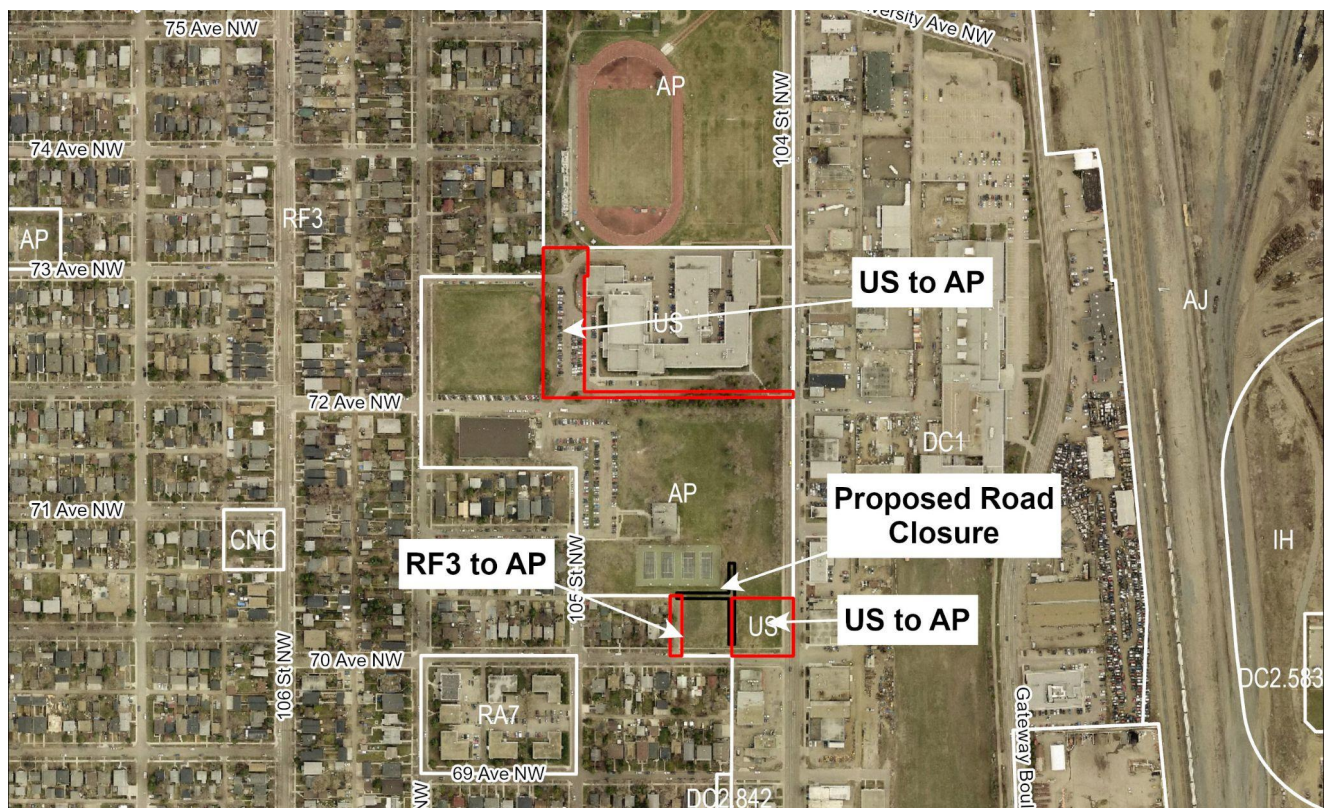


7004 - 104 Street NW, 7015 - 105 Street NW, 10416 - 70 Avenue NW, and 10480 - 73 Avenue NW

Position of Administration: Support



Summary

Charter Bylaw 20604 proposes a rezoning from the (US) Urban Services Zone and the (RF3) Small Scale Infill Development Zone to the (AP) Public Parks Zone to allow an area of public land for active and passive recreational uses. Bylaw 20603 proposes a closure of a portion of lane right-of-way north of 70 Avenue NW and west of 104 Street NW.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Four people were heard from, with two in support and two with questions/neutral.

Administration supports this application because it:

- Prepares land for the future Rollie Miles Recreation Centre, and the Rollie Miles Athletic Field District Park Renewal projects.
- Facilitates the big city move 'community of communities' by providing additional opportunities for gathering and recreation.
- Adheres to The City Plan by incorporating additional multifunctional amenities and unique features within Rollie Miles Athletic Field, which is identified as a Major Recreation Park.

Application Details

This application was submitted by The City of Edmonton Real Estate Branch. The proposed rezoning and road closure are required to prepare land for the future Rollie Miles Recreation Centre, and the Rollie Miles Athletic Field District Park Renewal projects.

Rezoning

The proposed (AP) Public Parks Zone would allow development with the following key characteristics:

- An area of public land for active and passive recreational uses including community recreation services, indoor participant recreation services, outdoor participant recreation services, and public parks.
- A maximum building height of 10.0 metres.

Road Closure

The proposed closure would close portions of lane right-of-way north of 70 Avenue NW and west of 104 Street NW. The proposed closure area is not functioning as a lane, is currently part of a grass field, and no changes to vehicle access or movements are proposed. If closed, the land will be consolidated with adjacent land owned by the City of Edmonton.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(RF3) Small Scale Infill Development Zone (US) Urban Services Zone	Vacant (field)
North	(US) Urban Services Zone (RA7) Low Rise Apartment Zone (CB2) General Business Zone	Our Lady of Mt. Carmel School Site Small scale housing and vacant land Car rental
East	(DC1 (19986)) Strathcona Junction (Allendale & CPR West)	A variety of commercial and industrial uses
South	(DC1 (19986)) Strathcona Junction (Allendale & CPR West) (RF3) Small Scale Infill Development Zone	A variety of commercial and industrial uses Small scale housing
West	(RF3) Small Scale Infill Development Zone	Small scale housing



View of the site looking north from 70 Avenue NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes a rezoning to a standard zone of the same category in the Zoning Bylaw (US to AP), and little response to advanced notice was received. In addition, the project teams for the Rollie Miles Recreation Centre and the Rollie Miles Athletic Field District Park Renewal projects have been engaging separately with the public. The basic approach included:

Mailed Notice, July 20, 2022

- Notification radius: 60 metres
- Recipients: 126
- Responses: 4
 - In support: 2
 - In opposition: 0
 - Neutral/Questions only: 2

Site Signage, August 4, 2022

- Three rezoning information signs were placed on the property facing: 104 Street NW, 70 Avenue NW, and at the entrance to the Strathcona High School parking lot from 73 Avenue NW facing 73 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Queen Alexandra Community League
- Allendale Community League
- Central Area Council of Community Leagues
- Old Strathcona Business Improvement Area

Common comments heard:

- General support for the proposed rezoning and road closure.
- Consider exploring opportunities for Disc Golf infrastructure.

Application Analysis



Site analysis context

The City Plan

Rollie Miles Athletic Field is within the 104 Street primary corridor. Primary corridors are key corridors for movement, serving as places for living, commerce, and recreation. The typical massing for primary corridors is mid-rise with some high-rise opportunities. In addition, 104 Street is a future city-wide transit route which will connect Rollie Miles Athletic Field to nearby nodes, and the broader city.

Rollie Miles Athletic Field is identified as a Major Recreation Park in The City Plan. Major Recreation Parks are defined as having multifunctional amenities and unique features that serve residents at the regional, city-wide, and district levels. The proposed rezoning and road closure facilitate the site's transformation into a Major Recreation Park by preparing land for the Rollie Miles Recreation Centre project, and the Rollie Miles Athletic Field District Park Renewal project. Both projects will facilitate additional features and amenities on the site allowing for diverse formal and informal uses. Additionally, the application helps facilitate the creation of a community of communities by providing additional opportunities for gathering and recreation.

The application adheres to policies in The City Plan by encouraging healthy and active living, supporting community-focused recreation, leisure, social, and cultural programs, and promoting gathering spaces for culture, sports, recreation, and entertainment.

Land Use Compatibility

Recreation centres and parks are located at the periphery of residential areas city-wide. Examples include: Boonie Doon Leisure Centre, Confederation Leisure Centre, and O'leary Fitness and Leisure Centre. These amenities serve nearby residents as well as visitors from across the city and region.

Administration is comfortable with the uses that would be introduced through the proposed (AP) Public Parks Zone, and considers them compatible with the surrounding land use and built form.

The development regulations for the current (US) Urban Services Zone and the proposed (AP) Public Parks Zone are identical. Additional information about the zones is available in a comparison table below:

	(US) Zone Current	(AP) Zone Proposed
Typical Uses	<ul style="list-style-type: none"> • Community recreation service • Government services • Public libraries and cultural exhibits 	<ul style="list-style-type: none"> • Community recreation services • Indoor participant recreation services • Outdoor participant recreation services • Public park
Maximum Height	10.0 m ¹	10.0 m ²
Minimum Front Setback	6.0 m ¹	6.0 m
Minimum Interior Side Setback	4.5 m ¹	4.5 m
Minimum Flanking Side Setback	4.5 m ¹	4.5 m
Minimum Rear Setback	7.5 m ¹	7.5 m

¹ Where, in the opinion of the Development Officer, it is unreasonable for a development to comply with a Height or Setback regulation in the US Zone due to the characteristics fundamental to the nature of the Use, the Development Officer may relax the conditions of the clause, as required. If a clause is relaxed, a Permitted Use will become a Discretionary Use.

²10.0 metres is the maximum Height allowed in the AP Zone, unless otherwise approved by the Development Officer where deemed appropriate for the Use and having regard to the Height allowed in adjacent Zones.

Mobility

The site is in close proximity to the existing 76 Avenue and 106 Street district connector bike routes. Enhancement to active transportation facilities including the construction of missing sidewalks on the southside of 73 Avenue and the eastside of 105 Street will be required with the redevelopment of the site. Construction of a new lane and upgrades to the existing lane at the southwest corner of the site will also be required with the redevelopment of the site. Vehicular access to the site will continue to be available from 71 Avenue, 72 Avenue, 73 Avenue and 105 Street.

Edmonton Transit Service currently operates local and community bus routes near the site on 76 Avenue and 106 Street. Frequent bus service is also available on 82 Avenue and 109 Street.

Mass transit bus routes are anticipated to operate on nearby corridors (including 82 Avenue, 109 Street and Calgary Trail / 104 Street) in the future as part of the mass transit network assumed for the 1.25 million population scenario of The City Plan.

Urban Forestry

Urban Forestry is concerned with the long term impact of the proposed development on existing nearby City trees and will not support the removal of trees during construction or after the full build-out of the projects. A Tree Preservation Plan (TPP) will be required at the development permit stage to ensure the long term viability and health of the trees.

Utilities

EPCOR Drainage-owned facilities protected by utility right-of-ways (URW's) exist within the rezoning site. The URW's must remain to ensure that no structure will encroach or be constructed within the URW, in order to protect and provide access to the existing drainage infrastructure. Sanitary and storm service connections are available to the site. With redevelopment, onsite stormwater management, a reduced discharge rate, and a private drainage system consisting of a storm sewer service connection and/or low impact development (LID) will be required. Public sewer and drainage facilities do not exist within the road closure area. However, changes to the surface drainage, being provided by the existing lane, will need to be accommodated to prevent any cross-lot drainage.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the existing infrastructure (hydrant spacing and fire flows) are functionally compliant; therefore, no upgrades are required. This could potentially be re-evaluated at the development permit stage. 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.

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Branch: Development Services

Section: Planning Coordination