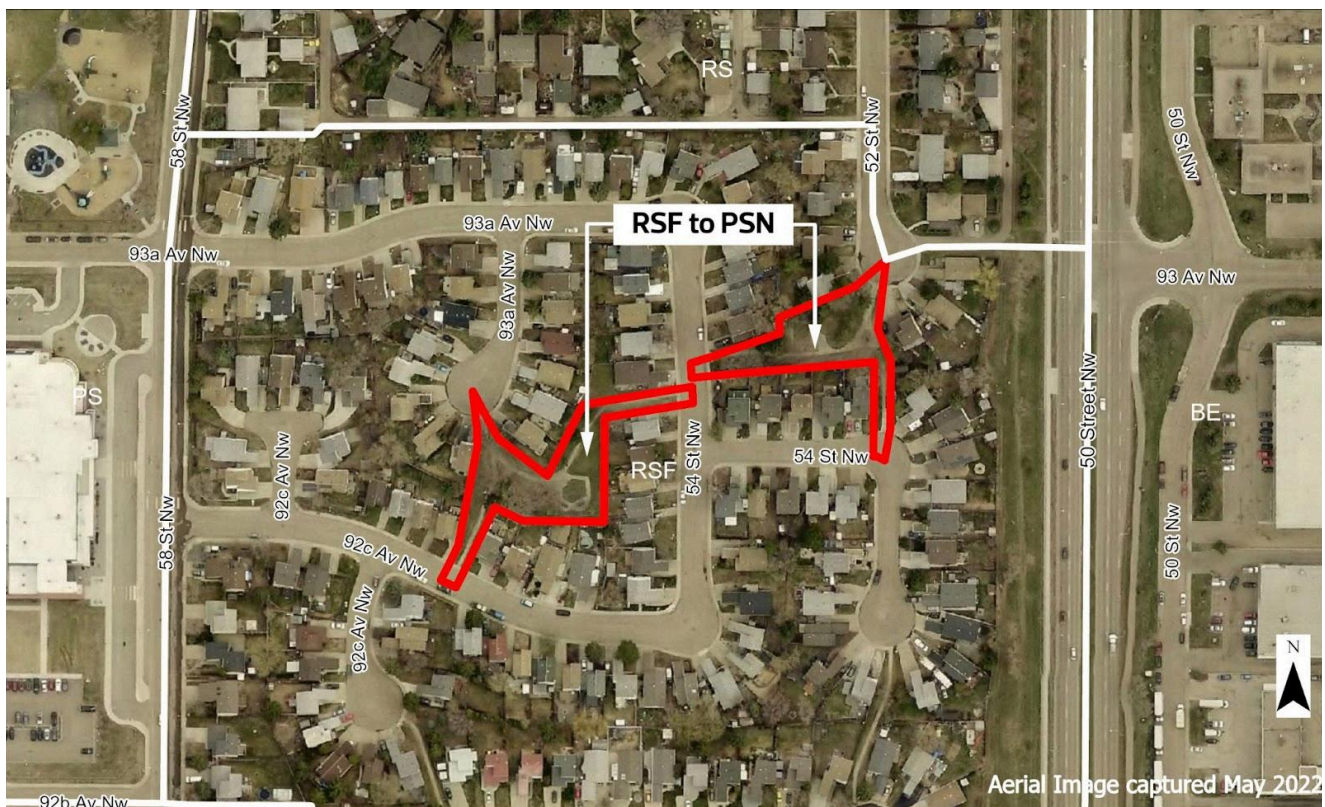


5514 - 92C Avenue NW & 9306 - 52 Street NW Position of Administration: Support



Summary

Charter Bylaw 20790 proposes a rezoning from the (RSF) Small Scale Flex Residential Zone to the (PSN) Neighbourhood Parks and Services Zone to allow for parkland intended to serve neighbourhood-level needs and users.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from five people, all with questions about the purpose of this application.

Administration supports this application because it:

- Allows for the continued use of the properties as open space and enables upgrades to be completed as part of neighbourhood renewal.
- Aligns with The City Plan's Big City Move of Greener As We Grow by ensuring the properties continue to preserve the urban forest and provide residents with access to green space.

Application Details

This application was submitted by the City of Edmonton.

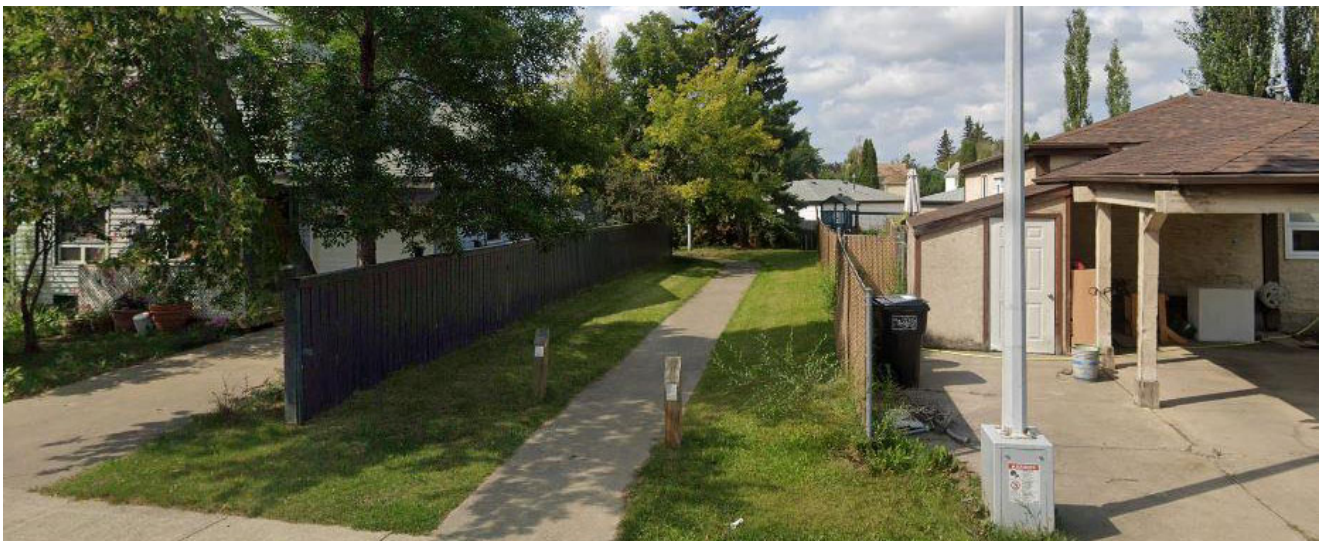
Rezoning

The proposed (PSN) Neighbourhood Parks and Services Zone allows for smaller scale parks with the potential for amenity buildings. The zone is intended to accommodate features like community league buildings, playgrounds, pocket parks, and greenways.

Site and Surrounding Area

The Ottewell neighbourhood was largely constructed in the 1950s and 60s and consists of primarily single detached homes developed along a modified grid street pattern. The lands east of 58 Street were developed in the 1970s after the closure of the former Sky Vue Drive-In theatre. This latter date of development is reflected in the area having a curvilinear street pattern with cul-de-sacs and no rear lanes.

Curvilinear street patterns foster the creation of properties with diverse shapes and sizes. The irregular shape offers opportunities for the integration of greenways between homes, which serve as connectors within the neighbourhood, providing residents with access to nature, recreational opportunities, and communal gathering spaces. The proposed zone will allow for the continued operation of both properties as park space, serving the needs of local residents.



View of the west park pathway looking west from 54 Street (Google Street View, August 2023)



View of the east park pathway looking north from 54 Street (Google Street View, August 2023)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application's purpose is to maintain the existing use of both properties as open space. The basic approach included:

Mailed Notice, January 10, 2024

- Notification radius: 60 metres
- Recipients: 124
- Responses: 5
 - In support: 0
 - In opposition: 0
 - Questions only: 5

Site Signage, February 01, 2024

- Five rezoning information signs were placed on the property facing 92C Avenue, 93a Avenue, 54 Street, and two facing 52 Street.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Ottewell Community League
- South East Community Leagues

Common comments heard

- These properties should be maintained as park space (2).

Application Analysis



Site analysis context

The City Plan

The City Plan, Edmonton's Municipal Development Plan, provides high level policy for Edmonton's long-term growth. It includes Big City Moves, which are intended to guide how the city will change as it welcomes one million new residents.

This proposal aligns with the Big City Move of Greener As We Grow by ensuring these two properties continue to preserve our urban forest and provide residents with access to green

space. Additional objectives that support this application include enabling more active communities and providing additional opportunities to easily connect with open space.

Land Use Compatibility

Park space is highly compatible with all use types as it provides a vital public amenity by enhancing aesthetics, offering recreational opportunities, and fostering community interaction. Additionally, it helps mitigate urban heat, contributing to the overall well-being and quality of life for all users.

Mobility

Neighbourhood renewal in Ottewell began in 2023 and is expected to take at least three years (tentatively concluding in 2026). Pathways, roadways and transit infrastructure will be reconstructed as part of this work.

Open Space

The proposed rezoning aligns with Breathe's goals for mature neighbourhoods by enabling neighbourhood renewal work to improve the quality and multifunctionality of two green spaces.

The proposed PSN zoning reflects the existing use. The park spaces will continue to provide open space opportunities for residents, and reflect renewal efforts. Rezoning to a proper park zone protects and communicates their open space status, and also provides an appropriate suite of regulations for future park uses or changes.

Utilities

Permanent storm and sanitary servicing for the subject rezoning area currently does not exist and is not required.

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.

The rezoning application will designate the parcels as park space and no development is intended. Therefore, no water services or fire protection is required.

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination