

**DESCRIPTION:** ZONING BYLAW AMENDMENT from (AG) Agricultural Zone, (AGU) Urban Reserve Zone, (RFI) Single Detached Residential Zone and (RF5) Row Housing Zone to (A) Metropolitan Recreation Zone, (US) Urban Services Zone, (PU) Public Utility Zone and (AP) Public Parks Zone; NORTHEAST NEIGHBOURHOODS

**APPLICANT:** City of Edmonton  
Parks Planning  
1200, 10250 – 101 Street NW  
Edmonton, AB T5J 3P4

**OWNERS:** City of Edmonton  
# 1 Sir Winston Churchill Square  
Edmonton, AB

**ACCEPTANCE OF APPLICATION:** March 3, 2015

**EXISTING DEVELOPMENT:** Parks and natural area

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**SUSTAINABLE DEVELOPMENT'S RECOMMENDATION:** That Bylaw 17255 to amend the Zoning Bylaw from (AG) Agricultural Zone, (AGU) Urban Reserve Zone, (RFI) Single Detached Residential Zone and (RF5) Row Housing Zone to (A) Metropolitan Recreation Zone, (US) Urban Services Zone, (PU) Public Utility Zone and (AP) Public Parks Zone be APPROVED.

## **DISCUSSION**

### **1. The Application**

This application proposes to rezone existing parks and natural areas in Edmonton's northeast from (AG) Agricultural Zone, (AGU) Urban Reserve Zone, (RFI) Single Detached Residential Zone and (RF5) Row Housing Zone to (A) Metropolitan Recreation Zone, (US) Urban Services Zone, (PU) Public Utility Zone and (AP) Public Parks Zone.

This application is part of a project initiated in 2013, to phase out the use of agricultural holding zones on park sites. The zones were primarily used on school/park sites because AGU was the only zone at the time which included both Public Education and Public Park uses. In 2014, the first part of this project proposed a text amendment to add Public Park uses to the US zone, and Public Education uses to the AP zone. This change was approved, and allows new sites to be zoned appropriately. This application proposes to correct sites already in the parks inventory by rezoning to the appropriate permanent park zones.

Most park sites will be rezoned to AP to provide for a variety of active and passive recreation uses. Sites where school locations are confirmed will be rezoned to US, to allow for future school construction. Parks within the Ravine and River Valley system will be rezoned to A, to provide for the preservation and use of River Valley and Ravine sites. The PU site is a stormwater management pond that is surrounded by park. The proposed amendments will not change any of the existing park uses.

### **2. Area of Application**

The subject sites are located through the northeast area of Edmonton. The following table notes the neighbourhoods, wards, and names of the subject sites.

<b>Neighbourhood</b>	<b>Ward</b>	<b>Park Name</b>	<b>Proposed Zone</b>
Cumberland	2	Cumberland Park	AP
Hudson	2	Hudson Park (1 and 2)	AP
Oxford	2	Oxford Park (1 and 2)	AP
Rampart Industrial	2	Henry Singer Park	AP
Canossa	3	Canossa Park	AP
Elsinore/Chambery	3	Elsinore Chambery Park	AP
Klarvatten	3	Klarvatten Park	AP
Lago Lindo	3	Eusebio Garcia Park	AP and PU
Mayliewan	3	Mayliewan Park	AP and US
Ozerna	3	Ozerna Park	AP
Casselman	4	McLeod Park	AP
Hollick Kenyon	4	Hollick-Kenyon Park	AP and US
Matt Berry	4	Matt Berry Park	AP
River Valley Hermitage	4	Hermitage North Park, Kernohan Ravine	A

## **ANALYSIS**

### **1. Compliance with Approved Plans and Land Use Compatibility**

The proposed rezoning provides for the full range of park uses, as well as the protection of park sites, and supports the strategic direction in Section 4.3 and 7.0 of The Municipal Development Plan, *The Way We Grow*, to provide residents with parks and to preserve and protect natural features. As well, the application conforms to the planned park and school locations specified within Edmonton North ASP, Palisades ASP, Castle Downs Extension ASP, Rampart Industrial ASP, Casselman Steele Heights District OP, Mcleod East NASP, Mayliewan NSP, Ozerna NSP, Klarvatten NSP, Lago Lindo NSP, Matt Berry NSP, Hollick Kenyon NSP, Hudson NSP, Cumberland NSP, Oxford NSP, Canossa NSP, Elsinore NSP and Chambery NSP.

### **2. Transportation and Utilities**

Transportation Services expressed no concerns about this application.

All comments from affected Civic Departments and utility agencies have been addressed.

### **3. Parks and School Boards**

This application was initiated by the Parks Planning Unit of Sustainable Development, in consultation with the Edmonton Public School Board and the Edmonton Catholic School Board. The proposed zoning will provide for a full range of park uses on existing parks, and provide for the construction of schools where funding is confirmed. No concerns were expressed by the Public or Catholic School Boards.

The Civic Property Services Unit of Sustainable Development noted that the proposed zoning could create confusion if the sites were ever deemed surplus and other uses were proposed. However, at this point in time the sites are not considered surplus, and keeping an interim zoning on these sites limits the potential range of park uses and creates difficulties for community groups. As well, the respective Plans for these neighbourhoods designate the area for Park and School uses, and the proposed rezoning aligns with this designation. If the sites were to be developed for other purposes both a Plan amendment and a rezoning would be required, and the associated community consultation would provide an opportunity to further communicate the change in use.

### **4. Environmental Review**

Environmental concerns have been addressed for the subject sites.

### **5. Surrounding Property Owners' Concerns**

**BYLAW 17255**  
**FILE: LDA15-0149**

Sustainable Development sent advance notification of this application on March 27, 2015 to surrounding property owners, and all affected community leagues and area councils informing them of the proposed change. Approximately 1,862 letters were mailed. Eight responses were received. Four of these expressed support for the application, while the other four requested clarification which was provided. Comments generally expressed support for the existing park uses.

**JUSTIFICATION**

Sustainable Development recommends that Bylaw 17255 to amend the Zoning Bylaw from (AG) Agricultural Zone, (AGU) Urban Reserve Zone, (RFI) Single Detached Residential Zone and (RF5) Row Housing Zone to (A) Metropolitan Recreation Zone, (US) Urban Services Zone, (PU) Public Utility Zone and (AP) Public Parks Zone be APPROVED on the basis that the application aligns with the goals and objectives of the City's Strategic and Neighbourhood Plans, supports existing community uses, and meets the technical requirements of the Civic Departments and utility agencies.

Written by: Sarah Ramey  
Approved by: Tim Ford  
Sustainable Development  
July 6, 2015