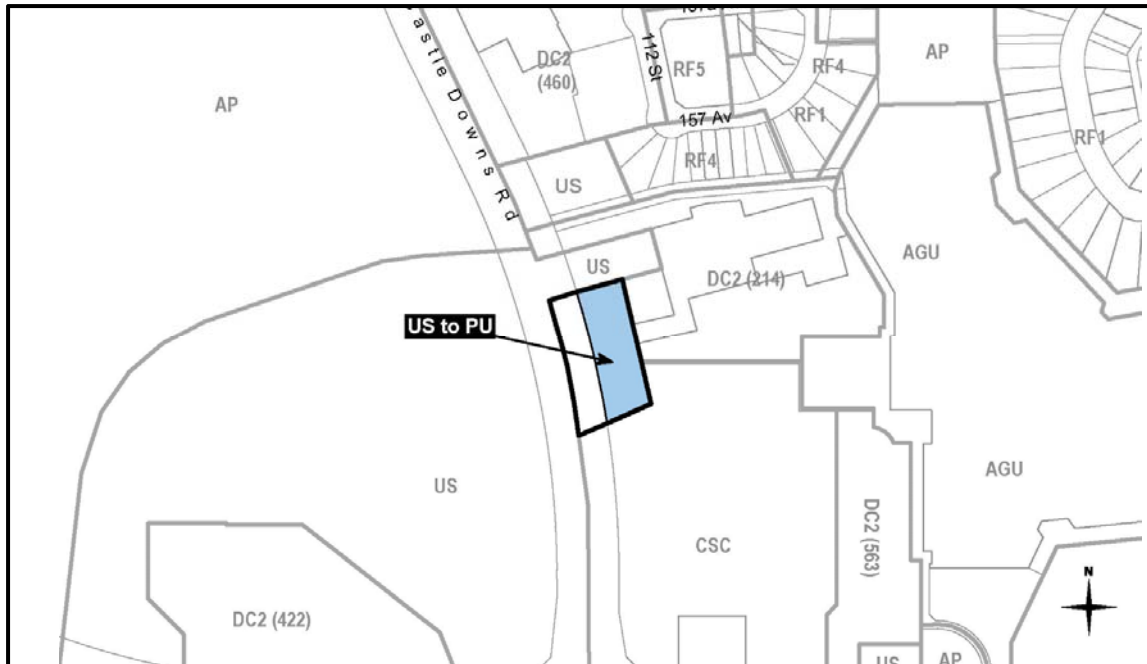




REZONING BEAUMARIS

15445 - CASTLE DOWNS ROAD NW

To allow for transit center upgrading.



RECOMMENDATION + JUSTIFICATION

Sustainable Development is in SUPPORT of this application because it:

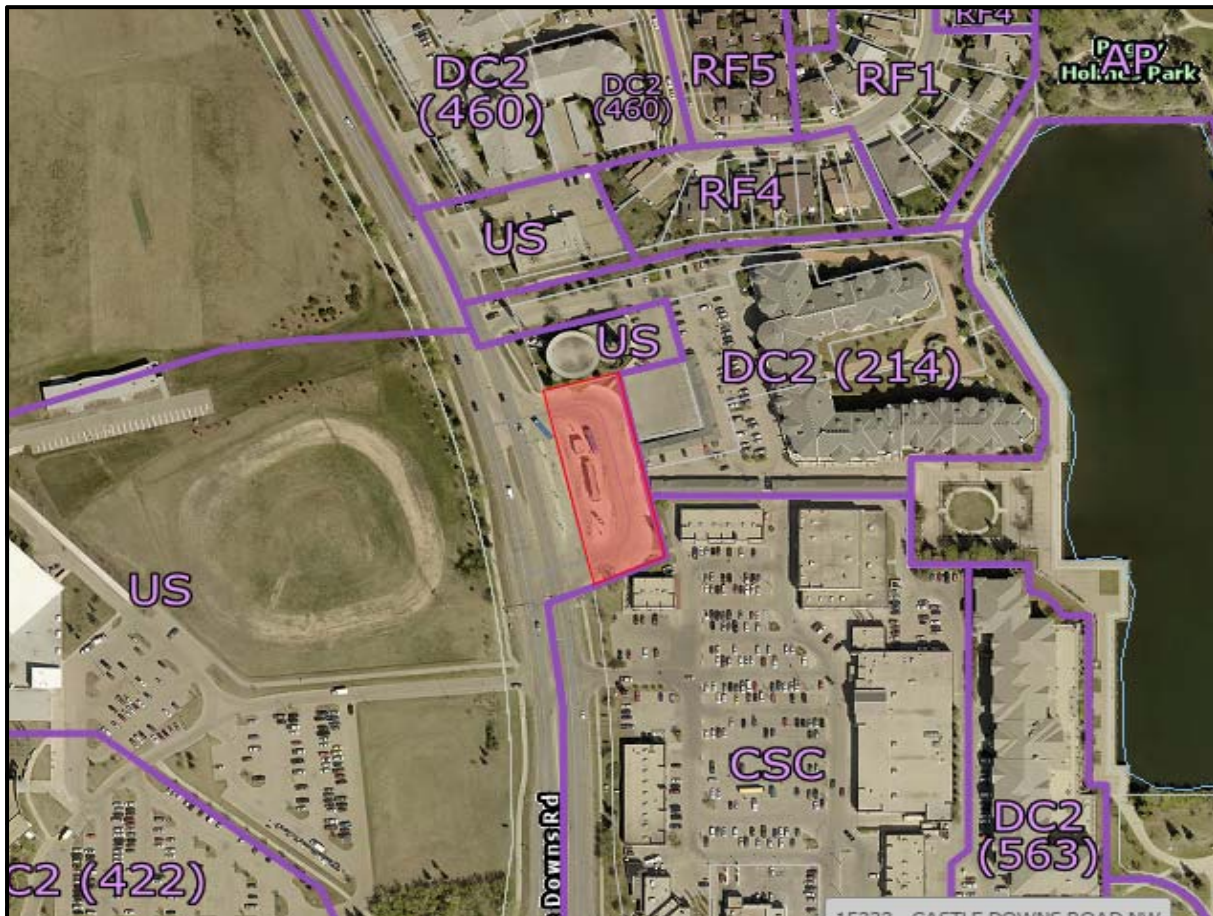
- Allows for the ongoing operation of the Castle Downs Transit Centre; and
- Supports transit service for transit riders and adjacent residential, commercial, institutional and park site users in central Castle Downs.

THE APPLICATION

BYLAW 18121 to amend the Zoning Bylaw from (US) Urban Service Zone to (PU) Public Utility Zone to allow for an upgrade to the existing transit centre. Presently the existing zoning does not allow for a transit centre use.

SITE AND SURROUNDING AREA

The subject site is an existing major transit centre on Castle Downs Road north of 153 Avenue.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(US) Urban Services Zone	Castle Downs Transit Center
CONTEXT		
North	(US) Urban Services Zone	Religious Assembly
East	(CSC) Shopping Center Zone	Shopping center
South	(CSC) Shopping Center Zone	Shopping center
West	(US) Urban Services Zone	Park site including play fields, arena

PLANNING ANALYSIS

This rezoning is proposed to bring the current use into conformance with the zoning bylaw so that an application to upgrade the existing bus shelter area can be made as a minor impact utility use. This upgrade is not allowed under the existing (US) Urban Service Zone that applies to the site.

The existing transit centre generally conforms to the Castle Downs Outline Plan that identifies this area as a node of mixed uses including higher density residential and more intensive commercial uses as well as an institutional and open space focal point in Castle Downs. The rezoning of the transit centre will allow for the ongoing transit service and connections that serve north central Edmonton.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE	<ul style="list-style-type: none">• No advance notice was sent since the proposal accommodates replacement of the existing transit shelter area without affecting adjacent uses
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	18121
Location:	Castle Downs Road at about 154 Avenue NW
Address(es):	15445 Castle Downs Road NW
Legal Description(s):	Plan 7920297 Blk 52 Lot 216
Site Area:	0.32 ha
Neighbourhood:	Beaumaris
Ward - Councillor:	3 – Dave Loken
Notified Community Organization(s):	N/A
Applicant:	City of Edmonton

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(US) Urban Services Zone
Proposed Zone(s) and Overlay(s):	(PU) Public Utility Zone
Plan(s) in Effect:	Castle Downs Outline Plan
Historic Status:	None

Written By:
Approved By:
Department:
Section:

Don Read
Tim Ford
Sustainable Development
Planning Coordination