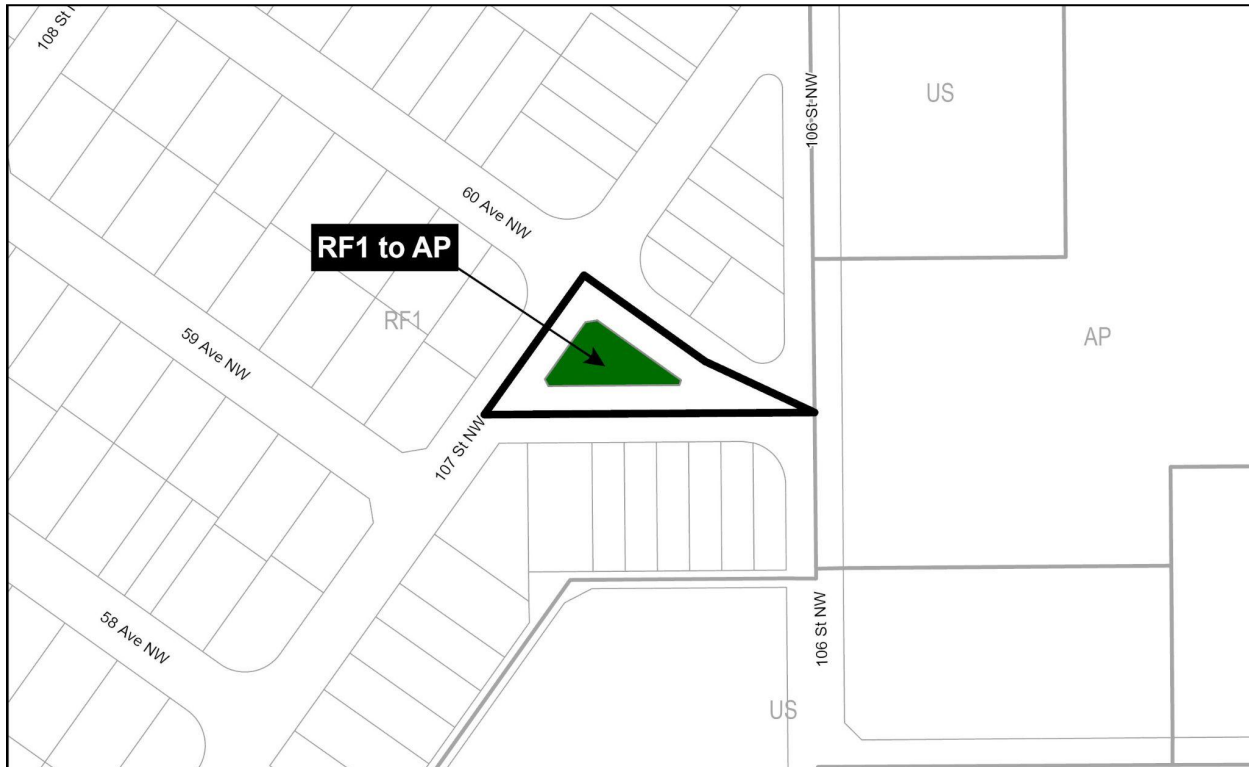


5919 - 107 Street NW

To provide for an area of public land for active and passive recreational uses.



Recommendation: That Charter Bylaw 20519 to amend the Zoning Bylaw from the (RF1) Single Detached Residential Zone to the (AP) Public Parks Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Aligns the zoning bylaw to accurately reflect current and future uses
- Facilitates public realm improvements as part of Pleasantview's Neighbourhood Renewal
- Supports The City Plan policies to promote community-based placemaking to retrofit and redevelop open spaces and public facilities

Application Summary

CHARTER BYLAW 20519 would amend the Zoning Bylaw, as it applies to the subject site, from the (RF1) Single Detached Residential Zone to the (AP) Public Parks Zone for the purpose of facilitating public realm improvements alongside Pleasantview's Neighbourhood Renewal that is being conducted by Building Great Neighbourhoods. The proposed amendment aligns with The City Plan.

