligns with the City Plan goals and policies to protect, enhance and expand the ecological network of open spaces and greenways in Edmonton. This would be done through designing new and retrofitting existing open space networks to encompass wellness, celebration and ecology at the district level.

The application further aligns with the Capital City Downtown Plan and the Downtown Public Places Plan, which identify the need for parks, open spaces and plazas in the downtown.

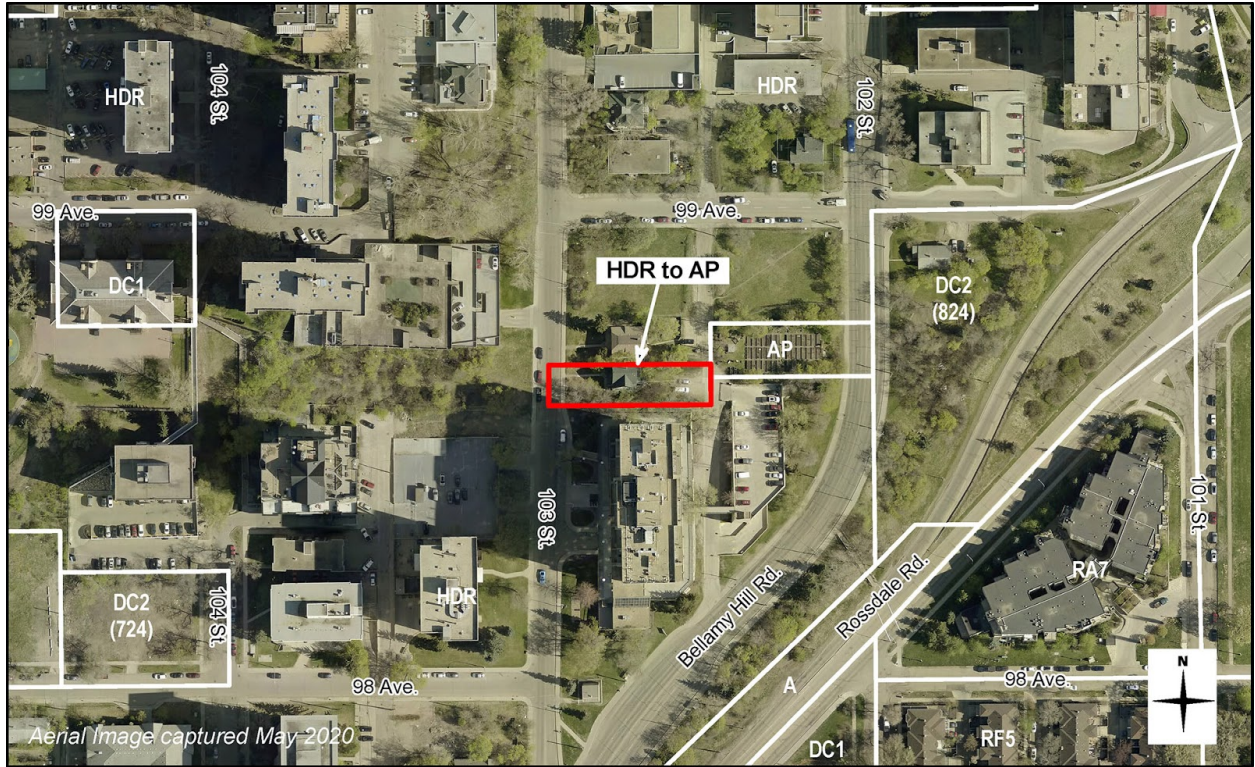
The Application

CHARTER BYLAW 19730 is to amend the Zoning Bylaw from (HDR) High Density Residential Zone to (AP) Public Parks Zone to allow for the expansion of the park network in the downtown. The purpose of the rezoning would be to allow the lot to provide an ecological link in the open space network. The intention would be to start with demolishing the existing house this year.

The application includes revisions to the Downtown Special Area Appendices, which show existing zoning, floor area ratios (FAR) and heights throughout the Downtown Special Area. As the proposed AP zoning would allow the development of a park and does not have specific height and FAR restrictions, the FAR and height maps will be revised to remove this site. Appendix 1 would be revised to remove all notations of existing zoning, as the information is a duplication of the up to date city-wide mapping. The boundary would be maintained to show where the Special Area applies.

