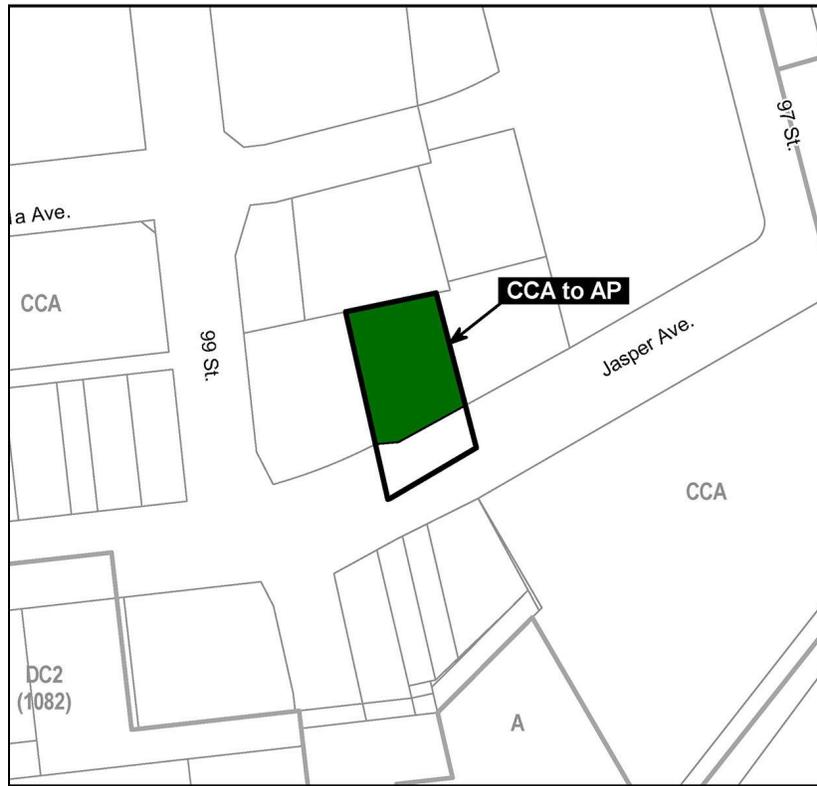




ADMINISTRATION REPORT **REZONING** DOWNTOWN

9844 Jasper Avenue NW

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



Recommendation: That Charter Bylaw 19729 to amend the Zoning Bylaw from (CCA) Core Commercial Arts Zone to (AP) Public Parks Zone be APPROVED.

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

- the proposed rezoning will provide the appropriate zoning for the existing use of the site;
- the proposed rezoning aligns with the Downtown Public Places Plan, which identifies this site for continued use as a park; and
- the Capital City Downtown Plan identifies the need for parks, open spaces and plazas in the downtown.

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 subject site from (CCA) Core Commercial Arts Zone to (AP) Public Parks Zone. There is an existing plaza on the site and the proposed rezoning will allow it to be appropriately zoned for the current use.

This proposal is in alignment with the City Plan, the Capital City Downtown Plan and the Downtown Public Places Plan, which identifies this site for continued use as a plaza.

The Application

CHARTER BYLAW 19729 is to amend the Zoning Bylaw to allow for the expansion of the park network in the downtown, and to allow for the continued use of an existing plaza as a place for active and passive recreation uses.

Site and Surrounding Area

The Alberta Hotel Plaza (not officially named) is surrounded by a variety of buildings under the (CCA) Commercial Core Arts Zone. The property is currently developed as a plaza adjacent to the CKUA building, with active mode connections through to the north, including to the Centennial Plaza to the northwest.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CCA) Core Commercial Arts Zone	Public Plaza
CONTEXT		
North	(CCA) Core Commercial Arts Zone	Office tower
East	(CCA) Core Commercial Arts Zone	CKUA/Alberta Hotel
South	(CCA) Core Commercial Arts Zone	Surface Parking Lot, Edmonton Convention Centre
West	(CCA) Core Commercial Arts Zone	Office tower



PHOTO OF EXISTING PLAZA FROM SOUTH

Planning Analysis

PLANS IN EFFECT

The application aligns with the Capital City Downtown Plan, which 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 aligns with the DPPP by correctly zoning the site for its current use and further it allows for additional programming activities.

CITY PLAN

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

Technical Review

All 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: 13• No responses received
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:	19729
Locations:	East of 99 Street NW on the north side of Jasper Avenue NW
Addresses:	9844 Jasper Avenue NW
Legal Descriptions:	Lot 6, Block 1, Plan 0725644
Site Area:	1,453 m ²
Neighbourhood:	Downtown
Notified Community Organizations:	Downtown Community League Downtown Business Improvement Area Riverdale Community League
Applicant:	Urban Growth And Open Space Strategy Section, City of Edmonton

PLANNING FRAMEWORK

Current Zones:	(CCA) Core Commercial Arts 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