This application was accepted on March 16, 2023, from the City of Edmonton.

This proposal aligns with the goals and policies of The City Plan to promote community-based placemaking to retrofit and develop open spaces and public facilities.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using a basic approach. This approach was selected because this approach was selected because existing uses align with the proposed zoning.

The basic approach included the following techniques:

Mailed notice of proposed land use changes, April 4, 2023

- Number of recipients: 22
- Number of responses: 0

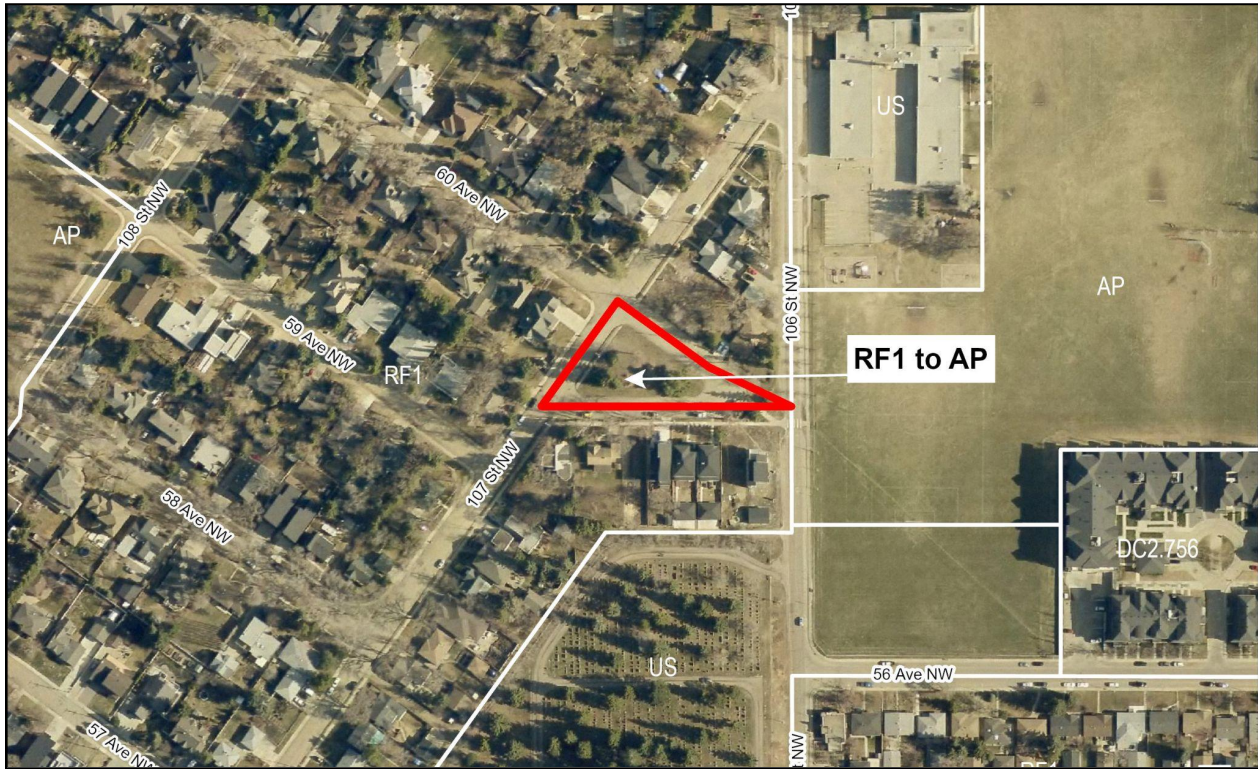
Webpage

- <https://www.edmonton.ca/rezoningapplications>

No formal feedback or position was received from the Pleasantview Community League, or the Central Area Council of Community Area Council at the time this report was written.

Site and Surrounding Area

The subject site is approximately 650 square metres in area, abutting two local roads within the interior eastern portion of the Pleasantview neighbourhood. The property is located west of 106 Street, a collector road, transit corridor, and active transportation route bordering the neighbourhood. This site is within 300m walking distance of other open spaces and amenities including Mount Pleasant School, Mount Pleasant Cemetery, and the Pleasantview Community League Building. The site is currently used as a pocket park with several mature trees, which provides the abutting residences an open space amenity. The surrounding area is generally developed with single detached housing, with nearby parks and urban services.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Pocket Park
CONTEXT		
North	(RF1) Single Detached Residential Zone	Single detached house
West	(RF1) Single Detached Residential Zone	Single detached house
South	(RF1) Single Detached Residential Zone	Single detached house
East	(AP) Public Parks Zone	Mount Pleasant Park



View of the site looking northeast from the intersection of 107 St and 60 Avenue



View of the site looking southeast from the intersection of 107 Street and 60 Avenue



View of the site looking southwest from 60 Avenue

Planning Analysis

The City Plan

The proposed rezoning contributes to The City Plan goal of being “greener as we grow” by ensuring open space amenities are retained as mature areas experience infill and population growth. It would also aid in incorporating nature and natural systems into the built environment, and providing opportunities for people to easily connect to and experience open space and features within close proximity of their homes. The proposed rezoning would help facilitate Pleasantview’s Neighbourhood Renewal, which in this site, contributes to providing safe, comfortable, and direct active transportation connections between neighbourhoods, community facilities, and schools.

Land Use Compatibility

The proposed (AP) Public Parks zone is compatible with the existing small scale built forms and allows for more accurate zoning on an existing amenity.

There are no statutory plans in effect for the Pleasantview neighbourhood. This site was zoned for residential land uses but remained a pocket park throughout the neighbourhoods development. The existing uses of the site align with the AP zone and this rezoning serves to bring the existing future use of the site into alignment with the zoning. The current use of the land will not change with the rezoning. There is an associated road closure (Bylaw 20474) to the north of this site which acts as an extension of the pocket park with the addition of a shared use pathway, extra trees, and natural vegetation.

Technical Review

Transportation

The site is near an existing district connector route and future neighbourhood routes along 60 Avenue and 106 Street that will provide active mode connectivity. The Pleasantview Neighbourhood Renewal project is currently underway and is anticipated to be completed in 2023.

Transit

ETS currently operates bus service on 109 Street NW, 106 Street NW and 57 Avenue NW. The site is less than 200 metres walking distance from bus stops on 106 Street NW. The Pleasantview Neighbourhood Renewal project will include reconstruction of various bus stops within the neighbourhood.

Mass transit routes are anticipated to operate along 51 Avenue NW and 109 Street NW (north of 57 Avenue NW) as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan.

Drainage

The proposed zoning change will not impact the sewer and drainage systems in the area. Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

EPCOR Water

If water services were to be added to the park in the future associated upgrades would be required at that time. The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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:	Charter Bylaw 20519
Location:	East of 107 Street NW and North of 60 Ave NW
Address:	5919 - 107 STREET NW
Legal Description:	Block 8, Plan 239HW
Site Area:	647.554 square metres
Neighbourhood:	Pleasantview
Ward:	papastew
Notified Community Organizations:	Pleasantview Community League, Central Area Council of Community Area Council
Applicant:	Building Great Neighbourhoods, City of Edmonton

Planning Framework

Current Zones and Overlays:	(RF1) Single Detached Residential Zone (MNO) Mature Neighbourhood Overlay
Proposed Zones and Overlays:	(AP) Public Parks Zone (MNO) Mature Neighbourhood Overlay
Plans in Effect:	None
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Neil Roy Choudhury

Tim Ford

Development Services

Planning Coordination