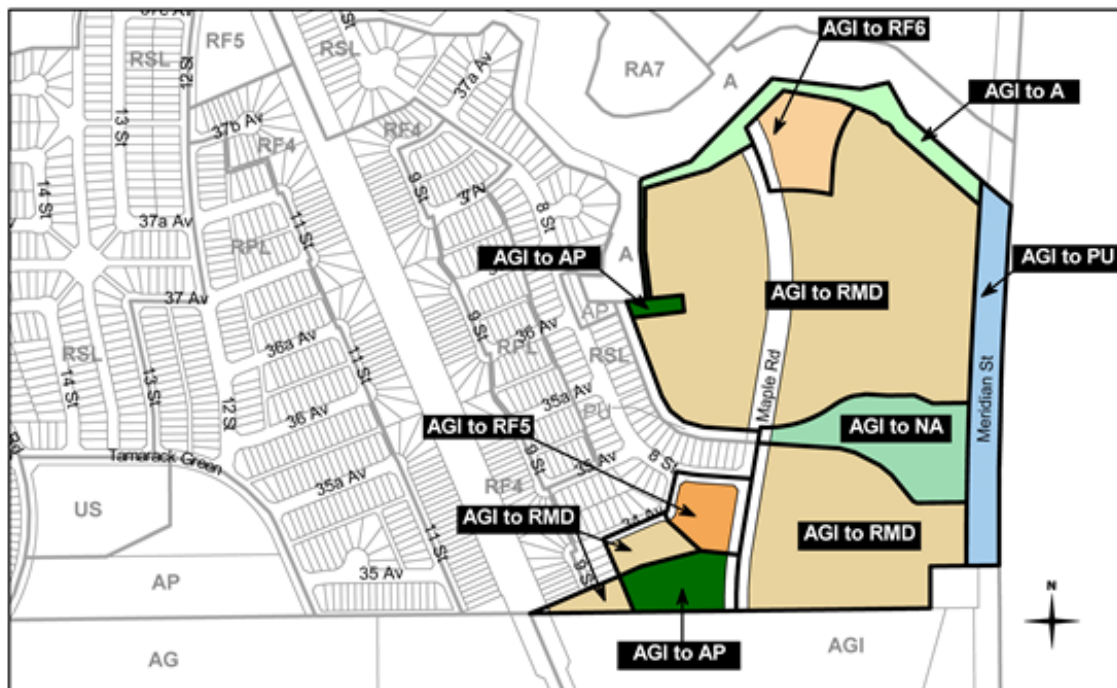




## REZONING MAPLE

### 3408, 3640, & 3750 – Meridian Street NW

To allow for the development of low and medium density residential housing, natural & park areas, and a public utility lot for an existing pipeline.



## RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- Provides the opportunity for a variety of housing types including single detached, semi-detached, and row housing;
- Is compatible with surrounding planned and existing land uses; and
- Is in conformance with the Maple Neighbourhood Structure Plan

## THE APPLICATION

BYLAW 18209 proposes to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (NA) Natural Area Protection Zone, (PU) Public Utility Zone, (RF6) Medium Density Multiple Family Zone, (RF5) Row Housing Zone, and (RMD) Residential Mixed Dwelling Zone. The proposed zoning would allow for the development of single and semi-detached housing, rowhousing, natural and park areas, and a public utility lot for an existing pipeline.

## SITE AND SURROUNDING AREA

The subject site is located south of Whitemud Drive and west of Meridian Street.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AGI) Industrial Reserve Zone	Undeveloped farm land
<b>CONTEXT</b>		
North	(A) Metropolitan Recreation Zone	Undeveloped farm land
East	N/A	Meridian Street (City Limit)
South	(AGI) Industrial Reserve Zone	Undeveloped farm land
West	(A) Metropolitan Recreation Zone (AGI) Industrial Reserve Zone (RSL) Residential Small Lot Zone	Undeveloped farm land

## PLANNING ANALYSIS

The application conforms to the Maple Neighbourhood Area Structure Plan which designates this site for ground oriented residential (single/semi-detached and rowhouse), non-ground oriented residential (rowhouse, stacked rowhouse, low-rise multi-unit), and park and natural areas. The proposed uses will provide a mixture of housing densities in a variety of dwelling types suitable for a range of incomes, lifestyle requirements, and housing needs. It will also provide parks and open spaces for residents in order to meet their passive and recreational needs.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. An associated subdivision affecting land in this area is currently under review that will determine access locations to the site and servicing requirements at future stages of development.

## PUBLIC ENGAGEMENT

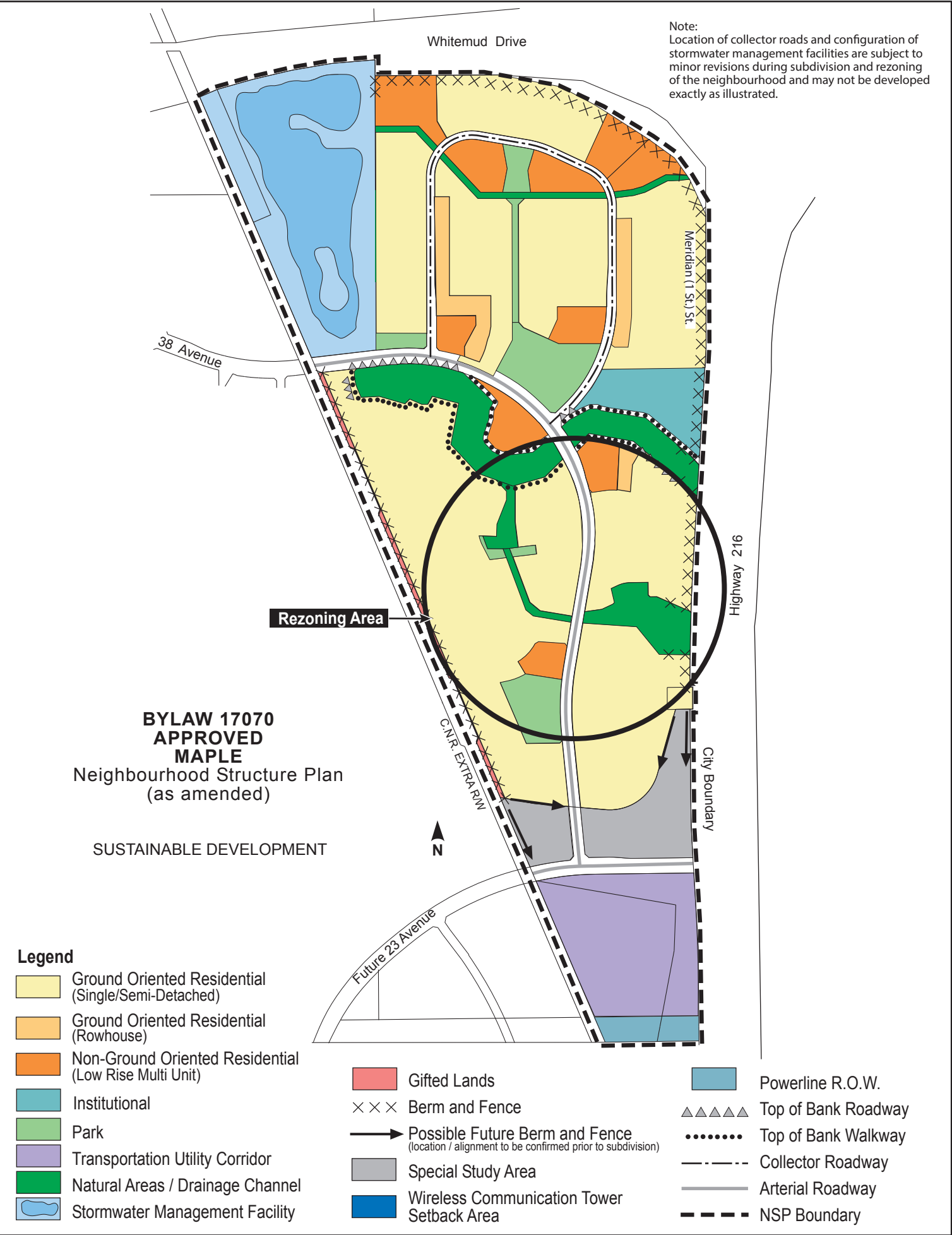
<b>ADVANCE NOTICE</b> Sent August 21, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 2,071</li><li>• No responses received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>
<b>WEBSITE POSTED</b> September 15, 2017	<ul style="list-style-type: none"><li>• Posted Online</li></ul>

## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Context Map
- 2 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw:	18209
Location:	West of Highway 14 and South of Whitemud Drive NE
Addresses:	3640, & 3750 Meridian Street NW
Legal Descriptions:	A portion of SE-8-52-23-4, & Lot 2 Plan 8121577
Site Area:	~24.54 hectares
Neighbourhood:	Maple
Ward - Councillor:	12 – Mohinder Banga
Notified Community Organizations:	Fulton Meadows Community League
Applicant:	Stantec

### PLANNING FRAMEWORK

Current Zones:	(AGI) Industrial Reserve Zone
Proposed Zones:	(A) Metropolitan Recreation Zone, (AP) Public Parks Zone, (NA) Natural Area Protection Zone, (PU) Public Utility Zone, (RF6) Medium Density Multiple Family Zone, (RF5) Row Housing Zone, and (RMD) Residential Mixed Dwelling Zone
Plans in Effect:	Maple NSP, Meadows ASP
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination