



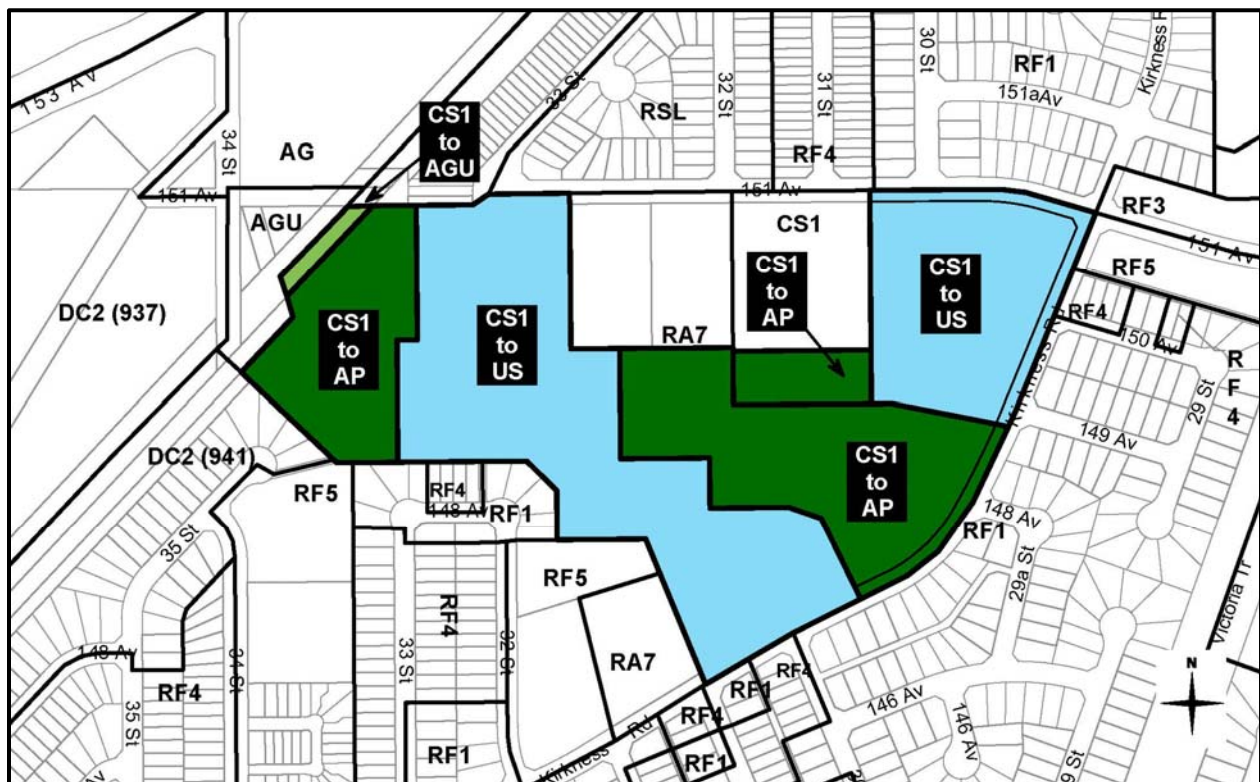
REZONING KIRKNESS

3154 – 153 AVENUE NW

2975 & 3241 – 151 AVENUE NW

610, 630 & 650 – KIRKNESS ROAD NW

To allow for the continuation of existing park and school uses.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because it:

- facilitates existing and future park and school uses;
- recognizes that the area will remain as a park and school; and
- conforms to the neighbourhood plan for the area.

THE APPLICATION

BYLAW 18044 proposes to rezone land from (CS1) Community Services 1 Zone and (CS2) Community Services 2 Zone to (AGU) Urban Reserve Zone, (AP) Public Parks Zone and (US) Urban Services Zone to allow for continued existing park and school uses. The CS1 and CS2 zones were placed on the property to allow for the development of housing for first-time home buyers on a surplus school site. The location of the housing project has been confirmed for the northern part of the site. As a result, the surrounding parkland is being rezoned to AP, the existing school site is being rezoned to US, and the planned school site to the northeast is being rezoned to US. A small portion of land that has since been transferred to a private rail company as a buffer is being rezoned to AGU.

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

SITE AND SURROUNDING AREA

The site is located west of Kirkness Road NW and south of 151 Avenue NW. It is developed with an existing park named Kirkness Park and an existing Edmonton Public School. The Canadian National rail line is located directly west, and the Ebbers neighbourhood is located further west across the tracks.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (CS1) Community Services 1 Zone • (CS2) Community Services 2 Zone 	<ul style="list-style-type: none"> • Park (Kirkness Park) • School (Kirkness EP School) and Open Space
CONTEXT		
North	<ul style="list-style-type: none"> • (CS1) Community Services 1 Zone • (RA7) Low Rise Apartment Zone • (RF1) Single Detached Residential Zone • (RSL) Residential Small Lot Zone • (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> • First Place program housing (under construction) • Low rise apartments • Single and semi-detached housing
East	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone • (RF4) Semi-detached Residential Zone • (RF3) Small Scale Infill Development Zone • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • Single and semi-detached housing • Row housing
South	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone • (RF4) Semi-detached Residential Zone • (RF5) Row Housing Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Single and semi-detached housing • Row housing and low rise apartments
West	<ul style="list-style-type: none"> • (DC2.937) Site Specific Development Control Provision • (AGU) Urban Reserve Zone 	<ul style="list-style-type: none"> • CN Rail line • Future commercial shopping centre and business area

PLANNING ANALYSIS

This application conforms to the *Kirkness Neighbourhood Outline Plan*, which designates the site as a "School & Park," with a housing opportunity for first time home buyers. The proposed AP and US zoning is consistent with the existing use of the land as a park and school, and compatible with the surrounding residential uses. The site was zoned CS1 and CS2 to provide flexibility with respect to the location of the first time home buyers housing development. The project location has been confirmed, and rezoning the remainder of the site to AP and US recognizes that these portions of the site will continue to be used for park and school purposes that serve the larger community.

The AGU zoning for the rail buffer strip is consistent with the rest of the parcel, and allows for limited land uses in proximity to rail.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

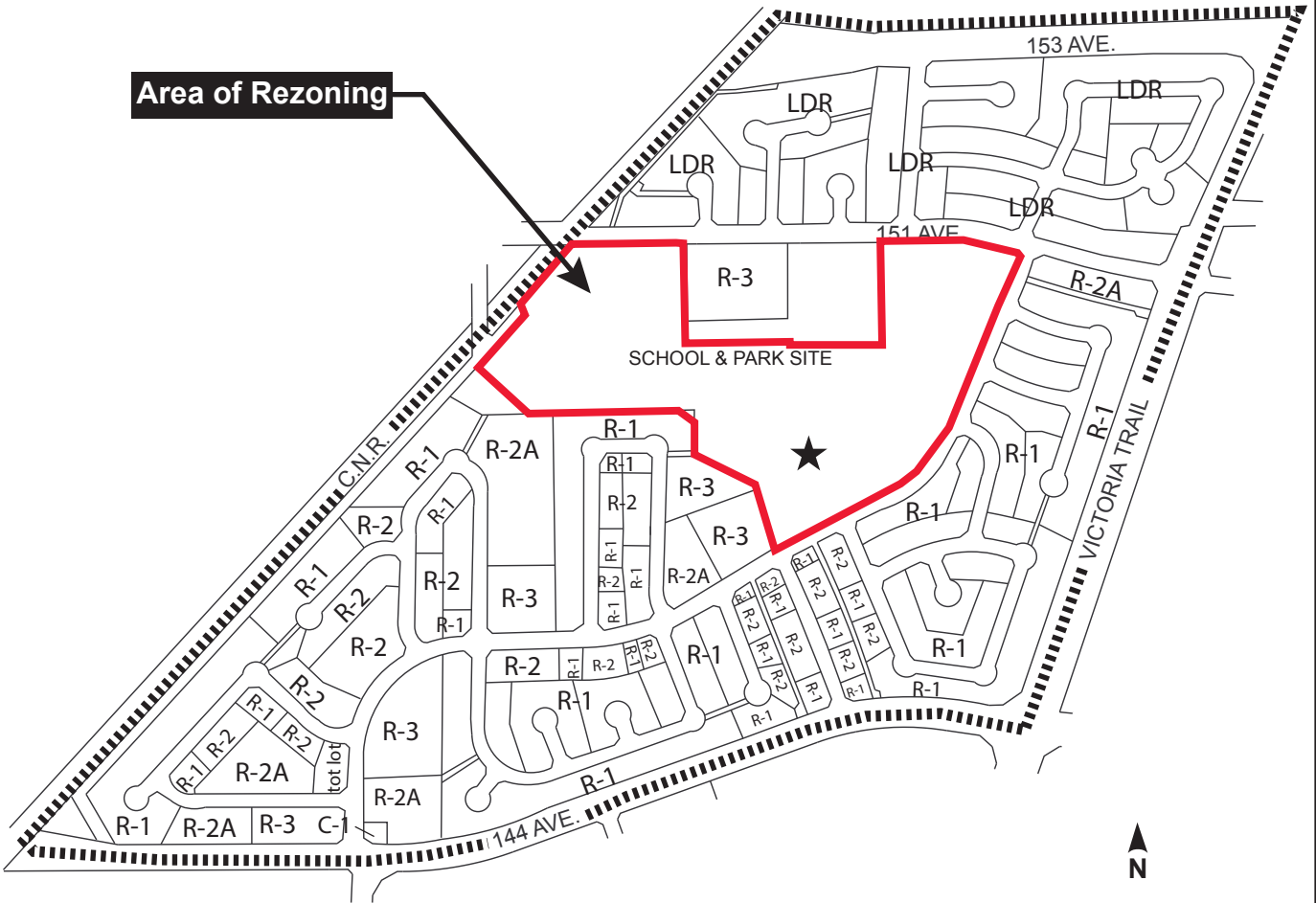
ADVANCE NOTICE April 3, 2017	<ul style="list-style-type: none">• Number of recipients: 301• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**APPROVED
KIRKNESS**
Neighbourhood Outline Plan
(as amended)

R-1 Single Family Residential

R-2 Semi-Detached Residential

R-3 Low Rise Apartment

★ Housing Opportunity for First Time Homebuyers on Surplus School Site

R-2A Row Housing

LDR Low Density Residential

C-1 Neighbourhood Commercial

..... N.O.P. Boundary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18044
Location:	West of Kirkness Road NW and south of 151 Avenue NW
Addresses:	3154 – 153 Avenue NW, 2975 and 3241 - 151 Avenue NW, and 610, 630, and 650 - Kirkness Road NW
Legal Description:	Lots 116MR & 117MR, Block 101, Plan 1624163; Lots 110SR/114SR/109, Block 101, Plan 8422617; and A portion of Lot 41, Block 107, Plan 0725531
Site Area:	Approximately 14.2 ha
Neighbourhood:	Kirkness
Ward - Councillor:	4 – Ed Gibbons
Notified Community Organization(s):	Hairsine Community League, Horse Hill Community League Association and Clareview and District Area Council Area Council
Applicant:	City of Edmonton

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(CS1) Community Services 1 Zone (CS2) Community Services 2 Zone
Proposed Zone(s) and Overlay(s):	(AP) Public Parks Zone (US) Urban Services Zone (AGU) Urban Reserve Zone
Plan(s) in Effect:	Clareview Outline Plan Kirkness Outline Plan
Historic Status:	None

Written By:
Approved By:
Department:
Section:

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