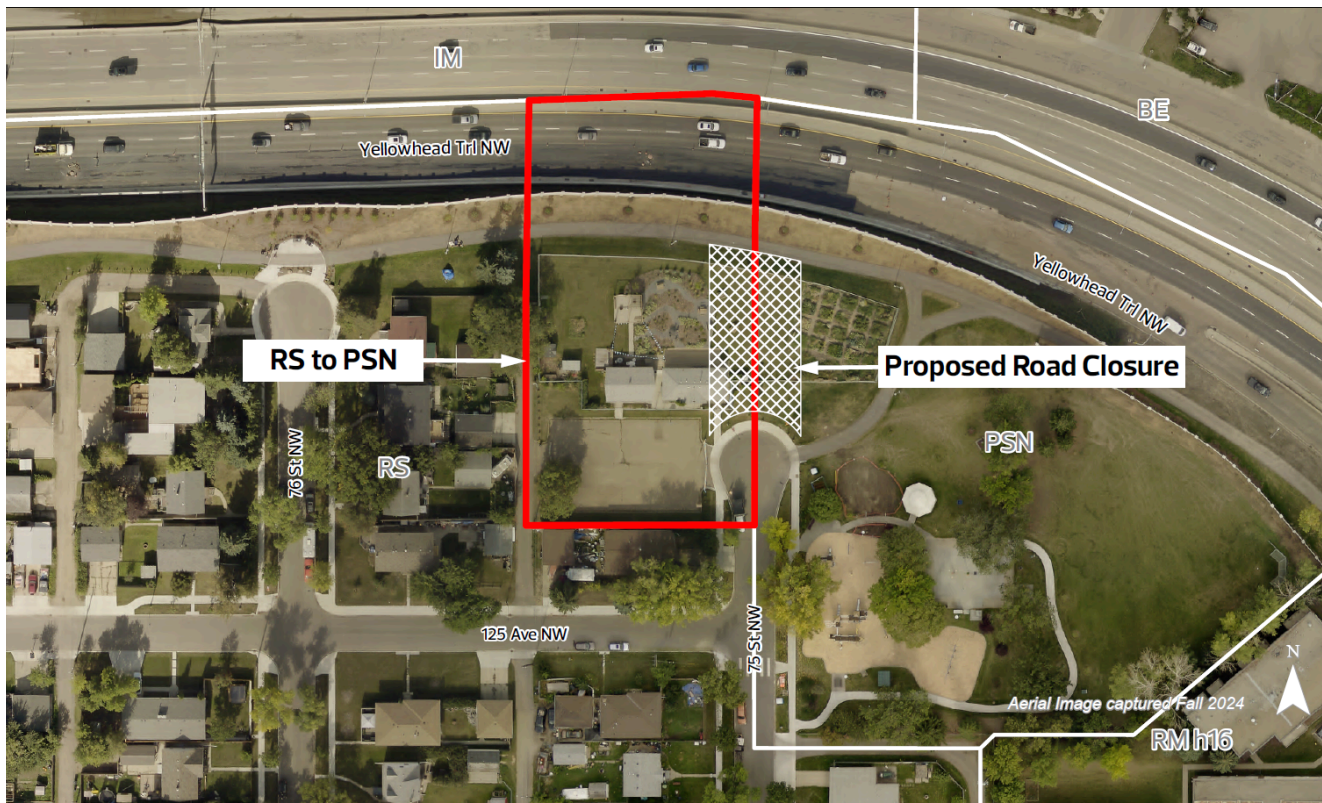


12510, 12516, 12520, and 12524 - 75 Street NW

Position of Administration: Support



Summary

Bylaw 21482 proposes a rezoning from the Small Scale Residential Zone (RS) to the Neighbourhood Parks and Services Zone (PSN) to allow for neighbourhood level parks and amenities. Bylaw 21481 proposes a closure of a portion of road right of way (ROW) located directly north of the 75 Street cul de sac to allow for neighbourhood level parks and amenities.

Public engagement for this application included a mailed notice and information on the City's webpage. Administration heard from one (1) person with questions related to the location of the proposed road closure.

Administration supports this application because it:

- Is compatible with surrounding land uses.

- 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 North Central District Plan and Breathe (Edmonton's Green Network Strategy).

Application Details

This application was submitted by the City of Edmonton's Real Estate Branch.

Rezoning

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

- Community uses, including parks and child care services.
- Maximum building height of 14.0 m (approximately three storeys).

Road Closure

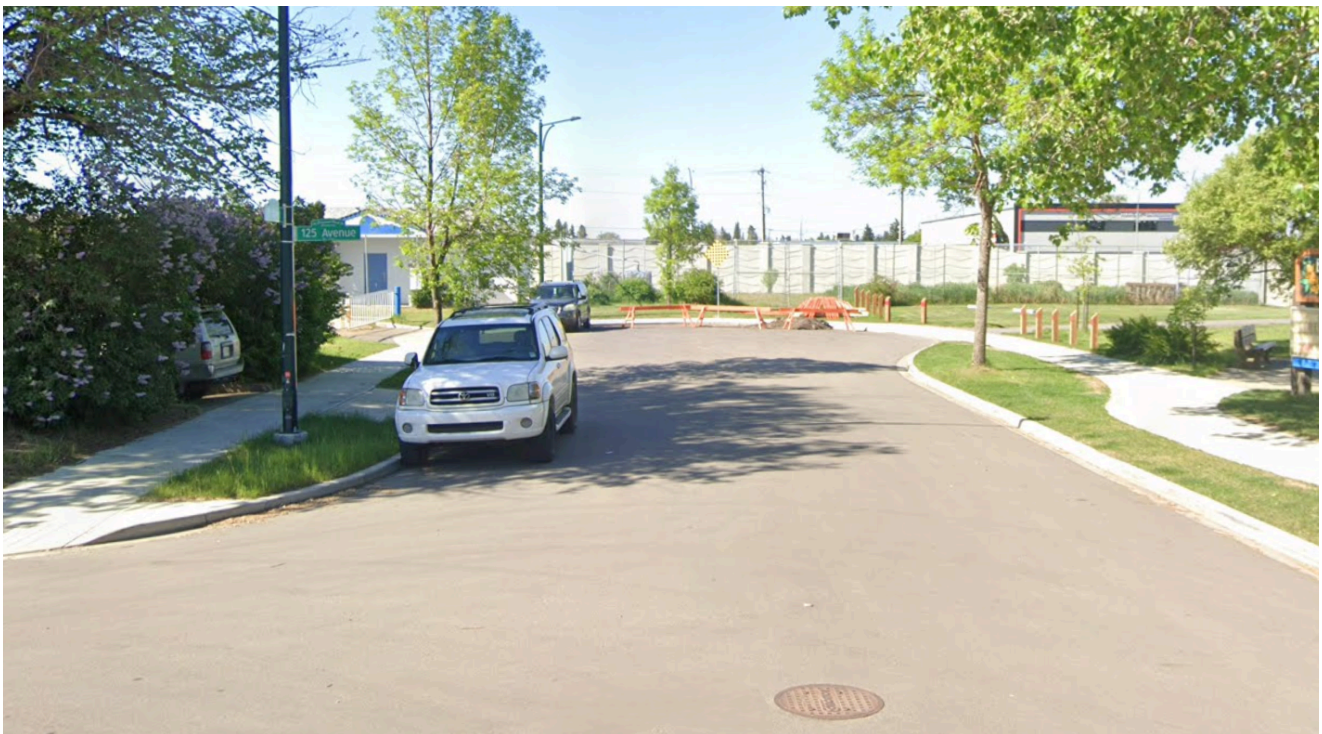
The proposed closure area is a section of road right of way (ROW) directly north of the 75 Street cul de sac. The portion of road ROW is already used as part of the neighborhood park, and if closed would be legally consolidated with the park.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Community Service (Community League Building)
North	Medium Industrial Zone (IM)	General Industrial
East	Neighbourhood Parks and Services Zone (PSN)	Park & Community League
South	Small Scale Residential Zone (RS)	Single Detached House (two Storey)
West	Small Scale Residential Zone (RS)	Single Detached House (one Storey)



Site view looking north from 75 Street NW (Google Street View, May 2025)



Site view looking north from intersection of 75 Street NW and 124 Avenue NW (Google Street View, May 2025)

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposed PSN Zone and right of way closure align with the North Central District Plan and raised little response to advanced notifications. The basic approach included:

Mailed Notice, May 21, 2025

- Notification radius: 60 metres
- Recipients: 21
- Responses: 1

- In support: 0
- In opposition: 0
- Mixed/Questions only: 1

Webpage

- edmonton.ca/rezoningapplications

Optional Email Notifications

- my.edmonton.ca

Notified Community Organizations

- Elmwood Park Community League

Application Analysis



Site analysis context

The City Plan

This application aligns with two Big City moves in The City Plan: Greener as We Grow and A Community of Communities. Greener as We Grow encourages the continual development of a healthy city by enhancing local open spaces and public amenities to support increased density while maintaining livability and environmental quality. Community of Communities promotes 15-minute districts that allow people to easily complete their daily needs. Access to park space and community amenities facilitates this objective.

North Central District Plan

In the North Central District Plan the site is designated for Park uses. This land use designation includes parks and community amenities. The proposed rezoning and road closure application to allow for neighbourhood level parks and amenities aligns with this designation.

Land Use Compatibility

The rezoning site has historically been used by the Community League and is identified as park space in the North Central District Plan. This proposal would align the parcel configuration and zoning with the existing use of the land and facilitate the development of a greenhouse in the northwest portion of the expanded park area.

Below is a comparison of the proposed PSN Zone with the existing RS zone:

	RS Current	PSN Proposed
Typical Uses	Single Detached Housing Multi-unit Housing Community Service	Park Community Service
Maximum Height	10.5 m	14.0 m
Minimum Front Setback (75 Street NW)	4.5 m	6.0 m
Minimum Interior Side Setback	1.5 m	4.5 m
Minimum Rear Setback (Alley)	10.0 m	4.5 m

Mobility

The proposed rezoning and road closure is not expected to have a significant impact on the transportation network. The shared pathway within the planned consolidated parcel (PSN zone) will remain open and accessible to the public to ensure an active mode connection is provided through this area.

ETS currently operates crosstown and owl bus service nearby on Fort Road and 75 Street. Local bus service is also available on 82 Street.

Open Space

The proposed rezoning from Small Scale Residential (RS) to Neighbourhood Parks and Services Zone (PSN) will allow for continuous use of park space. This will support Breathe's strategic direction of enhancing the quality and diversity of existing park spaces.

Utilities

Public sewer and drainage facilities do not exist within the road closure area. However changes to the surface drainage, being provided by the existing road, will need to be accommodated to prevent any cross-lot drainage. Sanitary and storm service connections are available to the site.

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

Written By: Eyouel Yimer

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination