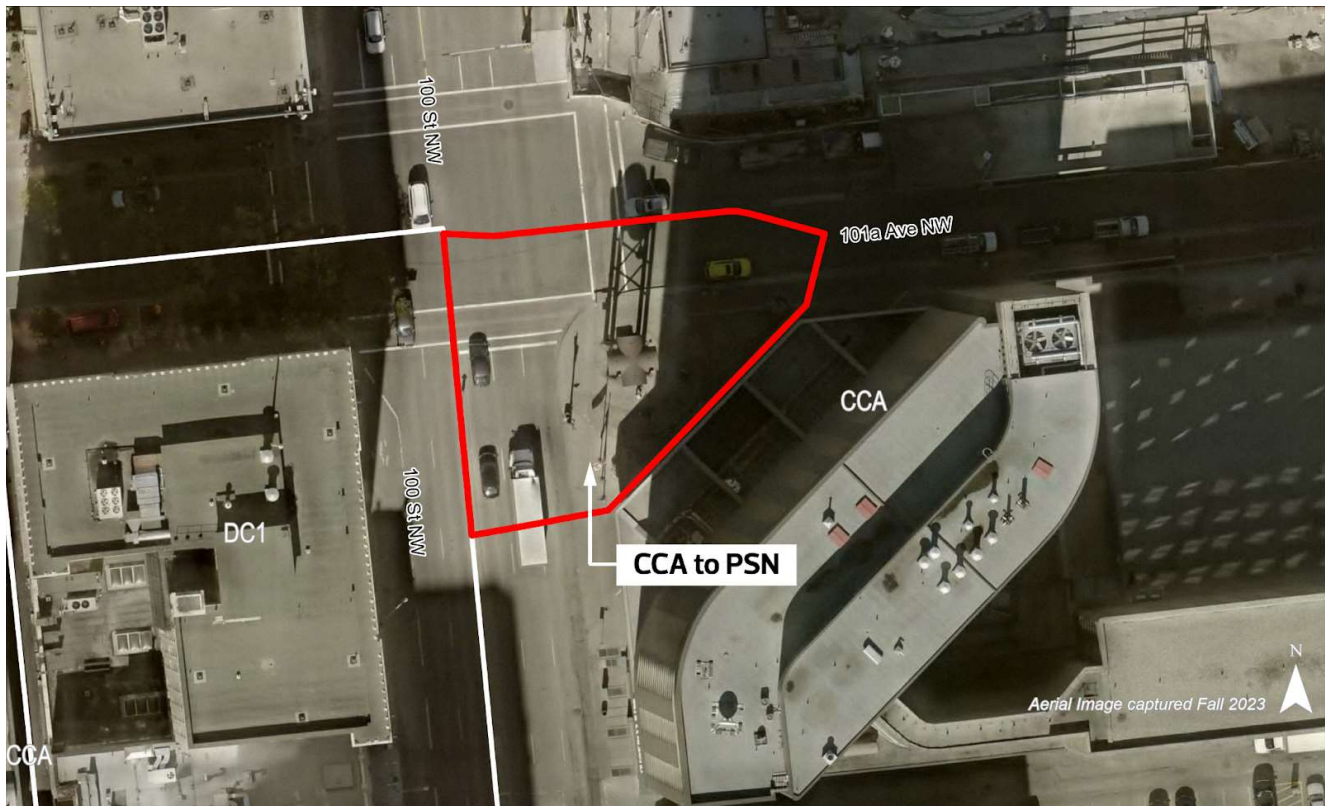


10145 - 100 Street NW

Position of Administration: Support



Summary

Bylaw 21046 proposes a rezoning from the Core Commercial Arts Zone (CCA) to the Neighbourhood Parks and Services Zone (PSN) to allow for smaller scale parks and amenities. The rezoning site is part of the 99 Street Streetscaping and Waterproofing Project. This project features a new streetscape design that prioritizes safe and comfortable active transportation, including the completion of a key connection between Jasper Avenue and 102 Avenue.

Public engagement for this application included a mailed notice and information on the City's webpage. Administration did not receive any public feedback regarding this application.

Administration supports this application because it:

- Is compatible with existing and planned surrounding land uses.
- Aligns with the policy of the Central District Plan and Capital City Downtown Plan.

