

## Bylaw 17724

To allow for the continuation of existing park uses, Sifton Park

---

### Purpose

Rezoning from CS2 and CS3 to AP, located at 13355 - 47 Street NW and 13404 - 43 Street NW, Sifton Park.

### Readings

Bylaw 17724 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 17724 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 5, 2016, and Saturday, August 13, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

This application complies with the *Clareview Outline Plan*, which designates the site for "Institutional, Open Space/Walkway" uses, with a housing opportunity for first time home buyers on a surplus school site. The existing zones were placed on the property to allow for the housing development, and now that the location of the housing project has been confirmed, the surrounding parkland is being rezoned to AP to recognize that the remainder of the park will continue to be used for park purposes.

The proposed AP zoning is consistent with the existing use of the land as a park, and compatible with the surrounding residential uses. There are no changes proposed to the park as a direct result of this rezoning application. However, some changes to the park may occur in conjunction with the housing project as existing playing fields and landscaping may need to be re-located.

### Policy

The proposed rezoning supports *The Way We Grow* policies by providing residents with a comprehensive range of public facilities and park sites.

### Corporate Outcomes

This application supports the following policies of the City of Edmonton's strategic plan *The Way Ahead*:

- The City of Edmonton has sustainable and accessible infrastructure.
- Edmontonians use facilities and services that promote healthy living.

### **Public Consultation**

Sustainable Development sent advance notification of the application on May 27, 2016, to surrounding property owners, the South Clareview Community League, and the Clareview and District Area Council. One response was received. The individual expressed no concerns with the proposed park rezoning but objected to the surplus school site development.

### **Attachments**

1. Bylaw 17724
2. Sustainable Development report

Bylaw 17724

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2257

WHEREAS Lot 53, Block 19, Plan 8021872 and a portion of Lot 12, Block 19, Plan 3491TR; located at 13355 – 47 Street NW and 13404 – 43 Street NW, Sifton Park, Edmonton, Alberta, are specified on the Zoning Map as (CS2) Community Services 2 Zone and (CS3) Community Services 3 Zone; and

WHEREAS an application was made to rezone the above described property to (AP) Public Parks Zone;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 53, Block 19, Plan 8021872 and a portion of Lot 12, Block 19, Plan 3491TR; located at 13355 – 47 Street NW and 13404 – 43 Street NW, Sifton Park, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (CS2) Community Services 2 Zone and (CS3) Community Services 3 Zone to (AP) Public Parks Zone.

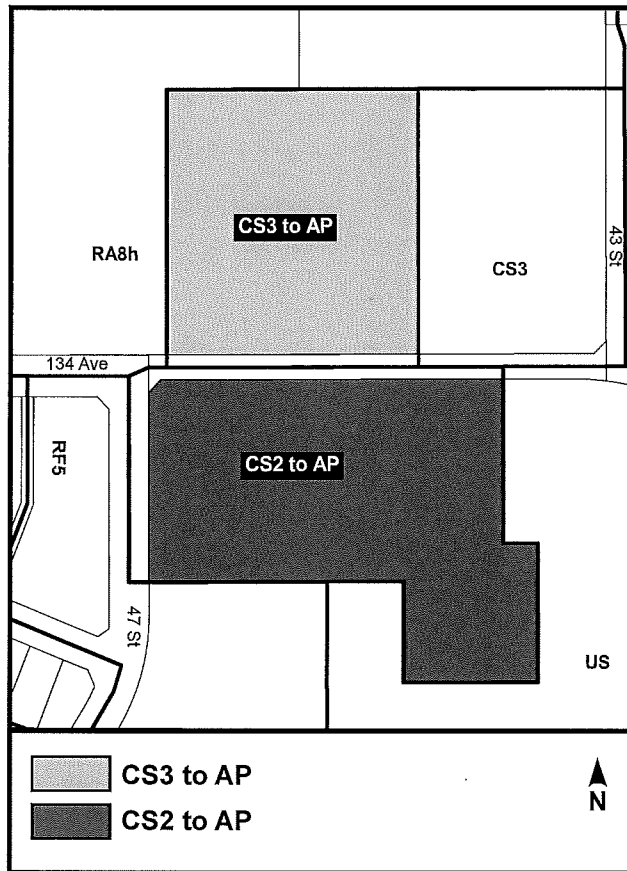
READ a first time this	22nd	day of	August	, A. D. 2016;
READ a second time this	22nd	day of	August	, A. D. 2016;
READ a third time this	22nd	day of	August	, A. D. 2016;
SIGNED and PASSED this	22nd	day of	August	, A. D. 2016.

THE CITY OF EDMONTON

  
MAYOR

  
For CITY CLERK

BYLAW 17724

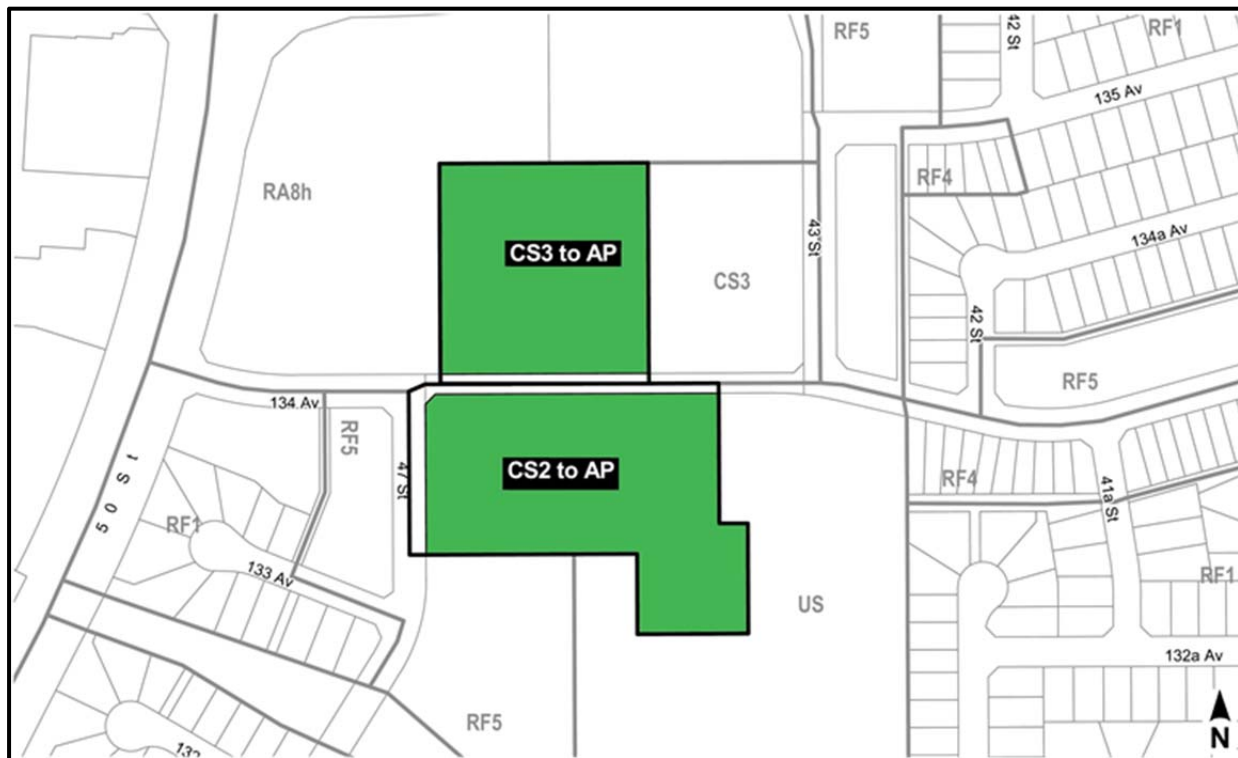


 **REZONING APPLICATION**  
**SIFTON PARK**

**13355 - 47 STREET NW**

**13404 - 43 STREET NW**

To allow for the continuation of existing park uses



**RECOMMENDATION AND JUSTIFICATION**

Sustainable Development is in SUPPORT of this application since:

- the proposed zoning facilitates existing park uses;
- it recognizes that this area will remain as park; and
- it conforms to the plans for the area.

