

2011 - 55 Street NW

Position of Administration: Support



Summary

Charter Bylaw 20789 proposes a rezoning from the Small Scale Flex Residential Zone (RSF) to the Neighbourhood Parks and Services Zone (PSN) to allow for smaller scale parks and amenities.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No comments have been received.

Administration supports this application because it:

- Allows for the continued use of this site as open space and enables upgrades to be completed as part of neighbourhood renewal.
- Aligns with The City Plan's Big City Move, Greener As We Grow, by protecting a healthy and sustainable urban forest and connecting communities to open space.

Application Details

This application was submitted by the City of Edmonton’s Building Great Neighbourhoods team.

Rezoning

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

Site and Surrounding Area

The subject site is currently used as a park space, and is approximately 0.2 hectares in size. It is located in the northeastern portion of the Meyokumin neighbourhood, and is surrounded by residential uses on all sides.

	Existing Zoning	Current Development
Subject Site	Small Scale Flex Residential Zone (RSF)	Park and playground
North	Small Scale Flex Residential Zone (RSF)	Single detached housing
East	Small Scale Flex Residential Zone (RSF)	Single detached housing
South	Small Scale Flex Residential Zone (RSF)	Single detached housing
West	Small Scale Residential Zone (RS)	Semi-detached housing



View of the site looking east from 55 Street NW (Google street view, October 2020)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes to maintain the current use of the site as open space, and no responses were received from the mailed notice. The basic approach included:

Mailed Notice, February 6, 2024

- Notification radius: 60 metres
- Recipients: 149
- Responses: 0

Site Signage, February 28, 2024

- One rezoning information sign was placed on the property so as to be visible from 55 Street NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Millhurst Community League
- Mill Woods Presidents Council

Application Analysis



Site analysis context

The City Plan

This proposal aligns with The City Plan's Big City Move, Greener As We Grow, by improving local open space and amenities, protecting a healthy and sustainable urban forest, and connecting residents to open space. It also aligns with the Big City Move, A Community of Communities, by supporting the development of 15-minute districts with parks and amenities that are within walking distance of residential areas.

Land Use Compatibility

The proposed PSN zone is appropriate as it confirms the site's current use as a neighbourhood pocket park. Open space fosters community interaction, and pathways on the north, east, and south sides of the site allow this park to be easily accessible by residents.

Mobility

Neighbourhood renewal in Meyokumin is set to begin in 2024 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 supports Breathe's strategies for mature neighbourhoods by allowing the Building Great Neighbourhoods team to enhance the quality and versatility of the green space. As part of neighbourhood renewal, pathways through the park may be realigned, and

new seating areas and plantings may be installed. The proposed PSN zone aligns with the current use of the area, and the park space will remain open for residents to enjoy. Rezoning to a designated park zone ensures the area's status as open space is protected and communicated while also establishing suitable regulations for future park uses.

Utilities

The proposed zoning change will not significantly impact the sewer and drainage systems in the area. Sanitary and storm service connections are available at the site.

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