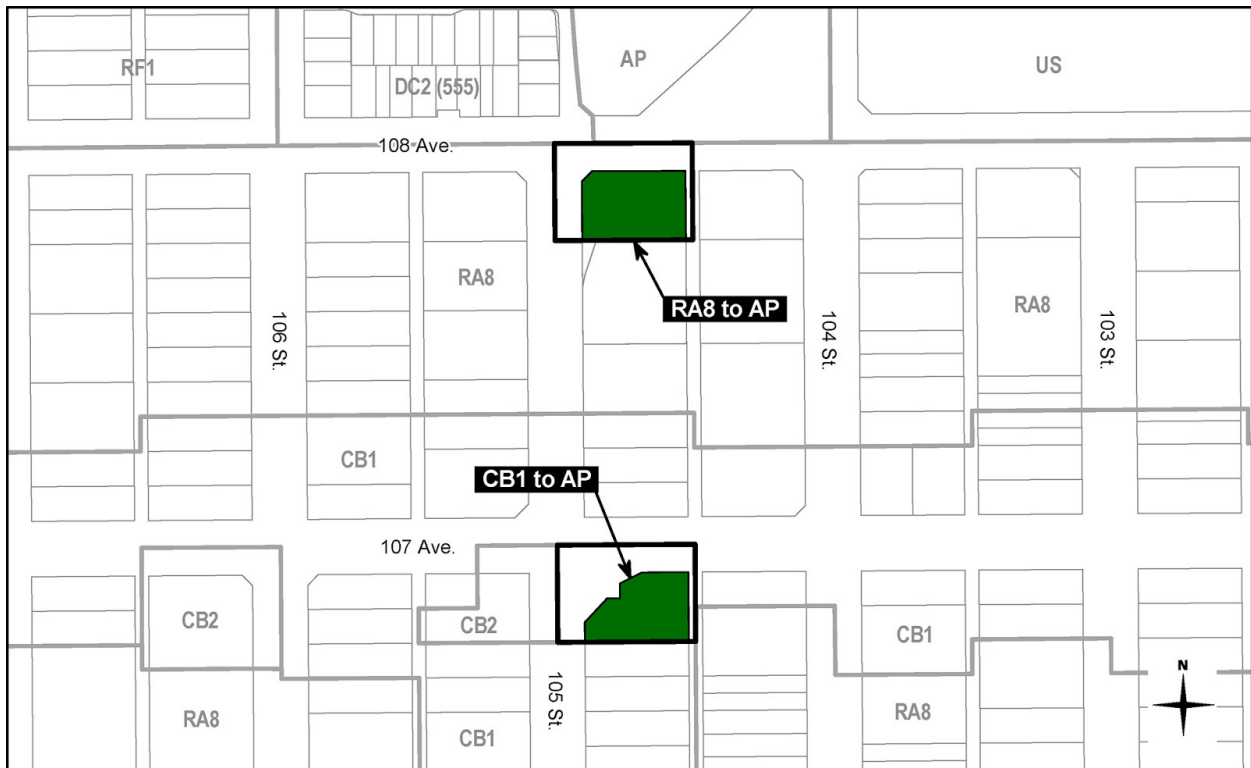




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT CENTRAL McDOUGALL

10425 - 108 AVENUE NW & 10425 - 107 AVENUE NW

To allow for the continued use of a community garden and for the future development of a pocket park.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- allows for the continued use of a community garden;
- allows for the development of a pocket park; and
- it increases opportunities for open space and recreation in the Central McDougall Neighbourhood.

THE APPLICATION

1. BYLAW 19329 to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan to re-designate the subject lands from Apartment uses to Open Space and Recreation.
2. CHARTER BYLAW 19330 to amend the Zoning Bylaw from (CB1) Low Intensity Business Zone and (RA8) Medium Rise Apartment Zone to (AP) Public Parks Zone. The proposed zone provides an area of public land for active and passive recreational uses.

SITE AND SURROUNDING AREA

The subject sites are located in the central portion of the Central McDougall ARP. The southerly site is south of 107 Avenue NW and east of 105 Street NW. The northerly site is south of 108 Avenue NW and east of LRT right-of-way.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
NORTHERLY SITE 10425 - 108 Avenue NW	(RA8) Medium Rise Apartment Zone	Urban Garden
CONTEXT North	(AP) Public Park Zone	Princess Patricia Park

East	(RA8) Medium Rise Apartment Zone	Low Rise Apartments
South	(RA8) Medium Rise Apartment Zone	Low Rise Apartments
West	(RA8) Medium Rise Apartment Zone	LRT right-of-way

	EXISTING ZONING	CURRENT USE
SOUTHERLY SITE 10425 - 107 Avenue NW	(CB1) Low Intensity Business Zone	Vacant lot
CONTEXT		
North	(CB1) Low Intensity Business Zone	Specialty Food Services
East	(CB1) Low Intensity Business Zone (RA8) Medium Rise Apartment Zone	General Retail Store Low Rise Apartments
South	(CB1) Low Intensity Business Zone	Low Rise Apartments
West	(CB2) General Business Zone	Health Services

PLANNING ANALYSIS

The proposed rezoning and plan amendment are administrative amendments to the ARP and Zoning Bylaw in order to facilitate ongoing and future open space and recreation programming.

Currently, the north site, 10425 - 108 Avenue NW is being utilized by the Central McDougall Community as a community garden (urban garden). The proposed plan amendment and rezoning is to ensure the programming on this site is reflected in current plans, policies and bylaws.

The south site, 10425 - 107 Avenue NW has been deemed surplus by Transportation (LRT operations) and as a result is being rezoned in order to accommodate a future pocket park, therefore increasing opportunities for open space and recreation in the Central McDougall Neighbourhood.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE January 7, 2020	<ul style="list-style-type: none">● Number of recipients: 119● No responses received
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● <i>Link to neighbourhood page</i>

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw:	19329
Charter Bylaw:	19330
Location:	South of 107 Avenue NW and east of 105 Street NW; & South of 108 Avenue NW and east of LRT right-of-way
Addresses:	10425 - 107 Avenue NW; & 10425 - 108 Avenue NW
Legal Descriptions:	Lots 217-218, Block 4, Plan B3; & Lots 247-248, Block 4, Plan B4
Site Area:	0.25 ha
Neighbourhood:	Central McDougall
Notified Community Organization(s):	Central McDougall Community League
Applicant:	City of Edmonton (Open Space Strategy)

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RA8) Medium Rise Apartment Zone; (CB1) Low Intensity Business Zone; Main Streets Overlay; & Mature Neighbourhood Overlay
Proposed Zone:	(AP) Public Parks Zone
Plan in Effect:	Central McDougall / Queen Mary Park Area Redevelopment Plan
Historic Status:	None

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Branch:	Development Services
Section:	Planning Coordination