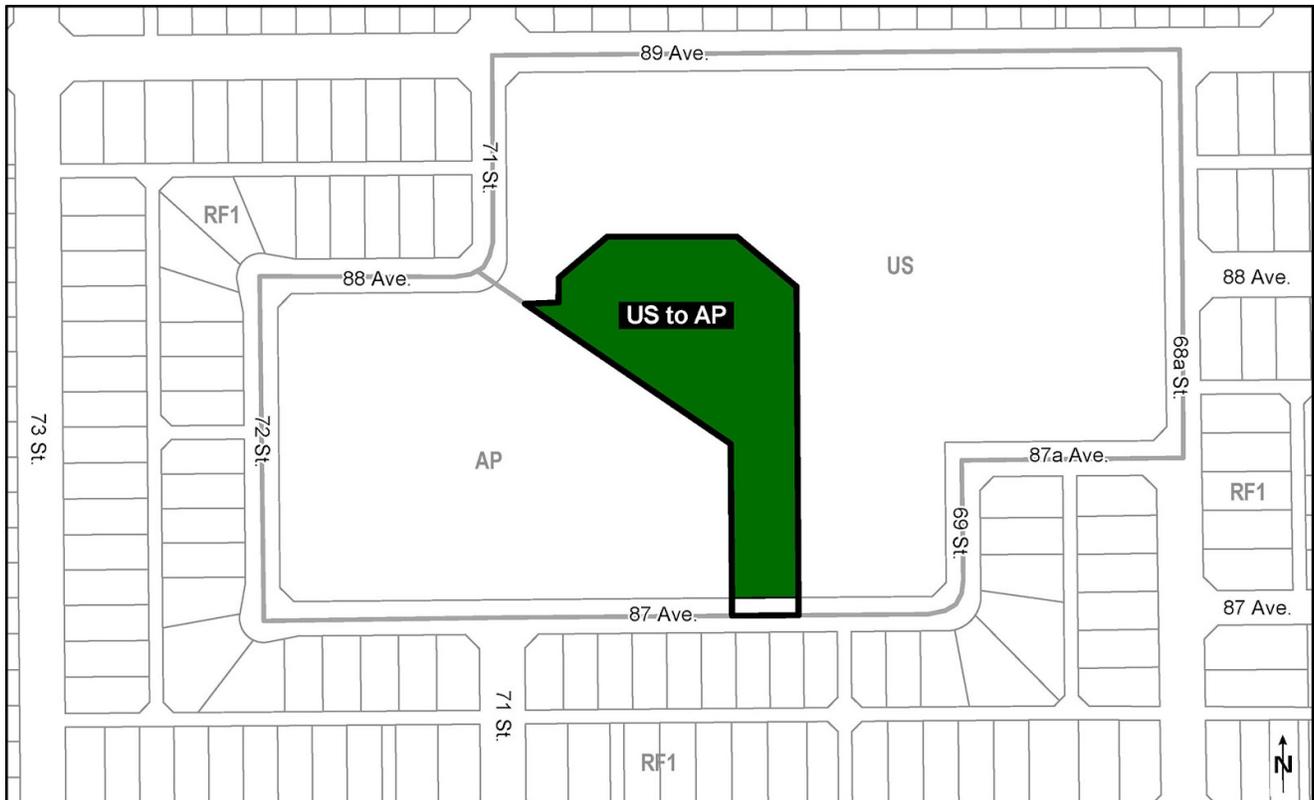


7005 - 89 Avenue NW

To facilitate the development of a dry pond



Recommendation: That Charter Bylaw 20291 to amend the Zoning Bylaw from the (US) Urban Services Zone to the (AP) Public Parks Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- is part of the Community Flood Prevention program by EPCOR to better protect the Kenilworth neighbourhood from extreme storm events; and
- supports climate resiliency objectives in The City Plan.

Application Summary

CHARTER BYLAW 20291 will amend the Zoning Bylaw, as it applies to the subject site, from the (US) Urban Services Zone to the (AP) Public Parks Zone for the purpose of facilitating the development of a new dry pond. The proposed rezoning conforms with The City Plan as it improves the City's ability to respond to extreme weather events which helps improve climate resiliency.

This application was accepted on April 8, 2022, from the Real Estate Branch of the City of Edmonton.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the application proposes a rezoning to a standard zone of the same category in the Zoning Bylaw.

The Basic Approach included a mailed notification, a sign placed on the property and information put on the City's webpage.

Advance Notice, July 15, 2022

- Number of recipients: 104
- Number of responses: 1

Webpage

- <https://edmonton.ca/kenilworthplanningapplications>

Common comments heard throughout the various methods include:

- Support because it will help prevent flooding
- Concerned about the safety of the elementary school kids when the dry pond is full
- Do not want construction to take longer than it needs to as it is disruptive

Further community and stakeholder engagement will occur during the design phase of the dry pond project.

Site and Surrounding Area

The site is located in the core of the Kenilworth neighbourhood in an existing open space bounded by two schools and the Community League building.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(US) Urban Services Zone	Open Space
CONTEXT		
North	(US) Urban Services Zone	Kenilworth and Waverley Schools
East	(US) Urban Services Zone	Open Space
South	(RF1) Single Detached Residential Zone	Single Detached Housing
West	(AP) Public Parks Zone	Kenilworth Community League



View of the site looking north from 87 Avenue NW



View of the site looking southwest from the schools

Planning Analysis

The purpose of the proposed (AP) Public Parks Zone is to provide an area of public land for active and passive recreational uses, and allow for an opportunity for public schools. This particular application of this zone is intended to facilitate the development of a new dry pond for the Kenilworth neighbourhood. Dry ponds are green spaces that can be used for active and passive recreational uses most of the time, but also act as catch basins for excess stormwater during heavy rainfalls. They protect property and decrease the chances of uncontrolled flooding by capturing and temporarily holding stormwater before releasing it into the drainage system at a controlled rate and returning to a dry state.

This dry pond is a Community Flood Protection project by EPCOR and also part of a larger project to introduce a separate storm sewer system into the Kenilworth neighbourhood. The City Plan includes objectives related to climate resiliency and this dry pond will help contribute to these by providing needed infrastructure to handle extreme weather events and help prevent damage to public and private property.

Technical Review

Drainage

No storm sewer service connections exist to the site. Offsite storm sewer construction is required to support the development. Storm sewer services for the dry pond shall follow the Kenilworth Dry Pond And Sewer Separation Overall Plan drawings.

Open Space

The AP Zone allows for dual use of this land as school parkland and a dry pond. A 1.88 hectare parcel will be acquired from Edmonton Public Schools to complete the land assembly of the dry pond.

EPCOR Water

Prior to the issuance of a Development Permit, the applicant shall submit documentation that demonstrates, to the satisfaction of the Development Officer in consultation with Edmonton Fire Rescue Services and EPCOR Water Services, that the fire flows and water servicing to the site will be adequate and be in accordance with the City of Edmonton Design and Construction Standards.

Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met.

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

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20291
Location:	North of 87 Avenue NW, west of 69 Street NW
Address:	7005 - 89 Avenue NW
Legal Description:	A portion of Lot R1, Block 59, Plan 2921MC
Site Area:	0.924 ha
Neighbourhood:	Kenilworth
Ward:	Métis
Notified Community Organizations:	Kenilworth Community League South East Community Leagues Association Edmonton Federation of Community Leagues
Applicant:	City of Edmonton

Planning Framework

Current Zone:	(US) Urban Services Zone
Proposed Zone:	(AP) Public Parks Zone
Plan in Effect:	None
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Andrew McLellan
Tim Ford
Development Services
Planning Coordination