



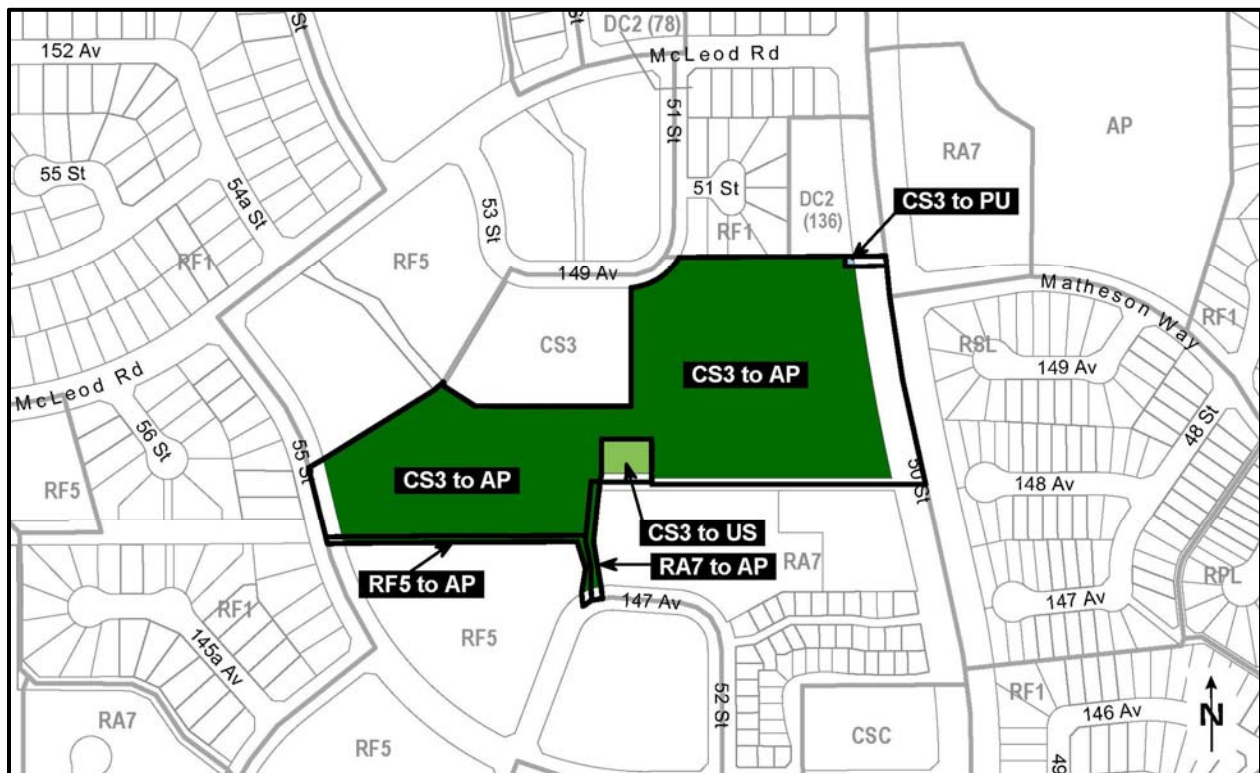
REZONING CASSELMAN

5332 & 5340 – 147 AVENUE NW

14902 – 50 STREET NW

5103 – 149 AVENUE NW

To allow for the continuation of existing park and adjacent related uses.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because it:

- facilitates existing park and adjacent related uses;
- recognizes that the area will remain for park uses; and
- conforms to the plans of the area.

THE APPLICATION

BYLAW 18082 proposes to rezone land from (CS3) Community Services 3 Zone, (RA7) Low Rise Apartment Zone, and (RF5) Row Housing Zone to (AP) Public Parks Zone, (PU) Public Utility Zone, and (US) Urban Services Zone to allow for the continued existing uses of the park and adjacent related parcels. The CS3 zone was originally placed on the site to allow for the development of housing for first-time home buyers on a surplus school site. The housing has now been built, so the surrounding parkland is being rezoned to AP to recognize its continuation for park uses. As well, an adjacent park walkway that is partially zoned RF5 and RA7, will be fully zoned to AP.

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.

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

SITE AND SURROUNDING AREA

The site is located west of 50 Street and south of 149 Avenue NW, and is developed with an existing park named Casselman Park. The Miller neighbourhood is located to the east, across 50 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (CS3) Community Services 3 Zone 	<ul style="list-style-type: none"> • Park (Casselman Park)
CONTEXT		
North	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone • (DC2.136) Site Specific Development Control Provision) • (RF5) Row Housing Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Single-detached housing • Strip Mall commercial • Row housing • Undeveloped low rise apartments
East	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Single-detached housing
South	<ul style="list-style-type: none"> • (RF5) Row Housing Zone • (RA7) Low Rise Apartment Zone 	<ul style="list-style-type: none"> • Row housing • Low rise apartments
West	<ul style="list-style-type: none"> • (CS3) Community Services 3 Zone • (RF5) Row Housing Zone 	<ul style="list-style-type: none"> • First Place program housing • Row housing

PLANNING ANALYSIS

This application conforms to the *Casselman Steele Heights District Outline Plan* and the *McLeod East Neighbourhood Area Structure Plan (NASP)*, which designates the larger site area as a "School/Park," with a housing opportunity for first time home buyers. The proposed AP zoning is consistent with the existing use of the land as a park, and compatible with the surrounding residential uses. The site was zoned CS3 to provide flexibility with respect to the location of the first time home buyers development. The project has been built, and rezoning the remainder of the site, and the abutting park walkway, to AP recognizes that the area will continue to be used for park purposes.

The adjacent parcels are shown as separate lots in the NASP, but are included in the broader "School/Park" designation. The proposed PU and US zoning reflect their current use and ownership, but also allow for park uses should ownership change.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE March 28, 2017	<ul style="list-style-type: none"> • Number of recipients: 369 • No response 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



 Housing Opportunity for First Time Homebuyers on Surplus School Site

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18082
Location:	West of 50 Street NW and south of 149 Avenue NW
Addresses:	5332 & 5340 – 147 Avenue NW; 14902 – 50 Street NW; and 5103 – 149 Avenue NW
Legal Description:	Lots 9 & 6W, Block 51, Plan 4027TR; Lot 10G, Block 51, Plan 4028TR; and Lot 11MR, Block 51, Plan 1322928
Site Area:	Approximately 5.14 ha
Neighbourhood:	Casselman
Ward - Councillor:	4 – Ed Gibbons
Notified Community Organization(s):	McLeod Community League and Area Council No 17 Area Council
Applicant:	City of Edmonton

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(CS3) Community Services 3 Zone (RA7) Low Rise Apartment Zone (RF5) Row Housing Zone
Proposed Zone(s) and Overlay(s):	(AP) Public Parks Zone (PU) Public Utility Zone (US) Urban Services Zone
Plan(s) in Effect:	Casselman Steele Heights District Outline Plan McLeod East Neighbourhood Area Structure Plan
Historic Status:	None

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Department:	Sustainable Development
Section:	Planning Coordination