

## Bylaw 18082

To allow for existing park and adjacent related uses, Casselman

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### Purpose

Rezoning from CS3, RF5, and RA7 to AP, PU, and US located at 5332 & 5340 – 147 Avenue NW, 14902 – 50 Street NW, and 5103 – 149 Avenue NW, Casselman.

### Readings

Bylaw 18082 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18082 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 23, 2017, and Saturday, July 1, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The existing CS3 zone was placed on the subject sites to provide flexibility with respect to the location of a surplus school housing development. The project has been built, and rezoning the remainder of the site as well as the abutting RF5 and RA7 zoned park walkway to AP recognizes that the area will continue to be used for park purposes.

Two adjacent parcels were included when the area was rezoned to CS3 and are now being rezoned to PU and US to better reflect their ownership and existing use. The PU rezoning will allow for continued utility uses, and the US rezoning reflects the historic church use that was once on the southern parcel. Both the PU and US zones allow for park uses should ownership change.

This application complies with the McLeod East Neighbourhood Area Structure Plan, which designates the area as a "School/Park," with a housing opportunity for first time home buyers on a surplus school site.

### Policy

The proposed rezoning supports *The Way We Grow* policies by providing residents with a comprehensive range of public facilities and park sites.

### Corporate Outcomes

- The City of Edmonton has sustainable and accessible
- Infrastructure Edmontonians use facilities and services that promote healthy living

### **Public Consultation**

Sustainable Development sent an advance notice of the application on March 28, 2017, to surrounding property owners, the McLeod Community League and the Area Council No. 17 Area Council. No responses were received.

### **Attachments**

1. Bylaw 18082
2. Sustainable Development report