Site and Surrounding Area

The proposed park is located to the west of the Urban Eden park, and is generally surrounded by high rise apartment buildings to the south and west. The property is currently being subdivided to separate the south portion from the larger lot, which will remain zoned for high density residential development. Across 103 Street NW to the west, is a right of way that will be part of the connection to the broader park network, providing this site with connection to the future 104 Street grand staircase.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(HDR) High Density Residential Zone	Single Detached House
CONTEXT		
North	(HDR) High Density Residential Zone	Vacant, one single detached house
East	(AP) Public Parks Zone	Urban Eden Park
South	(HDR) High Density Residential Zone	High rise apartment building
West	(HDR) High Density Residential Zone	Undeveloped Right of Way High rise apartment buildings



Photo of site from 103 Street NW

Planning Analysis

PLANS IN EFFECT

The application aligns with the Capital City Downtown Plan, which identifies a significant lack of park space in downtown. It further identifies the need to develop a highly interconnected public network of downtown streets, parks and open spaces.

The Plan provides direction to prepare and implement a Parks and Open Space Master Plan to determine best options for parks, open spaces and linkages in each neighbourhood. This was completed and approved as the Downtown Public Places Plan (DPPP) in June 2020.

The proposed rezoning and plans for this site are part of the implementation of the DPPP, which indicates the need for a connection between the 104 Street Grand Staircase and the Urban Eden Park. This would help to improve connectivity of the park systems throughout this area, including Dick Mather Park to the west and the broader River Valley system to the east.

CITY PLAN

The application aligns with the City Plan goals and policies to protect, enhance and expand the ecological network of open spaces and greenways in Edmonton through designing new and retrofitting existing open space networks to encompass wellness, celebration and ecology at the district level.

HERITAGE

The existing Single Detached House on the property is not listed on the Inventory of Historic Resources, though it would be a very strong candidate for inclusion on the Inventory. There are very few remaining original homes in the Downtown core, which make this house and its location historically significant. However, with the intention for this site to be a park, it is not possible to maintain the home on the lot, and therefore the Heritage Conservation Unit has no significant concern with the proposed rezoning.

Technical Review

Transportation

The subject site currently has vehicular access to the adjacent lane. With redevelopment of the site, the existing vehicular access shall be removed. Further review of pedestrian connectivity shall be required with development of the site and/or other associated sites, including potential measures to increase the visibility and safety of pedestrian crossings and desire-lines at the adjacent north-south lane, and across 103 Street NW.

Drainage

Development allowed under the proposed zone would not have a significant impact on existing drainage infrastructure.

EPCOR Water

Any site servicing would be reviewed in detail at the Development Permit stage if development requires water servicing.

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

Community Engagement

ADVANCE NOTICE March 23, 2021	<ul style="list-style-type: none">● Number of recipients: 503● Number of responses in support: 4● Number of responses with concerns: 1● Common comments included:<ul style="list-style-type: none">○ Support for this project, as urban park space is important and beneficial for residents and visitors, and the more green spaces, the better○ Diversification of land uses in the area is supported○ Concerned that this parcel is shadowed by the apartment building to the south, and while a connection is good here, the lot is very small and should not be considered within the inventory of park space (at the cost of additional park space that is better situated), but rather should just be a road right of way○ Concerned for the loss of the heritage home on the property
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/downtownplanningapplications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19730
Location:	South of 99 Avenue NW on the east side of 103 Street NW
Address:	9833 103 Street NW
Legal Description:	Lot 52, Block 2, Plan NB
Site Area:	680 m ²
Neighbourhood:	Downtown
Notified Community Organizations:	Downtown Community League Downtown Business Improvement Area Rossdale Community League
Applicant:	Urban Growth And Open Space Strategy Section, City of Edmonton

PLANNING FRAMEWORK

Current Zone:	(HDR) High Density Residential Zone
Proposed Zone:	(AP) Public Parks Zone
Plan in Effect:	Capital City Downtown Plan
Historic Status:	None

Written By: Heather Vander Hoek
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination