

Position of Administration: Support



Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Approximately 9 property owners responded, with 11% (1/9) in support and 55% (5/9) in opposition. Most concerns were related to the possible loss of open space, baseball diamond and soccer fields, availability of off-street parking, and adding more traffic to the area. The Community Park Little League did not feel they were informed prior to the application submission.

Administration supports this application because it:

- Will continue to allow for recreational facilities.
- Will allow for the development of institutional uses in the form of a school site.
- Complies with The City Plan.

Application Details

This application was submitted by the City of Edmonton - Open Space.

Rezoning

The proposed (US) Urban Services Zone would allow development with the following key characteristics:

- Provides for community recreation services, public education, and public park uses.
- Provides for a community recreation building league.
- A building height up to approximately 2 storeys (10.0 m).

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(AP) Public Parks Zone	Spray Park Castle Downs Skatepark Baseball Diamonds Soccer Fields
North	(RF1) Single Detached Residential Zone	
East	(RF1) Single Detached Residential Zone (DC2) Site Specific Development Provision (US) Urban Services Zone	Single detached housing Multi-unit housing Fire station
South	(RF1) Single Detached Residential Zone (US) Urban Services Zone	Single detached housing Castle Downs Family YMCA Castle Downs Community Recycling Depot
West	(RA7) Low Rise Apartment Zone (PU) Public Utility Zone	Row housing Walkway



View of site looking north from 153 Ave NW

Community Insights

This application was brought forward to the public using a basic approach. The approach was selected because there was limited interest received in response to the initial notification.

Mailed Notice, April 4, 2022

- Notification radius: 61 metres
- Recipients: 507
- Responses: 9
 - In support: 1
 - In opposition: 5
 - Questions only: 3

Site Signage, May 20, 2022

- Two rezoning information signs were placed on the property facing 153 Avenue and 157 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Caernarvon Community League
- Dunluce Community League
- Lorelei Beaumaris Community League
- Castle Downs Recreation Society Area Council

Common comments heard:

- Concerned about the increased traffic the school development will bring along.
- Concerned about the loss of open space, soccer fields and baseball diamonds.
- The Community Park Little League would like to increase the number of baseball fields within the park area.

Application Analysis

The subject site is approximately 26.3 hectares in size, located central to the Dunluce neighbourhood, between 153 Avenue and 157 Avenue NW. The site has various recreation uses, including baseball and soccer fields, a skatepark and a playground. The concept plans for the park were completed in 2001 and 2012.

Currently, a new concept is being developed to accommodate additional amenities not previously contemplated for the park. The new concept may include space for a Public High School (to be determined through consultation with the Edmonton Public School Board) and a Catholic High School. The Catholic School Board is progressing with developing its high school, encompassing about 2.4 hectares of land and serving a maximum of 1330 students. The high school is anticipated to be located along 153 Avenue NW, west of the Castle Downs Arena. It is estimated that the school will be constructed from 2023-2025. The Dunluce neighbourhood is home to the future Metro LRT station located along 153 Avenue NW.

The Metro Line Northwest corridor will extend the existing line from NAIT and through Blatchford, then will continue north along 113A Street NW to the proposed Castle Downs Transit Centre at 153 Avenue NW, and then west, where it will end at the Nakî Transit Centre & Park and Ride at Campbell Road. Blatchford is expected to open in 2024-2025, while the completion of the remaining Metro LRT Line will move forward when funding becomes available.



Site analysis context

The City Plan

The subject site is located within the Northwest District Plan and is designated as open space. The proposed rezoning aligns with The City Plan by facilitating the assembly and development of a school and park site to serve the student population, providing employment opportunities and can be accessed through all forms of transportation.

The site is located along 153 Avenue NW, a secondary corridor that will include the future LRT station, and along Castle Downs Road NW with existing local bus service, providing alternative transportation linkages to local and city-wide residents. The site is in close proximity to a mobility hub located at the intersection of Castle Downs Road NW and 153 Avenue NW, hosting various commercial uses, including restaurants, a shopping centre and personal service shops.

The proposal conforms with The City Plan's vision of creating 15-minute districts that allow residents to complete their daily needs easily and with access to schools and recreational facilities.

Land Use Compatibility

The US Zone will provide for the continued use of existing park uses and allow for the development of a school site. The US Zone provides uses and regulations that assure the site can be developed for public education services compared to the AP Zone, where public education services uses are discretionary. The US Zone will be compatible with existing and surrounding uses.

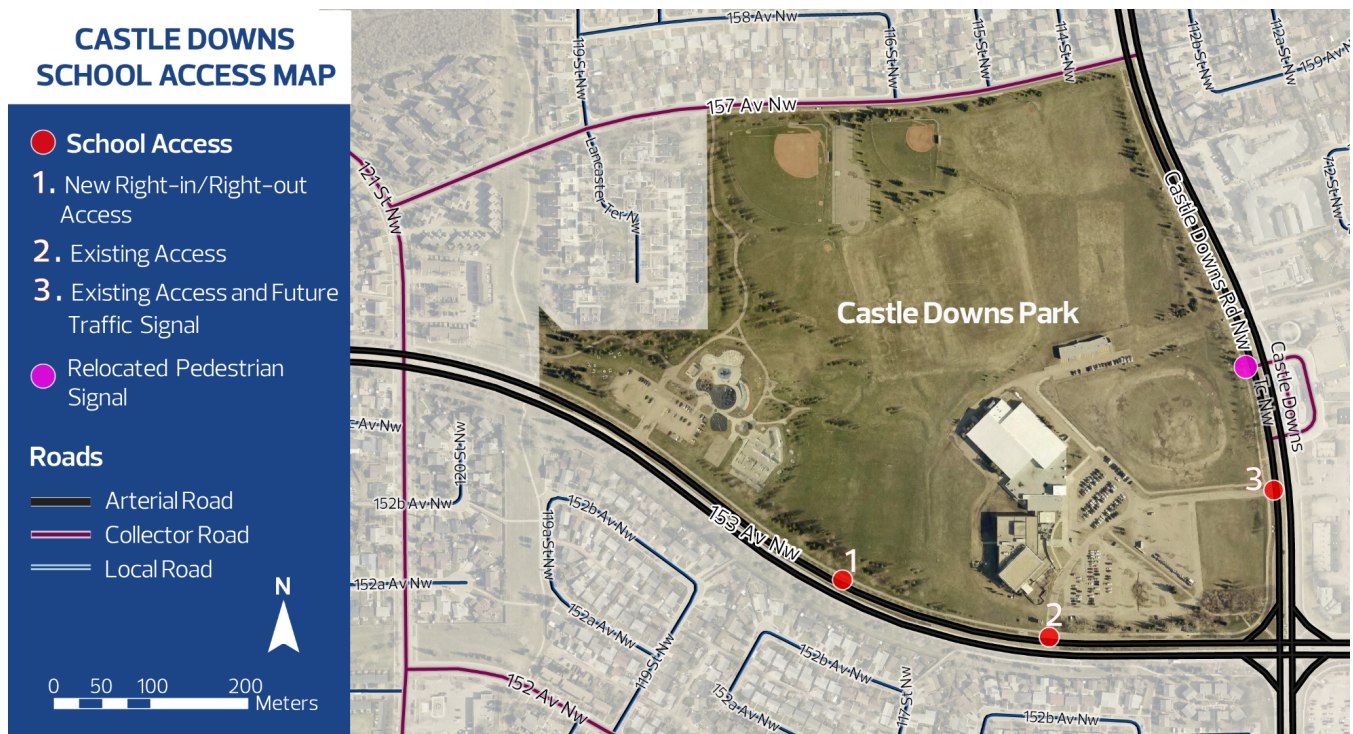
Mobility

The school site is well connected to the area's active transportation network, including 153 Avenue NW district connector bike route to the south, Castle Downs Road NW district connector bike route to the east, and a neighbourhood bike route through the north-south utility corridor to the west.

With the development of the school, right-in right-out access off 153 Avenue NW, along with a westbound right-turn bay, will be constructed. Additional access will be available from Castle Downs Road NW and 153 Avenue NW via the existing District Park, and the Castle Downs Road access will be signalized. To maximize signal separation distance and maintain pedestrian connectivity, the existing pedestrian signal at the south transit center access will be relocated to the north transit center access. This relocation will also bring the pedestrian signal closer to the east-west shared pathway that connects into Beaumaris.

ETS operates bus service on 153 Avenue NW, Castle Downs Road NW and 157 Avenue NW. All parts of the site are within 400 m walking distance to bus stops on these corridors. In September 2023, ETS launched two new school special bus routes on Castle Downs Road NW.

The Metro Line LRT is planned to be extended to this area, including an LRT station along 153 Avenue NW west of Castle Downs Road NW, within the 1.25 million population scenario of the City Plan. Mass transit bus routes are also anticipated to operate along 153 Avenue NW (both east and west of Castle Downs Road NW) within this horizon. The existing Castle Downs Transit Centre will also be relocated to be adjacent to the LRT station. Funding for the extension of the Metro Line LRT to this area has not yet been fully secured.



Open Space

Application of the US zone aligns with joint use partner requirements and is consistent with the City's current practice for similar sites.

Utilities

The applicant has submitted a Drainage Servicing Report, which has been reviewed by Development Services for the purpose of supporting this rezoning application. Sanitary and storm services are available via service connections to the main within 153 Avenue NW.

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required stormwater management will be reviewed at the Development Permit stage.

Appendices

1. Context Plan Map

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