- Allows for park uses that are not permitted in the current CCA Zone.

Application Details

This application was submitted by the City of Edmonton - Land Development Planning on behalf of the City of Edmonton.

The proposed Neighbourhood Parks and Services Zone (PSN) would allow development with the following key characteristics:

- Community league buildings, active or passive recreation opportunities, and playgrounds in community parks, pocket parks, and greenways.
- A maximum height of 14 metres (approximately 4 storeys).

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Core Commercial Arts Zone (CCA)	Downtown Post Office Clock Tower & Plaza
North	Core Commercial Arts Zone (CCA)	Centennial Plaza Stanley A. Milner Library 0.9 ha public plaza and library
East	Core Commercial Arts Zone (CCA)	Judy Padua Way (101A Avenue) Library parkade exit
South	Core Commercial Arts Zone (CCA)	The Westin Edmonton 20 storey hotel
West	Direct Control Zone (DC1 12929)	McLeod Building (provincial historic resource) 10 storey commercial building with apartments and offices



View of the site looking northeast from 100 Street NW. Stanley A. Milner Library and Centennial Plaza north of the site are visible in the background.

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application aligns with the statutory plans and policies in place and was not expected to raise significant public response to advance notifications

The basic approach included:

Mailed Notice, November 7, 2024

- Notification radius: 60 metres
- Recipients: 1181
- Responses: 0

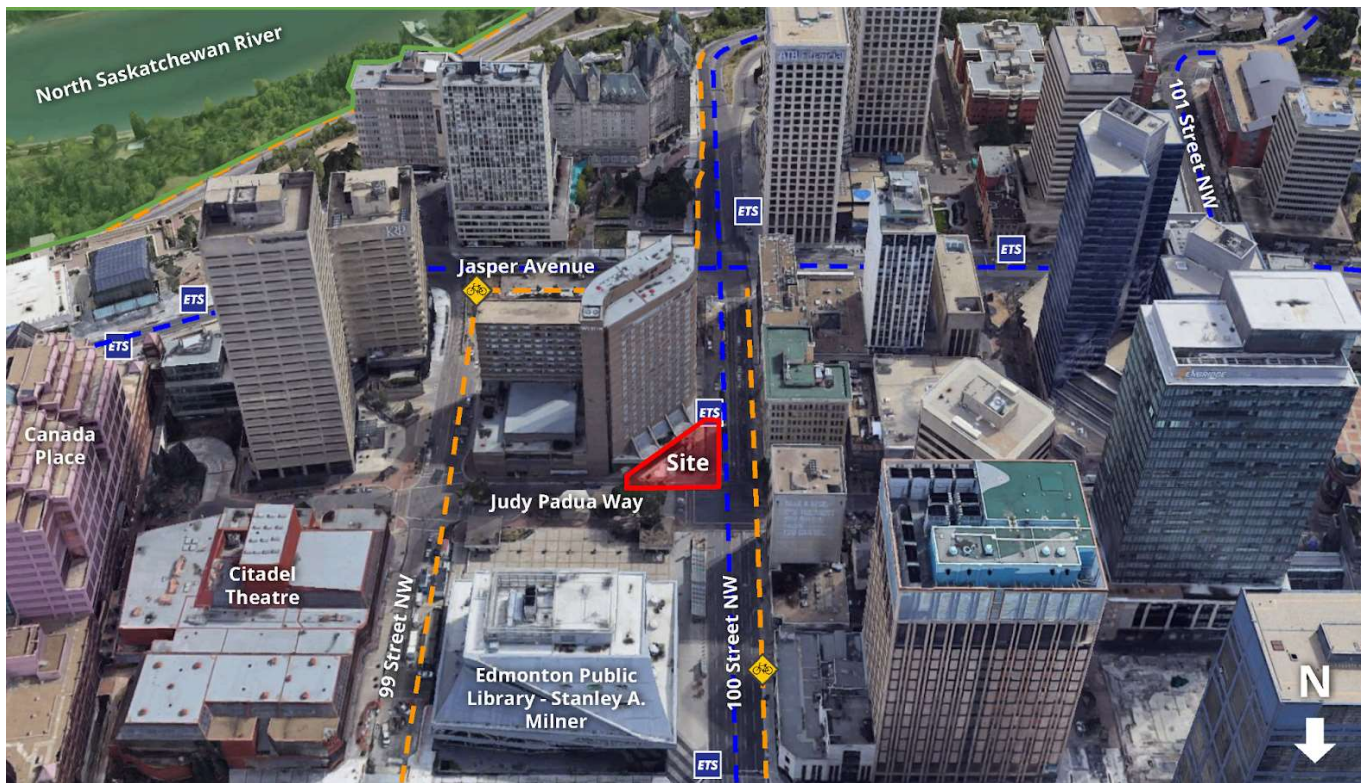
Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Downtown Community League
- Downtown Business Improvement Area

Application Analysis



Site analysis context (looking south)

The City Plan

By facilitating a neighbourhood level park space, this application contributes to the Big City Move of “A Community of Communities” by contributing to a 15-minute district that allows people to more easily complete their daily needs.

Central District Plan

The proposed rezoning aligns with the Central District Plan by conforming to its intended land use designation of open space. This alignment reflects the District Policy's commitment to fostering equitable access to open space in underserved, high-density, and high-growth areas, ensuring these communities benefit from enhanced open space acquisition, development, and improvement. Furthermore, the rezoning supports the recognition of natural heritage and cultural landscapes by assigning the appropriate zoning, which ensures the preservation of the site's unique characteristics. The proposed rezoning is consistent with the overarching goals of equitable distribution and the enrichment of open spaces within the city.

Capital City Downtown Plan

The proposed rezoning aligns with the Capital City Downtown Plan by supporting its policies to increase access to parks and open spaces in the downtown area. The Plan highlights a substantial decline in open space since 1997 and identifies a significant deficiency in park space, underscoring the importance of initiatives that address these challenges. By protecting historic landmarks, such as the downtown clock tower, the rezoning contributes to enhancing

downtown’s unique character and sense of place. Additionally, the proposal supports the plan’s policy for a “Well Designed Downtown” through contributing to an integrated public realm. This approach ensures a livable, high quality downtown environment that meets the needs of residents and visitors alike.

99 Street Streetscaping and Waterproofing Project

The rezoning site is part of the 99 Street Streetscaping and Waterproofing Project. This project features a new streetscape design that prioritizes safe and comfortable active transportation, including the completion of a key connection between Jasper Avenue and 102 Avenue, as identified in the City Bike Plan and Bike Plan Implementation Guide. By applying the appropriate zoning, the proposal supports the project, ensuring the site remains an open space. This site contributes to the project’s vision of an enhanced streetscape that fosters walkability, and boosts the vibrancy of the downtown core.

Land Use Compatibility

The current use of the site is compatible with the surrounding land uses, and the proposed rezoning will ensure it continues to serve as a public open space for neighborhood-level users and needs.

	CCA Current	PSN Proposed
Typical Uses	Residential Commercial Limited Community Uses	Limited Community Uses
Maximum Height	150.0 m	14.0 m

Mobility

Based on the plans for the 99 Street Streetscaping and Waterproofing Project, improvements will be made to the curb ramps in the north-west corner of the plaza. This work is anticipated to be completed by the end of 2026.

ETS operates numerous bus routes near the rezoning site on 100 Street and Jasper Avenue. A range of services are available on these corridors, including frequent, rapid and local bus routes. Mass transit bus routes are anticipated to operate on 100 Street and Jasper Avenue as part of the future mass transit network associated with the 1.25 million population scenario of the City Plan. These routes are anticipated to be similar to existing frequent and rapid bus routes in the area.

Open Space

Municipal Reserve for Plan 1952TR Blk F Lot R2 was provided by land dedication in 1973 through subdivision le 72-X-132-S. The Clock Tower park/plaza is located within the “Central Core” of the Downtown Public Places Plan that connects Centennial Plaza to Rice Howard Way and the park helps to improve the pedestrian experience.

Utilities

The proposed rezoning is not anticipated to have any significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized. Permanent sanitary and stormwater servicing for the subject rezoning area is available from the combined sewers in the area but is not required. Furthermore, the Stormwater Overland Drainage pattern of the subject rezoning area shall remain unaltered.

The site is currently not serviced with a water service. If a water service is required it can be provided off the existing 300mm water mains on 101A Avenue or 100 Street. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Written By: Kenji Johnson

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination