

## Bylaw 17724

To allow for the continuation of existing park uses, Sifton Park

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### Purpose

Rezoning from CS2 and CS3 to AP, located at 13355 - 47 Street NW and 13404 - 43 Street NW, Sifton Park.

### Readings

Bylaw 17724 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 17724 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 5, 2016, and Saturday, August 13, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

This application complies with the *Clareview Outline Plan*, which designates the site for "Institutional, Open Space/Walkway" uses, with a housing opportunity for first time home buyers on a surplus school site. The existing zones were placed on the property to allow for the housing development, and now that the location of the housing project has been confirmed, the surrounding parkland is being rezoned to AP to recognize that the remainder of the park will continue to be used for park purposes.

The proposed AP zoning is consistent with the existing use of the land as a park, and compatible with the surrounding residential uses. There are no changes proposed to the park as a direct result of this rezoning application. However, some changes to the park may occur in conjunction with the housing project as existing playing fields and landscaping may need to be re-located.

### Policy

The proposed rezoning supports *The Way We Grow* policies by providing residents with a comprehensive range of public facilities and park sites.

### Corporate Outcomes

This application supports the following policies of the City of Edmonton's strategic plan *The Way Ahead*:

- The City of Edmonton has sustainable and accessible infrastructure.
- Edmontonians use facilities and services that promote healthy living.

### **Public Consultation**

Sustainable Development sent advance notification of the application on May 27, 2016, to surrounding property owners, the South Clareview Community League, and the Clareview and District Area Council. One response was received. The individual expressed no concerns with the proposed park rezoning but objected to the surplus school site development.

### **Attachments**

1. Bylaw 17724
2. Sustainable Development report