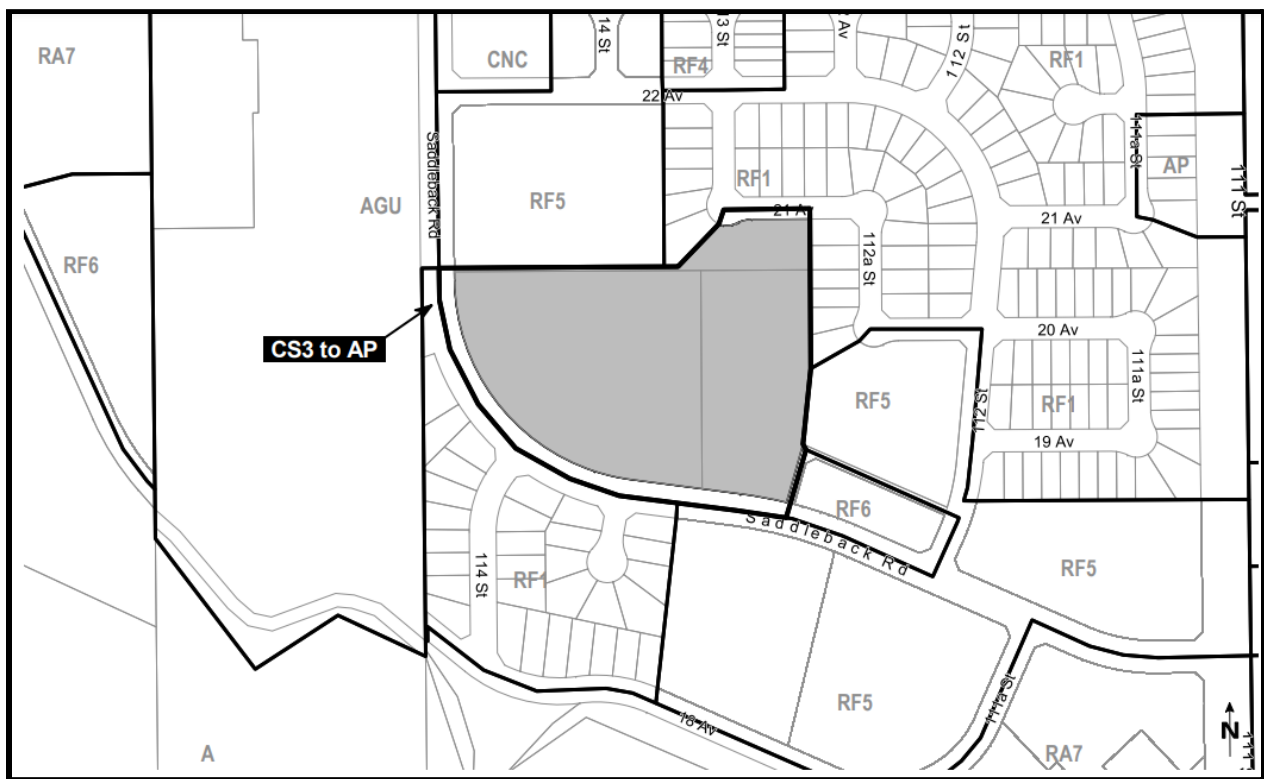




ADMINISTRATION REPORT **REZONING, MUNICIPAL RESERVE** SKYRATTLER

1055 - Saddleback Road NW, 1105 - Saddleback Road NW and 11215 - 21 Avenue NW

To allow for existing and planned park uses, Skyrattler.



Recommendation: That Charter Bylaw 19791 to amend the Zoning Bylaw from (CS3) Community Services 3 Zone to (AP) Public Parks Zone, and associated Bylaw 19836 to add the Municipal Reserve (MR) designation to the Certificates of Title, be **APPROVED**.

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

- will facilitate existing Park uses;
- will confirm the appropriate designation of the land as park space; and
- Conforms to the Edmonton City Plan.

Report Summary

This application was accepted from Geng Xiao Ying on March 30, 2021 on behalf of the City of Edmonton (Financial and Corporate Services Branch). This application proposes to rezone the site from (CS3) Community Services 3 Zone to (AP) Public Parks Zone to allow for a range of existing and planned park uses. There is an associated bylaw to add a Municipal Reserve (MR) designation to the subject land to further confirm the use of the land for park purposes. This proposal is in alignment with the applicable goals and policies of CityPlan in that it will promote personal and community wellness and connection through inclusive and welcoming places. There is no local plan for this neighborhood.

The Application

1. **BYLAW 19836** is being advanced concurrently with this application. This Bylaw will facilitate the placement of a "Municipal Reserve" (MR) designation onto the subject properties. This designation will be registered on the Certificate of Title and will further limit the use of the land to school, park, and community recreation purposes.
2. **CHARTER BYLAW 19791** to rezone land from (CS3) Community Services 3 Zone to (AP) Public Parks Zone to allow for the continued use of an existing park.

There are no changes proposed to the park as a direct result of this rezoning application.

Site and Surrounding Area

The site is bounded by Saddleback Road NW along the south and western portions of the site, and located south of 21 Avenue NW.



	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (CS3) Community Services 3 Zone 	<ul style="list-style-type: none"> • Park Use
CONTEXT		
North	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Row Housing • Single Detached Housing
East	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone • (RF5) Row Housing Zone • (RF6) Medium Density Multiple Family Zone 	<ul style="list-style-type: none"> • Single Detached Housing • Row Housing • Carriage Home Condominium
South	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Row Housing • Single Detached Housing
West	<ul style="list-style-type: none"> • (AGU) Urban Reserve Zone 	<ul style="list-style-type: none"> • Taylor College & Seminary

Planning Analysis

The direction for this rezoning and MR designation came from an Executive Committee recommendation and City Council direction, that the subject site be removed from the First Place Program and rezoned for future park uses. These recommendations are documented in the Executive Committee meeting minutes (Item 6.9) of February 1, 2021, and City Council minutes of February 8, 2021:

1. That the Skyrattler surplus school site be removed from the First Place Program.
2. That Administration provide a report, outlining proposed rezoning of the Skyrattler surplus school site to (AP) Public Parks Zone, to a future City Council Public Hearing for consideration.
3. That Administration provide a report, outlining proposed MR designation of the Skyrattler surplus school site, to a future City Council Public Hearing for consideration.

This application facilitates the recommendations of this Executive Committee recommendation and the direction of Council.

LAND USE COMPATIBILITY

The proposed rezoning is compatible with surrounding land uses.

THE CITY PLAN

This proposal is in alignment with the applicable policies of CityPlan by aligning with the goals and policies to promote personal and community wellness and connection through inclusive and welcoming places. To do this, the city is collaborating with school boards to identify, allocate and deliver municipal and school reserves that will allow for educational spaces and community facilities that provide learning, recreation and gathering opportunities. Given that this subject

land is a surplus school site, the city is rezoning to ensure the current park will continue to be used for recreational uses.

There is no local area plan for this area of the City, as the Kaskitayo Outline Plan was repealed on June 8, 2021.

Technical Review

The proposed rezoning has been reviewed by all required technical agencies.

Transportation

This rezoning will not affect the surrounding transportation infrastructure.

Drainage

Permanent sanitary and storm sewer services can be provided to the subject site through the existing sanitary & storm sewers mains, either along Saddleback Road NW or 21 Avenue NW constructed as part of Yellowbird 3 stage 1 & 2 Engineering Drawings.

EPCOR Water

EPCOR Water determined that there is a spacing deficiency for the existing municipal hydrants serving the subject site and has conditioned the construction of one new hydrant. City Administration has requested for Fire Rescue Services to conduct an Infill Fire Protection Assessment (IFPA) to determine if alternate fire protection measures will be acceptable. Fire protection measures can also be addressed at the Development Permit stage, if structures are ever constructed on the site in the future.

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

Community Engagement

ADVANCE NOTICE Date	<ul style="list-style-type: none">• Number of recipients: 341• Number of responses in support: 3• Number of responses just seeking information: 4• Number of responses with concerns: 0• Common comments included: Residents wanted clarification that the application would result in the long term use of a park by residents - confirmed this was the intent of the previous council motion, and this subsequent rezoning. Comments in favor expressed support for continuing the park uses, and support for not having residential uses on the site (including the first place housing program).
WEBPAGE	<ul style="list-style-type: none">• https://edmonton.ca/skyrattlerplanningapplications

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning Municipal Reserve Designation
Charter Bylaw, Bylaw:	19791 19836
Location:	South of 22 Avenue NW and west of 112 Street NW
Addresses:	1055 - Saddleback Road NW, 1105 - Saddleback Road NW and 11215 - 21 Avenue NW
Legal Descriptions:	Lot 7-8, Block 30, Plan 7821443 and Lot 16, Block 30, Plan 7822821
Site Area:	4.1 hectares
Neighbourhood:	Skyrattler
Notified Community Organizations:	Blue Quill Community League, Southwest Area Council of Community Area Council
Applicant:	City of Edmonton (Financial and Corporate Services)

PLANNING FRAMEWORK

Current Zone:	(CS3) Community Services 3 Zone
Proposed Zone:	(AP) Public Parks Zone
Plan in Effect:	Edmonton City Plan
Historic Status:	None

Written By:	Kerry Girvan
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination