

 **REZONING APPLICATION**  
**SIFTON PARK**

**13355 - 47 STREET NW**

**13404 - 43 STREET NW**

To allow for the continuation of existing park uses



**RECOMMENDATION AND JUSTIFICATION**

Sustainable Development is in SUPPORT of this application since:

- the proposed zoning facilitates existing park uses;
- it recognizes that this area will remain as park; and
- it conforms to the plans for the area.

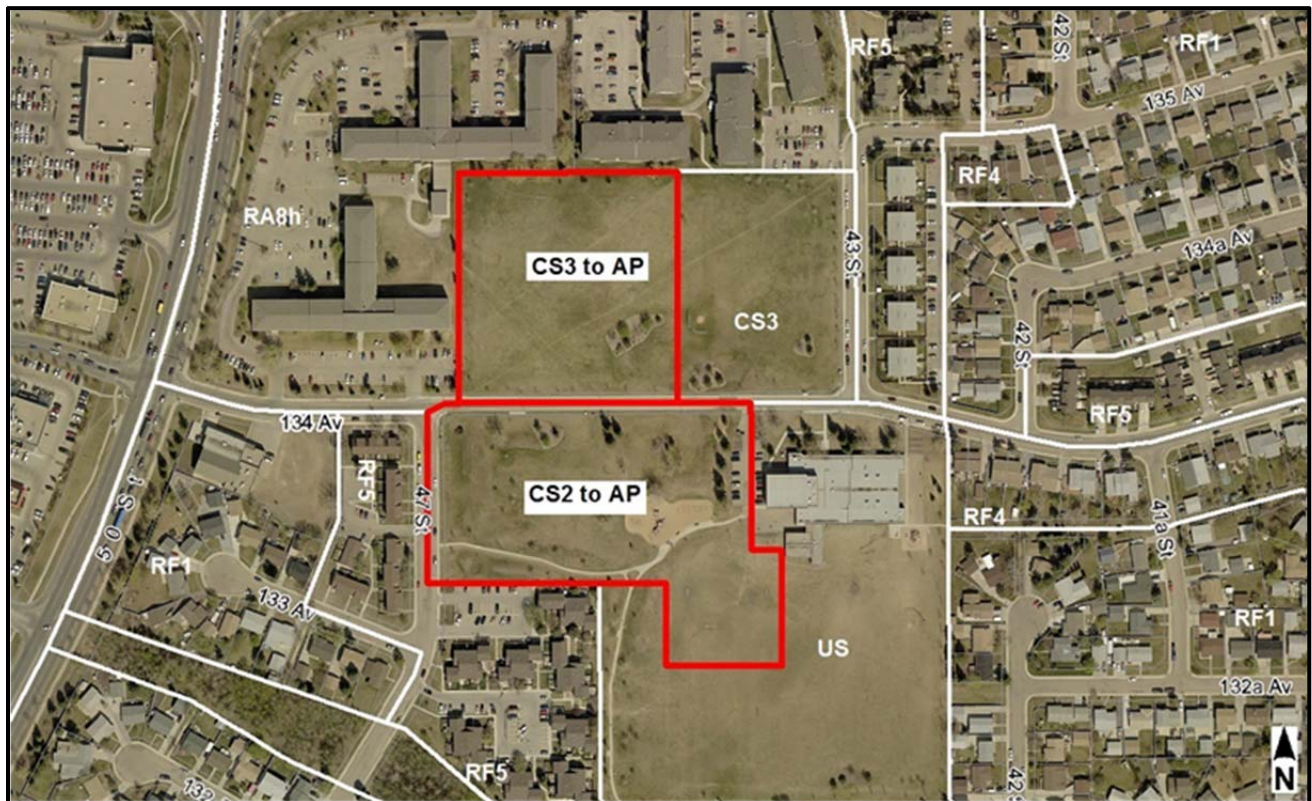
## THE APPLICATION

BYLAW 17724 proposes to amend the Zoning Bylaw from (CS2) Community Services 2 Zone and (CS3) Community Services 3 Zone to (AP) Public Parks Zone to allow for the continued use of an existing park. The CS2 and CS3 zones were placed on the property to allow for the development of housing for first-time home buyers on a surplus school site. The location of the housing project has been confirmed, and the surrounding parkland is now being rezoned to AP to recognize its continued use as a park. There is an associated subdivision application to separate the housing site from the existing park.

There are no changes proposed to the park as a direct result of this rezoning application.

## SITE AND SURROUNDING AREA

The site is located east of 50 Street and north and south of 134 Avenue NW, and is developed with an existing park named Sifton Park. Portions of 134 Avenue NW adjacent to the site are closed to vehicular traffic, with bus-only access.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (AP) Public Parks Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Park (Sifton Park)</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (RA8h) Medium Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment Building</li> </ul>
East	<ul style="list-style-type: none"> <li>• (CS3) Community Services 3 Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Park</li> <li>• Future First Time Home Buyers housing</li> </ul>
South	<ul style="list-style-type: none"> <li>• (US) Urban Services Zone</li> <li>• (RF5) Row Housing Zone</li> </ul>	<ul style="list-style-type: none"> <li>• School</li> <li>• Row Housing</li> </ul>
West	<ul style="list-style-type: none"> <li>• (RF5) Row Housing Zone</li> <li>• (RA8h) Medium Rise Apartment Zone</li> <li>• (RF1) Single Detached Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment Building</li> <li>• Row Housing</li> <li>• Single-detached Housing</li> </ul>



VIEW OF SITE LOOKING WEST ALONG 134 AVENUE NW, FROM 43 STREET NW

## PLANNING ANALYSIS

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. The proposed AP zoning is consistent with the existing use of the land as a park, and compatible with the surrounding residential uses. The site was zoned CS2 and CS3 to provide flexibility with respect to the location of the first time home buyers development. The project location has been confirmed, and rezoning the remainder of the site to AP recognizes that this portion of the park will continue to be used for park purposes.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> May 27, 2016	<ul style="list-style-type: none"><li>• Number of Recipients: 129</li><li>• Number of Responses: 1</li><li>• Comments: no concern with the proposed park rezoning, but objects to the surplus school site development</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held for this application.</li></ul>

## CONCLUSION

Sustainable Development recommends that City Council APPROVE the application.

## ATTACHMENTS

2a Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw:	17724
Location:	East of 50 Street NW and north/south of 134 Avenue NW
Address:	13355 – 47 Street NW & a portion of 13404 – 43 Street NW
Legal Description(s):	Lot 53, Block 19, Plan 8021872 and a portion of Lot 12, Block 19, Plan 3491TR
Site Area:	N/A
Neighbourhood:	Sifton Park
Ward - Councillor:	4 – Ed Gibbons
Notified Community Organizations:	South Clareview Community League Clareview and District Area Council Area Council
Applicant:	City of Edmonton

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(CS2) Community Services 2 Zone (CS3) Community Services 3 Zone
Proposed Zone(s) and Overlay(s):	(AP) Public Parks Zone
Plan(s) in Effect:	Clareview Outline Plan
Historic Status:	None

Written By:  
Approved By:  
Department:  
Section:

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