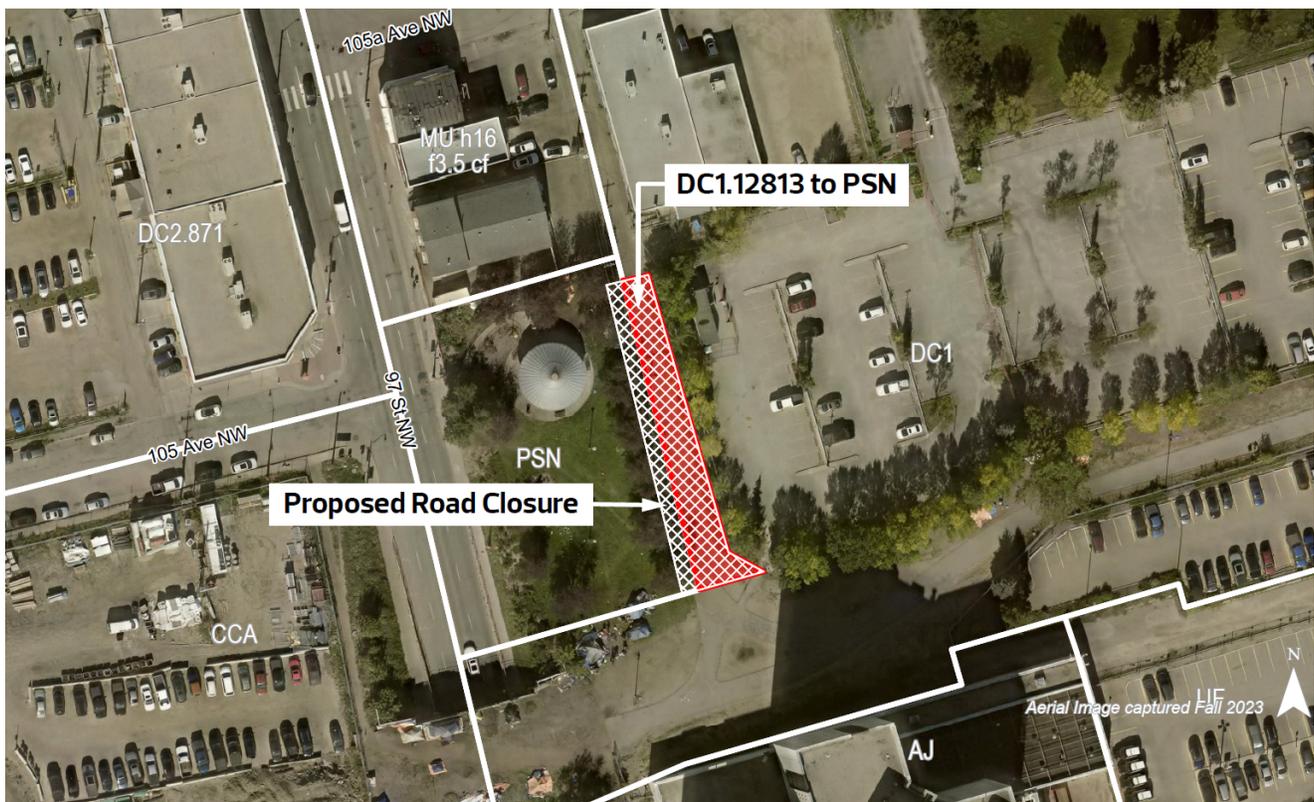


Portions of Road South of 105a Avenue NW and East of 97 Street NW Position of Administration: Support



Summary

Bylaw 21155 proposes a closure of a portion of road located south of 105a Avenue NW and east of 97 Street NW. Bylaw 21156 proposes a rezoning from a Direct Control Zone (DC1.12813) to the Neighbourhood Parks and services Zone (PSN) for the eastern half of the closure area (proposed closure area shown in white hatching, and proposed rezoning area shown in red above).

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

Administration supports this application because it:

- Supports the renewal of Mary Burlie Park.
- Aligns with the 'community of communities' and 'greener as we grow' big city moves in The City Plan.
- Improves and expands existing park space in alignment with the District Plan, Breathe, and the Downtown Public Places Plan.

Application Details

This application was submitted by the City of Edmonton's Real Estate Department as a part of the Mary Burlie Park renewal project.

Road Closure

The proposed road closure is for a portion of road located south of 105a Avenue and east of 97 Street NW. If closed, the area would be consolidated with Mary Burlie Park.

Rezoning

The Neighbourhood Parks and Services Zone (PSN) applies to Mary Burlie Park. The proposed closure area is proposed to be zoned as the PSN Zone to align with the existing zoning for the park. The proposed PSN Zone would allow for smaller scale parks and amenities with opportunities for active and passive recreation.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Direct Control Zone (DC1.12813) Neighbourhood Parks and Services Zone (PSN)	Portions of road abutting Mary Burlie Park
North	Mixed Use Zone (MU h16.0 f3.5 cf)	Religious assembly
East	Direct Control Zone (DC1.12813)	Parking and shared pathway
South	Direct Control Zone (DC1.12813)	Parking and shared pathway
West	Direct Control Zone (DC2.871) Core Commercial Arts Zone (CCA)	Pacific Mall Vacant

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because no responses to the initial notice were received. The basic approach included:

Mailed Notice, Jan 24, 2025

- Notification radius: 60.0 metres
- Recipients: 95
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Boyle Street Community League
- Downtown Community League
- McCauley Community League
- Chinatown and Area Business Improvement Area
- Downtown Business Improvement Area

Application Analysis

The City Plan

This application aligns with two big city moves in The City Plan: a community of communities, and greener as we grow. Community of communities promotes 15-minute districts that allow people to easily complete their daily needs. Access to park space and recreational opportunities facilitates this. Greener as we grow encourages the continual development of a healthy city, including the improvement of local open space and public amenities to support density increases.

Central District Plan

The site is located within the Centre City node which is Edmonton's distinct cultural and economic hub. Centre City includes the highest density and mix of land uses. The District Policy recognizes the need to prioritize underserved, high-density and high-growth areas for open space acquisition, development, and improvement to ensure equitable distribution and access to open space (2.6.1.3). Mary Burlie Park renewal and this application align with this direction.

Open Space

The Edmonton Downtown Public Places Plan Strategic Direction 1 recognizes a need for additional central park space and supports opportunities to expand through road redesign. This

application will close a road and consolidate it with Mary Burlie Park, to implement this direction. Additional renewal work for the park begins this spring and design plans were confirmed in February 2025. This will support Breathe strategic direction with respect to enhancing the quality and diversity of existing park spaces.

Mobility

The road closure is being incorporated into Mary Burlie Park as part of the renewal project. It will benefit the active transportation network by providing a safe connection and is not expected to have an impact on the vehicular network.

ETS currently operates bus routes near the road closure area on 97 Street and 103A Avenue. Mass transit bus routes are anticipated to operate on 95 Street, 101 Street and 103A Avenue as part of the 1.25 million population future mass transit network.

The road closure area is less than 100 m walking distance to nearby bus stops on 97 Street.

Utilities

The road closure area intends to be consolidated with the adjacent Mary Burlie Park. The proposed Mary Burlie Park renewal development would be required to include on-site stormwater management techniques utilizing an engineered outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required on-site stormwater management will be reviewed at the Development Permit stage.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

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Branch: Development Services

Section: Planning Coordination