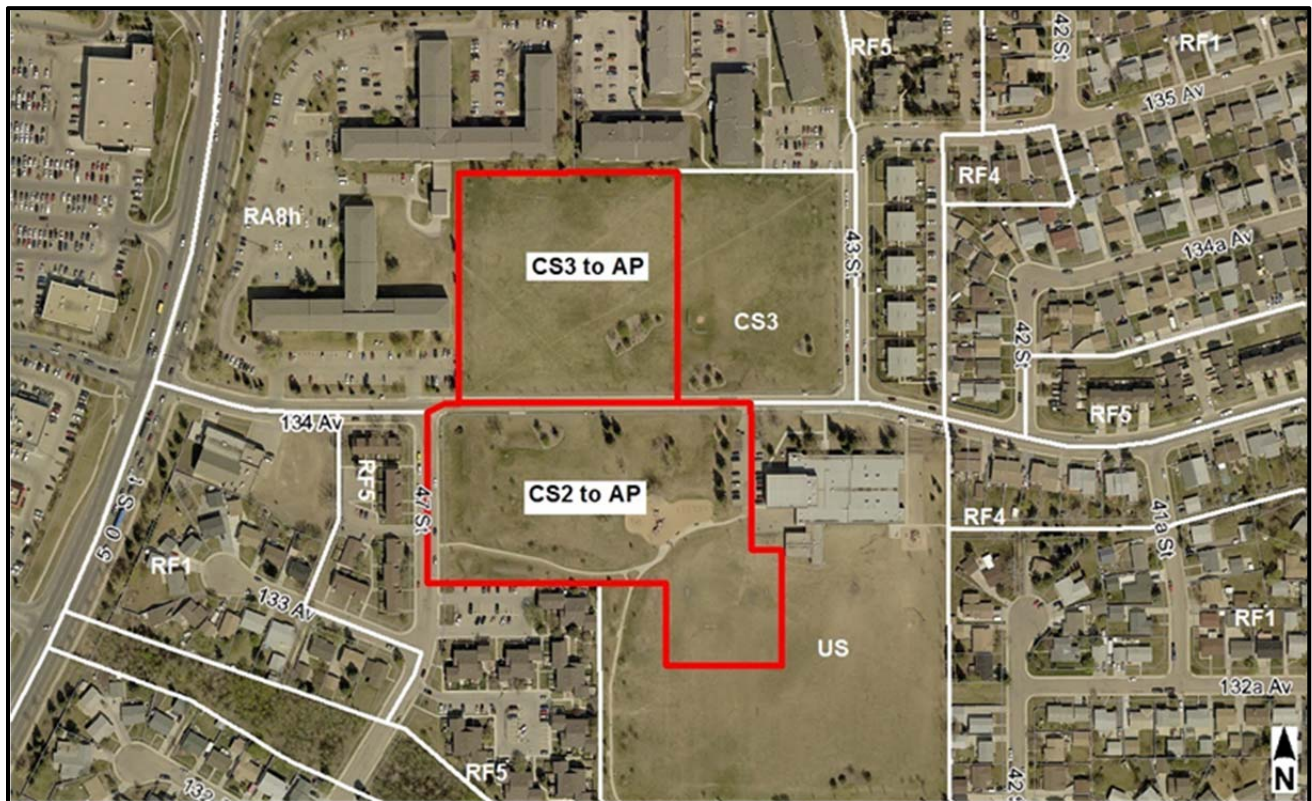
## THE APPLICATION

BYLAW 17724 proposes to amend the Zoning Bylaw from (CS2) Community Services 2 Zone and (CS3) Community Services 3 Zone to (AP) Public Parks Zone to allow for the continued use of an existing park. The CS2 and CS3 zones were placed on the property to allow for the development of housing for first-time home buyers on a surplus school site. The location of the housing project has been confirmed, and the surrounding parkland is now being rezoned to AP to recognize its continued use as a park. There is an associated subdivision application to separate the housing site from the existing park.

There are no changes proposed to the park as a direct result of this rezoning application.

## SITE AND SURROUNDING AREA

The site is located east of 50 Street and north and south of 134 Avenue NW, and is developed with an existing park named Sifton Park. Portions of 134 Avenue NW adjacent to the site are closed to vehicular traffic, with bus-only access.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (AP) Public Parks Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Park (Sifton Park)</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (RA8h) Medium Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment Building</li> </ul>
East	<ul style="list-style-type: none"> <li>• (CS3) Community Services 3 Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Park</li> <li>• Future First Time Home Buyers housing</li> </ul>
South	<ul style="list-style-type: none"> <li>• (US) Urban Services Zone</li> <li>• (RF5) Row Housing Zone</li> </ul>	<ul style="list-style-type: none"> <li>• School</li> <li>• Row Housing</li> </ul>
West	<ul style="list-style-type: none"> <li>• (RF5) Row Housing Zone</li> <li>• (RA8h) Medium Rise Apartment Zone</li> <li>• (RF1) Single Detached Residential Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment Building</li> <li>• Row Housing</li> <li>• Single-detached Housing</li> </ul>



VIEW OF SITE LOOKING WEST ALONG 134 AVENUE NW, FROM 43 STREET NW

## PLANNING ANALYSIS

This application complies with the Clareview Outline Plan, which designates the site for “Institutional, Open Space/Walkway” uses, with a housing opportunity for first time home buyers. The proposed AP zoning is consistent with the existing use of the land as a park, and compatible with the surrounding residential uses. The site was zoned CS2 and CS3 to provide flexibility with respect to the location of the first time home buyers development. The project location has been confirmed, and rezoning the remainder of the site to AP recognizes that this portion of the park will continue to be used for park purposes.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> May 27, 2016	<ul style="list-style-type: none"><li>• Number of Recipients: 129</li><li>• Number of Responses: 1</li><li>• Comments: no concern with the proposed park rezoning, but objects to the surplus school site development</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held for this application.</li></ul>

## CONCLUSION

Sustainable Development recommends that City Council APPROVE the application.

## ATTACHMENTS

2a Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw:	17724
Location:	East of 50 Street NW and north/south of 134 Avenue NW
Address:	13355 – 47 Street NW & a portion of 13404 – 43 Street NW
Legal Description(s):	Lot 53, Block 19, Plan 8021872 and a portion of Lot 12, Block 19, Plan 3491TR
Site Area:	N/A
Neighbourhood:	Sifton Park
Ward - Councillor:	4 – Ed Gibbons
Notified Community Organizations:	South Clareview Community League Clareview and District Area Council Area Council
Applicant:	City of Edmonton

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(CS2) Community Services 2 Zone (CS3) Community Services 3 Zone
Proposed Zone(s) and Overlay(s):	(AP) Public Parks Zone
Plan(s) in Effect:	Clareview Outline Plan
Historic Status:	None

Written By:  
Approved By:  
Department:  
Section:

Sarah Ramey  
Tim Ford  
Sustainable Development  
Planning Coordination