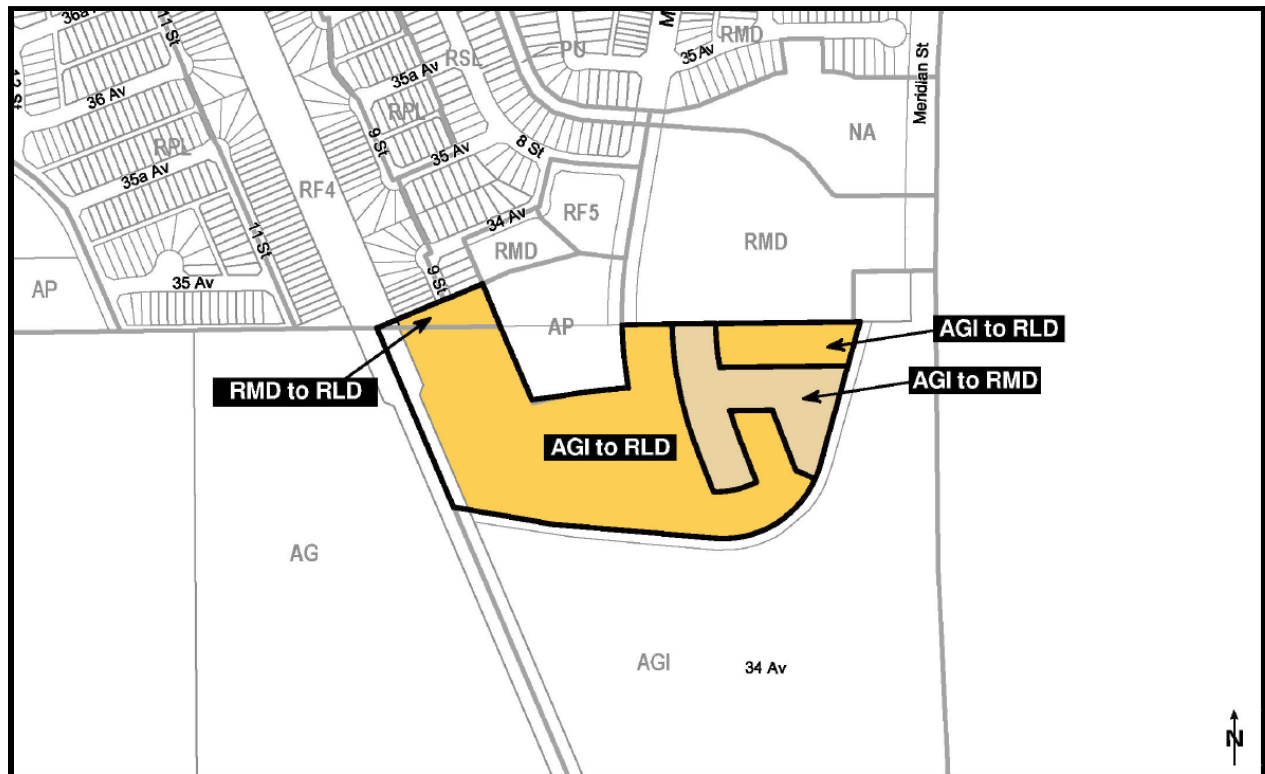




ADMINISTRATION REPORT **REZONING** MAPLE

3408 Meridian Street NW and 3640 Meridian Street NW

To allow for a range of low density residential development.



Recommendation: That Charter Bylaw 19904 to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone and (RMD) Residential Mixed Dwelling Zone to (RMD) Residential Mixed Dwelling Zone and (RLD) Residential Low Density Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it conforms to The Maple Neighbourhood Structure Plan; and
- it will be compatible with existing and planned surrounding land uses.

Report Summary

This application was accepted from Stantec Consulting Ltd., on behalf of Lehndorff Land General Partner Inc., on July 23, 2021, and proposes to rezone the subject site from (AGI) Industrial Reserve Zone and (RMD) Residential Mixed Dwelling Zone to (RMD) Residential Mixed Dwelling Zone and (RLD) Residential Low Density Zone. The purpose of the application is to facilitate the development of low density housing.

The proposal conforms with the Maple Neighbourhood Structure Plan which designates the site for Ground Oriented Residential (Single and Semi-detached) development and is in alignment with the City Plan by facilitating growth to a population threshold of 1.25 million within Edmonton's existing boundaries.

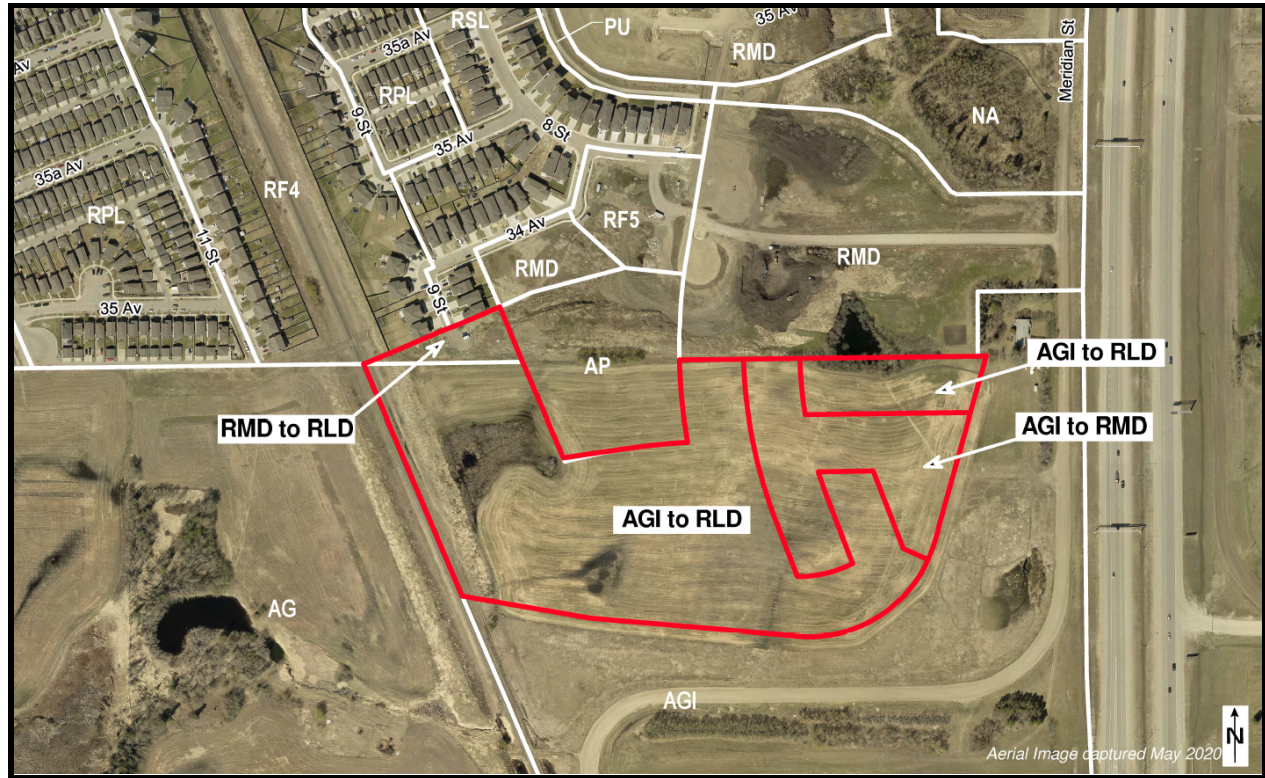
The Application

CHARTER BYLAW 19904 proposes to rezone a portion of Lot 1, Plan 0121042 and a portion of the SE-8-52-23-4 from AGI and RMD to RMD and RLD. The proposed rezoning is in conjunction with a subdivision application (LDA21-0347) currently under review by Administration. The subdivision proposes to create 104 single detached residential lots and 76 semi-detached residential lots.

The RLD Zone allows a range of low-density housing and flexible lot sizes to accommodate a mix of housing types. The RMD Zone allows a similar range of dwelling types as well as additional opportunity for Row Housing.

Site and Surrounding Area

The subject site is located west of Meridian Street NW and north of 34 Avenue NW. The site is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (AGI) Industrial Reserve Zone • (RMD) Residential Mixed Dwelling 	<ul style="list-style-type: none"> • Undeveloped land • Undeveloped land
CONTEXT		
North	<ul style="list-style-type: none"> • (AGI) Industrial Reserve Zone • (RMD) Residential Mixed Dwelling • (AP) Public Parks Zone • (RSL) Residential Small Lot Zone • (RF4) Semi-detached Residential Zone 	<ul style="list-style-type: none"> • Acreage / Farmstead • Undeveloped land • Undeveloped land • Single detached Housing • Semi-detached Housing
East	<ul style="list-style-type: none"> • (AGI) Industrial Reserve Zone 	<ul style="list-style-type: none"> • Undeveloped land / Transportation Utility Corridor
South	<ul style="list-style-type: none"> • (AGI) Industrial Reserve Zone 	<ul style="list-style-type: none"> • Undeveloped land / Transportation Utility Corridor
West	<ul style="list-style-type: none"> • (AG) Agricultural Zone and (AGI) Industrial Reserve Zone • (AG) Agricultural Zone 	<ul style="list-style-type: none"> • CN right-of-way • Undeveloped land (west of CN right-of-way)

Planning Analysis

PLANS IN EFFECT

The subject site is within the **Maple Neighbourhood Structure Plan** (NSP) which designates the site for Ground Oriented Residential (Single and Semi-detached) development. The proposal conforms with the NSP.

The proposed rezoning aligns with **the City Plan** by accommodating future growth to a population threshold of 1.25 million within Edmonton's existing boundaries.

LAND USE COMPATIBILITY

The application proposes to rezone the subject area from AGI and RMD to RMD and RLD. The RLD Zone allows a range of low-density housing and lot sizes to accommodate a mix of housing types. The RMD Zone allows a range of dwelling types and densities including Single Detached, Semi-detached and opportunities for Row Housing. An associated subdivision application (LDA21-0347), proposing to create 104 single detached residential lots and 76 semi-detached residential lots, is being reviewed by Administration.

The undeveloped land immediately south and east of the subject site is owned by the provincial government and is part of the Transportation Utility Corridor (TUC). The NSP designates said land as a Special Study Area (SSA) until such time as the ultimate land use is determined by the Province. If this land is declared surplus to TUC requirements, it will be redesignated through a neighbourhood plan amendment and developed in a manner that ensures compatibility with surrounding land uses.

The railway right-of-way (CNR) immediately west of the subject site extends northwards. The area immediately west of the rail right-of-way is also designated for residential uses in the Meadows Area Structure Plan. The associated subdivision application (LDA21-0347) will address the detailed requirements for the development of land adjacent CN's right-of-way.

With the exception of the existing acreage located northeast of the site, the northerly adjacent lands have been zoned for low and medium density residential, and park development.

The proposed RLD and RMD Zones will be compatible with the existing and future surrounding development.

Technical Review

TRANSPORTATION AND TRANSIT

Administration supports the proposed rezoning and advises the following:

- All required infrastructure will be provided through the associated subdivision (LDA21-0347).
- Maple Road is a future transit route.
- Transit is available at Maple Road and Maple Way approximately 600m away from the subject site.
- Transit will not be available to the south portion of the Maple Neighbourhood until completion of Maple Road to 23 Avenue and 23 Avenue to 17 Street.

DRAINAGE

Administration supports the proposed rezoning and advises the following:

- Permanent sanitary and storm servicing for the subject area will be provided in accordance with the accepted Meadows Neighbourhood Design Report.
- Payment of applicable assessments and the Sanitary Sewer Trunk Charge will be required at the time of future subdivision and Development Permit application respectively.

EPCOR WATER

Administration supports the proposed rezoning. All requirements, including submission of technical documents and construction of a water main, will be addressed at the subdivision stage.

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

Community Insights

ADVANCE NOTICE August 6, 2021	<ul style="list-style-type: none"> • Number of recipients: 101 • Number of responses in support: one (1) • No reasons for support were noted. • Number of non-support responses: one (1) • Reasons for non-support include: <ul style="list-style-type: none"> ○ A promised park has been lost. Good space is being lost to houses; and the area is getting cramped; ○ Adding more houses will worsen the parking issue; and ○ A second access and transit was promised within two years; but nothing has changed after six years.
PUBLIC ENGAGEMENT SESSION	<ul style="list-style-type: none"> • N/A
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/mapleplanningapplications

Conclusion

Administration recommends that this application be **APPROVED**.

APPENDICES

- 1 Context Map
- 2 Application Summary

Whitemud Drive



**BYLAW 18883
APPROVED
MAPLE**

Neighbourhood Structure Plan
(as amended)

- Rezoning Area
- Institutional
- Park
- Ground Oriented Residential (Rowhouse)
- Ground Oriented Residential (Single/Semi-Detached)
- Non-Ground Oriented Residential (Low Rise Multi Unit)
- Transportation Utility Corridor
- Natural Areas / Drainage Channel
- Stormwater Management Facility
- Gifted Lands
- Special Study Area
- Powerline R.O.W.
- Possible Future Berm and Fence
(location/alignment to be confirmed prior to subdivision)
- Berm and Fence
- Top of Bank Roadway
- Top of Bank Walkway
- Collector Roadway
- Arterial Roadway
- NSP Boundary

38 Avenue

Meridian St (1 St.)

Anthony Henday Drive

**REZONING
AREA**

City of Edmonton Boundary

C.N.R. EXTRA R/W

Future 23 Ave

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19904
Location:	West of Meridian Street NW; and North of 34 Avenue NW
Address(es):	3408 Meridian Street NW; and 3640 Meridian Street NW
Legal Description(s):	Portion of Lot 1, Plan 0121042; and Portion of the SE-8-52-23-4
Site Area:	7.81 hectares
Neighbourhood: Ward:	Maple Ssopmitapi (Ward 12)
Notified Community Organization(s):	Fulton Meadows Community League
Applicant:	Mike Vivian of Stantec Consulting Ltd., on behalf of Lehndorff Land General Partner Inc.

PLANNING FRAMEWORK

Current Zone(s):	(AGI) Industrial Reserve Zone; and (RMD) Residential Mixed Dwelling Zone
Proposed Zone(s):	(RMD) Residential Mixed Dwelling Zone; and (RLD) Residential Low Density Zone
Plan(s) in Effect:	Maple Neighbourhood Structure Plan
Historic Status:	None

Written By:	Gilbert Quashie-Sam
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination