



REZONING HADDOW

2137, 2069 & 2097 – HADDOW DRIVE NW

To allow for the continuation of existing park and future 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 potential future school; and
- conforms to the statutory plan for the area.

THE APPLICATION

BYLAW 18066 proposes to rezone land from (CS4) Community Services 4 Zone to (AP) Public Parks Zone and (US) Urban Services Zone to allow for the continued use of an existing park and for the provision of a potential future school. The CS4 zone was placed on the property, and Municipal Reserve designation was removed in 2012, to allow for the development of housing for first-time home buyers on a surplus school site located to the south. The housing project will begin construction this summer, so the surrounding parkland is being rezoned to AP, to recognize that it will remain as park. As well, land north of the park, which is planned for a future school, is being rezoned to US, to facilitate any future school use, as desired by the Edmonton Public School Board.

There are no changes proposed to the park as a direct result of this rezoning application, and the future school is unfunded at this time.

BYLAW 18067 is being advanced concurrently with this application. This Bylaw allows Council to replace "Municipal Reserve" (MR) designation onto the three subject properties. This designation remains on title and will further limit the use of the land to school, park, and community recreation purposes.

SITE AND SURROUNDING AREA

The site is located along Haddow Drive NW, near 23 Avenue NW. It is developed with an existing park named Haddow Park and a First Time Homebuyers site is located on the south.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (CS4) Community Services 4 Zone 	<ul style="list-style-type: none"> • Park (Haddow Park)
CONTEXT		
North	<ul style="list-style-type: none"> • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Single detached housing
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"> • (RSL) Residential Small Lot Zone • (RA7) Low Rise Apartment Zone • (PU) Public Utility Zone 	<ul style="list-style-type: none"> • Single detached housing • Row housing and low rise apartments • Stormwater management areas
West	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Single detached housing

PLANNING ANALYSIS

This application complies with the *Terwillegar Heights Servicing Concept Design Brief* and with the *Haddow Neighbourhood Area Structure Plan*, which designates the site as a “School/Park Site,” 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 future school site, and compatible with the surrounding residential uses. The site was zoned CS4 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 for future school purposes.

TECHNICAL REVIEW

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

Open Space Planning noted that the proposed US zone is a deviation from the standard practice of initially rezoning school/park sites as AP, and only rezoning the school envelope within the park to US once a school is confirmed for the site. Although funding is not in place for a future school, rezoning to US at this time seemed appropriate as it reflects the NASP designation and improves communication to the community about potential future changes to this portion of the park. The US zone, in conjunction with the Municipal Reserve designation, allows for school, park, and community recreation uses.

PUBLIC ENGAGEMENT

ADVANCE NOTICE March 14, 2017	<ul style="list-style-type: none"> • Number of recipients: 1,531 • Number of responses received: 11 • Responses included: <ul style="list-style-type: none"> - 8 people requested clarification or had general questions about the process. - 1 person supported the application. - 1 person requested it be entirely rezoned to AP so that it would look
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	<p>worse if more townhomes were developed.</p> <ul style="list-style-type: none">- 1 person noted concerns with how the original (2006) rezoning was done and appreciated receiving a notice with this application.
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



BYLAW 14442
APPROVED
HADDOW
 Neighbourhood Area Structure Plan
 (as amended)

- Low Density Residential
- * Public Elementary Site *
/Low Density Residential
- Medium Density Residential
- Environmental Reserve
- Institutional/Commercial
Multi-Family Residential
- Neighbourhood Commercial
- School/Park Site
- Stormwater Management Facility
- F Fire Hall
- Solicitor General Staff College
- N.A.S.P. Boundary
- Housing Opportunity for First Time
Homebuyers on Surplus School Site



SUSTAINABLE DEVELOPMENT

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:	18066 18067
Location:	East of Haddow Drive NW and west of Terwillegar Drive NW
Addresses:	2137, 2069, and 2097 – Haddow Drive NW
Legal Description:	Lot 31, Block 12, Plan 0124854, Lot 32, Block 12, Plan 0224202, and Lot 77, Block 12, Plan 0227188
Site Area:	Approximately 8.1 ha
Neighbourhood:	Haddow
Ward - Councillor:	9 – Bryan Anderson
Notified Community Organization(s):	The Ridge Community League and the Terwillegar Riverbend Advisory Council Area Council
Applicant:	City of Edmonton

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(CS4) Community Services 4 Zone
Proposed Zone(s) and Overlay(s):	(AP) Public Parks Zone (US) Urban Services Zone
Plan(s) in Effect:	Haddow Neighbourhood Area Structure Plan Terwillegar Heights Servicing Concept Design Brief
Historic Status:	None

Written By:
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Department:
Section:

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