

**ATTACHMENT 2
BYLAW 17596
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BYLAW 17598
FILE: LDA15-0557
QUEEN MARY PARK**

DESCRIPTION: PROPOSED CLOSURE of portions of lanes north of 110 Avenue NW and east of 113 Street NW; QUEEN MARY PARK.

AMENDMENT TO THE CENTRAL MCDOUGALL/QUEEN MARY PARK AREA REDEVELOPMENT PLAN

ZONING BYLAW AMENDMENT from (RF1) Single Detached Residential Zone; (RF4) Semi-detached Residential Zone; (RA7) Low Rise Apartment Zone and (US) Urban Services Zone to (AP) Public Parks Zone; Queen Mary Park.

LOCATION: 11020, 11023, 11024 - 109A Avenue NW; 11011, 11015, 11103, 11111 - 110 Avenue NW; 11604 - 110A Avenue NW and 11603 - 111 Avenue NW.

LEGAL DESCRIPTIONS: Lots 8-11, Block 10B, Plan 2109HW; Lot B, Block 11A, Plan 2109HW; Block OT, Plan 2109HW; Lots 364 and 377, Block 16, Plan 2674HW; Lot 4, Block 10A, Plan 9926050.

APPLICANT: Trent Portigal
Urban Planning and Environment, Sustainable Development
City of Edmonton
Suite 1200, 10250 - 101 Street NW
Edmonton, AB T5J 3P4

OWNERS: City of Edmonton

ACCEPTANCE OF APPLICATIONS: November 16, 2015

EXISTING DEVELOPMENT: Vacant Land

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**SUSTAINABLE
DEVELOPMENT'S**

RECOMMENDATION:

That Bylaw 17596 to close portions of lanes north of 110 Avenue NW and east of 113 Street NW be APPROVED.

That Bylaw 17597 to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan be APPROVED.

That Bylaw 17598 to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone; (RF4) Semi-detached Residential Zone; (RA7) Low Rise Apartment Zone and (US) Urban Services Zone to (AP) Public Parks Zone be APPROVED.

DISCUSSION

1. The Application

This report concerns three related Bylaws for the subject area located in the Queen Mary Park neighbourhood.

The first component, Bylaw 17596, proposes to close portions of lanes north of 110 Avenue NW and east of 113 Street NW. Once closed, the land would be consolidated with surrounding land and be subject to the (AP) Public Parks Zone.

The second component, Bylaw 17597, proposes to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP). The proposed amendment would update applicable maps but does not change any plan policies or objectives.

The third component, Bylaw 17598, proposes to change the Zoning Bylaw from (RF1) Single Detached Residential Zone; (RF4) Semi-detached Residential Zone; (RA7) Low Rise Apartment Zone and (US) Urban Services Zone to (AP) Public Parks Zone. The proposed (AP) Public Parks Zone provides the opportunity for active and passive recreational uses. All land subject to rezoning is already open space that functions as park space and this would align the zoning with this desired land use and objectives of the ARP.

2. Site and Surrounding Area

A visual representation of the below descriptions is shown in Figure 1.

The closure areas are portions of lanes north of 110 Avenue NW and east of 113 Street NW surrounded by vacant land zoned (AP) public parks zone. The (AP) Public Parks Zone containing the closure area is within an area of low density (RF1) Single Detached Residential Zoning consisting of Single Detached Housing, to the east and west, a Group Home (Valour Place), to the north, and one of the areas proposed for rezoning to (AP) Public Parks Zone, to the south.

There are two separate sites subject to the proposed rezoning to (AP) Public Parks Zone. The first is two lots south of 111 Avenue NW abutting the west side of 116 Street NW and north of 110A Avenue NW currently zoned (RF1) Single Detached Residential Zoning. To the east, west and south of the area is the (RF1) Single Detached Residential Zoning containing Single Detached Housing. To the north of the site is the (RF4) Semi-detached Residential Zone containing Single Detached Housing and Semi-detached Housing.

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The second rezoning site is south of 110 Avenue NW, west of 110 Street NW and contains the terminus of 109A Avenue NW. This site is currently a combination of (RF1) Single Detached Residential Zone, (RF4) Semi-detached Residential Zone, (RA7) Low Rise Apartment Zone and (US) Urban Services Zone. Abutting the site, to the west, is an (US) Urban Services Zone containing the former Queen Mary Park School. Across 110 Avenue NW, to the north, is an existing (AP) Public Parks Zone that is currently vacant and contains the closure area subject to the associated Bylaw 17596. Abutting the site, to the east, is a combination of (RF1) Single Detached Residential Zone, (RF4) Semi-detached Residential Zone and (RA7) Low Rise Apartment Zone containing a variety of housing forms including Single Detached Housing, Semi-detached Housing and Apartment Housing. Abutting the site, to the south, is the (RA7) Low Rise Apartment Zone containing a four storey Apartment Housing development and the (US) Urban Services Zone containing a Religious Assembly Use (Edmonton Chinese Baptist Church).



Figure 1: Map showing rezoning and closure areas



Figure 2: View of closure area looking north from 110 Avenue NW



Figure 3: View of closure area looking west from existing lane

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Figure 4: View of site #1 looking north from terminus of 109A Avenue NW



Figure 5: View of site #1 looking south from terminus of 109A Avenue NW

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Figure 6: View of site #1 looking south from 110 Avenue NW



Figure 7: View of site #2 looking north from 110A Avenue NW



Figure 8: View of site #2 looking northwest from 116 Street NW

ANALYSIS

1. Compliance with Approved Plans

City of Edmonton Municipal Development Plan – *The Way We Grow*

This application is in accordance with *The Way We Grow* policies that support the creation and retention of public park space, including:

- Planning, designing, acquiring and operating parkland to address the changing recreational, educational, social and environmental needs of the community over time (Policy 4.3.1.6); and
- Protecting the green legacy of established neighbourhoods as redevelopment occurs by retaining and enhancing parks, walkways and trees (Policy 5.2.1.10).

Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP)

This application proposes to amend Map 12 of the ARP to reflect the various zoning amendments proposed by this application. Map 7 – Parks, Open Space and Recreation Facilities currently shows Rezoning Site #1 as being designated for such use and this application would align the zoning with this direction of the ARP. Zoning Site #2 is not currently directed by the ARP for Park use, however, the ARP does identify issues related

to distribution of park spaces and the need for public open space which Rezoning Site #2 will help address.

2. Environmental Review

No Environmental Site Assessment was required for this application.

3. Civic Departments and Utility Agencies

Drainage Services, EPCOR Distribution & Transmission, ATCO Gas and EPCOR Water Services expressed no concerns regarding this application but all advised that any requirement for modification, relocation, and/or removal of existing facilities will be at the land owner/developer's expense, and would be dealt with at the development permit stage. If the closure is approved, Utility Rights-of-Way will be registered on title to maintain access to existing utilities.

Comments from other Civic Departments and utility agencies have been addressed.

4. Surrounding Property Owners' Concerns

On November 27, 2015, Sustainable Development sent an advanced notice to surrounding property owners as well as the presidents of the Prince Rupert Community League and Queen Mary Park Community League. No responses were received to this notification.

JUSTIFICATION

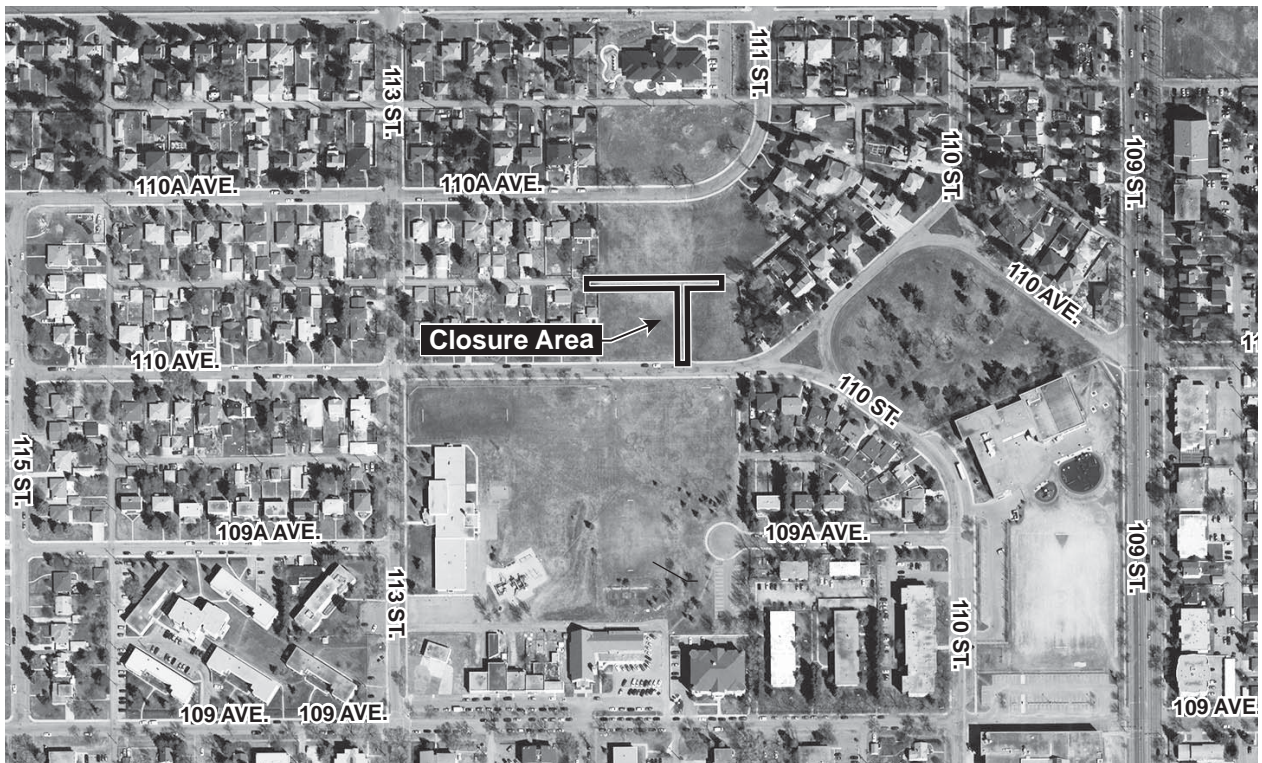
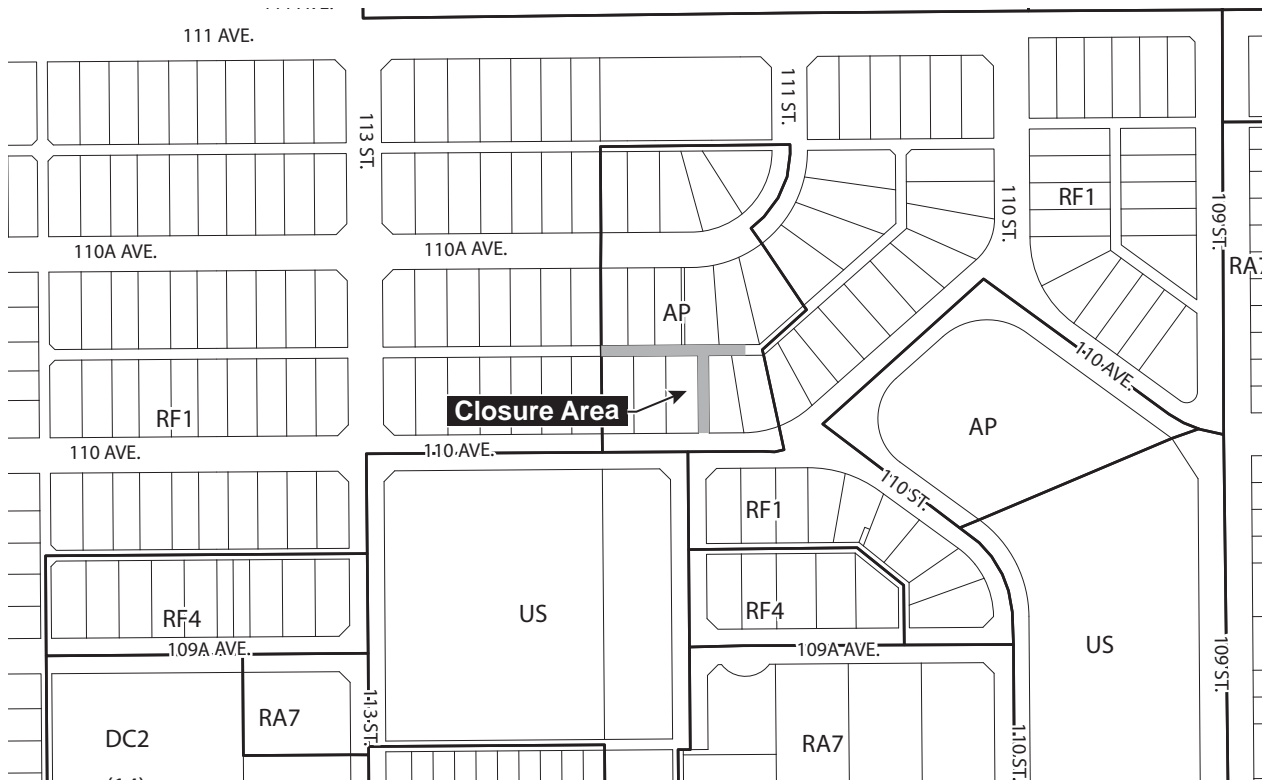
Sustainable Development recommends that Bylaws 17596, 17597 and 17598 be APPROVED as the application:

- meets the technical requirements of Civic Departments and utility agencies;
- meets the intent of Council approved policies; and
- will create new parks and open space and ensure the ongoing retention of existing parks and open space for use by residents.

ATTACHMENTS

2a Maps

Written by: Andrew McLellan
Approved by: Tim Ford
Sustainable Development
April 4, 2016



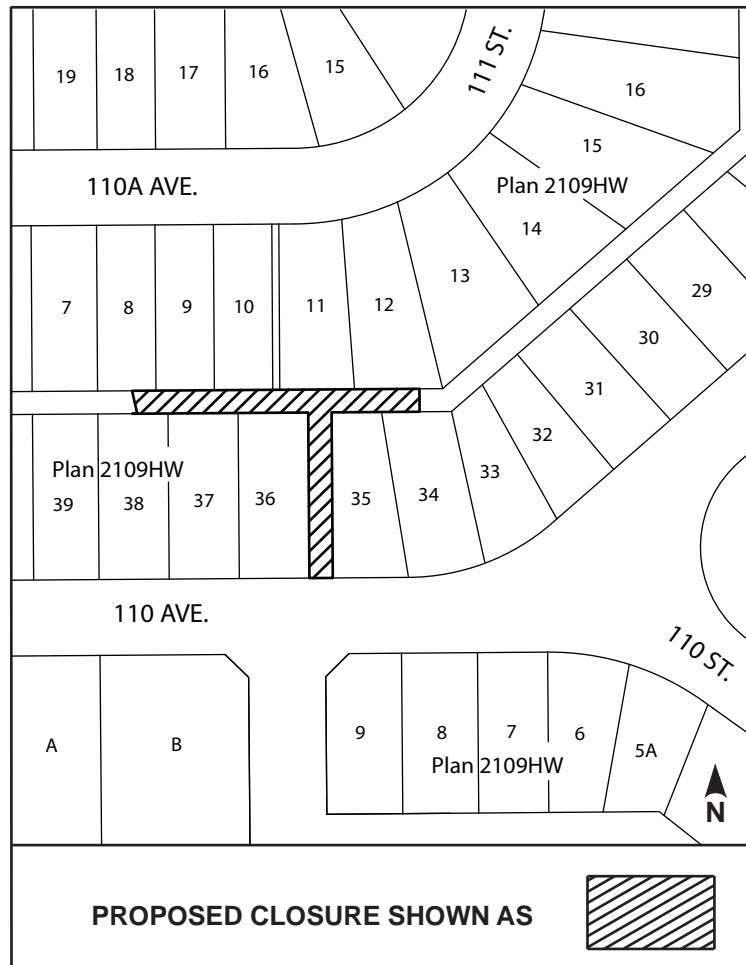
SURROUNDING LAND USE ZONES



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Location: North of 110 Avenue NW and
east of 113 Street NW



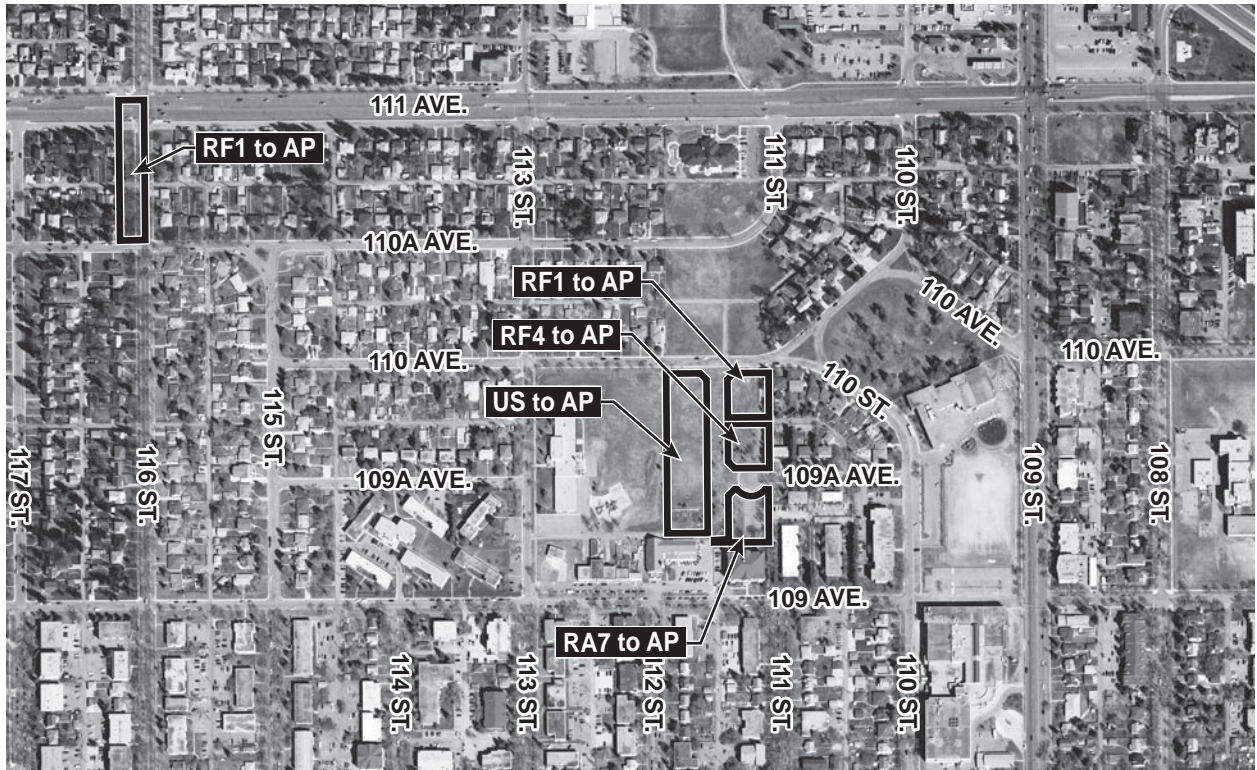
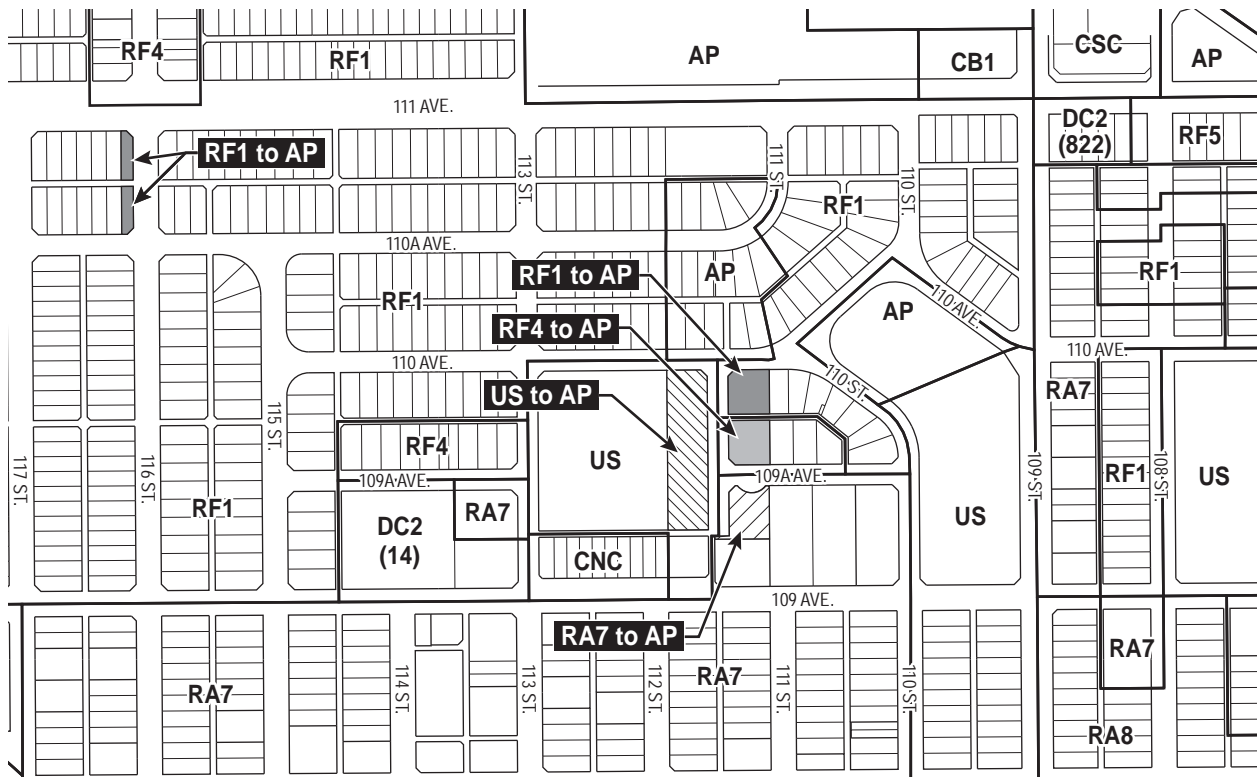
The purpose of Bylaw 17596 is to close portions of lanes north of 110 Avenue NW and east of 113 Street NW as shown on the attached sketch. Once closed, the land would be consolidated with surrounding land and be subject to the (AP) Public Parks Zone. This proposed closure is accompanied by an associated proposed rezoning (Bylaw 17598) and amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan (Bylaw 17597). Sustainable Development supports this proposed bylaw.

PROPOSED CLOSURE

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SUSTAINABLE DEVELOPMENT



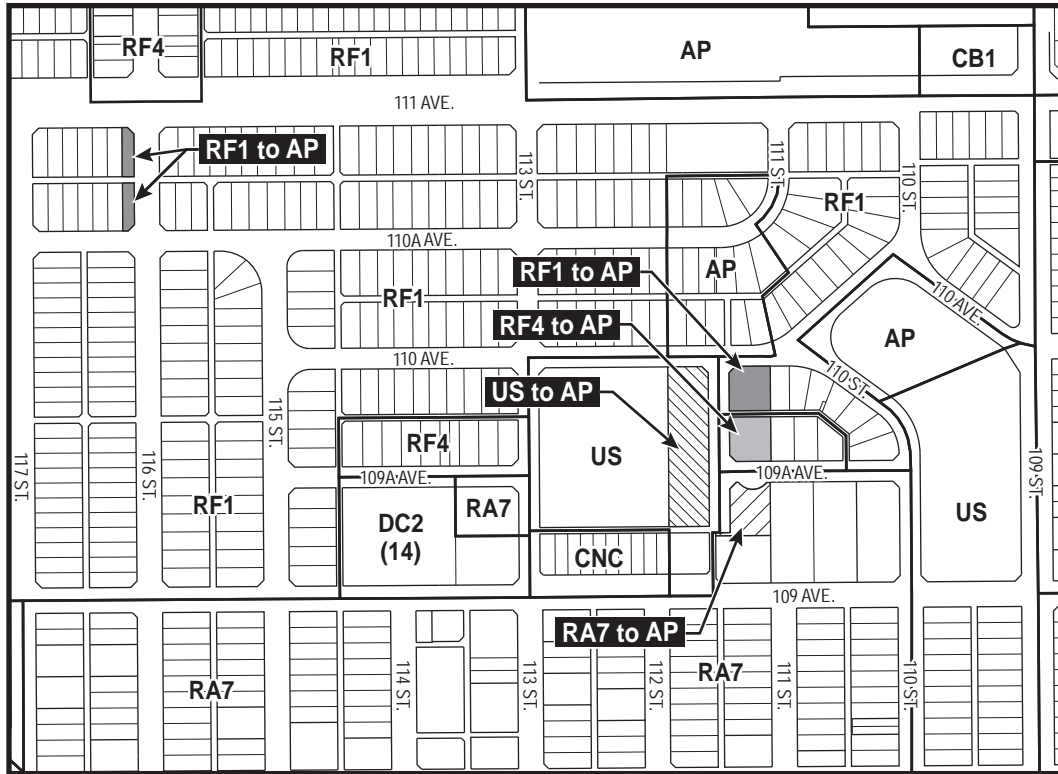
SURROUNDING LAND USE ZONES



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Location: 11020, 11023, 11024 - 109A Avenue NW;
11011, 11015, 11103, 11111 - 110 Avenue NW;
11604 - 110A Avenue NW
and 11603 - 111 Avenue NW



Proposed Rezoning from

-  RF1 to AP
-  RF4 to AP
-  US to AP
-  RA7 to AP



The purpose of proposed Bylaw 17598 is to change the Zoning Bylaw from (RF1) single detached residential zone; (RF4) semi-detached residential zone, (RA7) low rise apartment zone and (US) Urban Services Zone to (AP) public parks zone; Lots 8-11, Block 10B, Plan 2109HW; Lot B, Block 11A, Plan 2109HW; Block OT, Plan 2109HW; Lots 364 and 377, Block 16, Plan 2674HW; Lot 4, Block 10A, Plan 9926050, as shown on the attached sketch. The proposed (AP) Public Parks Zone provides the opportunity for active and passive recreational uses. This proposed rezoning is accompanied by an associated proposed amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan (Bylaw 17597) and a proposed road closure (Bylaw 17596). Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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