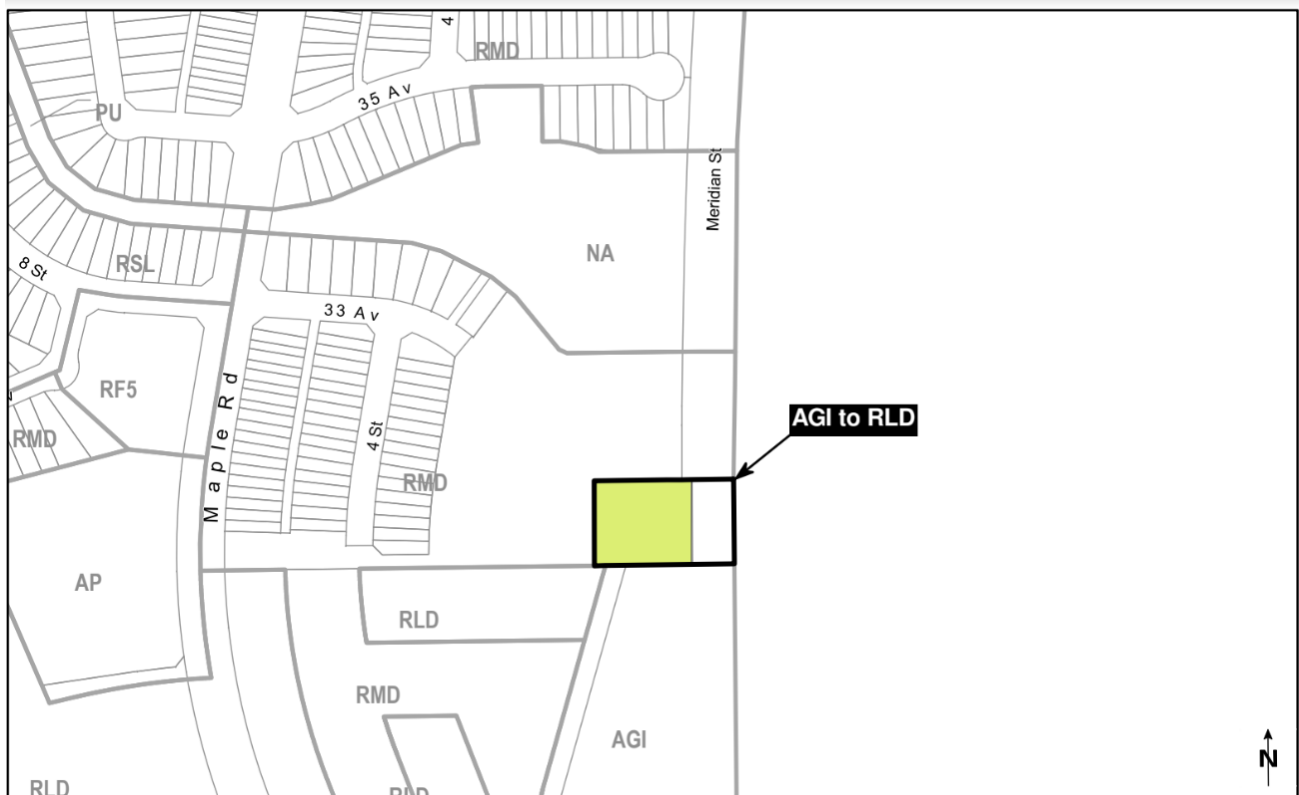


3510 Meridian Street NW

To allow for a range of ground-oriented housing forms.



Recommendation: That Charter Bylaw 20228 to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (RLD) Residential Low Density Zone be **APPROVED**

Administration **SUPPORTS** this application because it:

- will be compatible with existing and planned surrounding land uses; and
- conforms to the Meadows Area Structure Plan and the Maple Neighbourhood Structure Plan

Application Summary

CHARTER BYLAW 20228 will amend the Zoning Bylaw, as it applies to the subject site, from (AGI) Industrial Reserve Zone to (RLD) Residential Low Density Zone for the purpose of accommodating ground oriented residential. The proposal conforms with the Meadows Area Structure Plan (ASP) which designates the site as 'Residential', and the Maple Neighbourhood Structure Plan which designates the site as 'Ground Oriented Residential (Single/Semi-Detached)'. This application was accepted on April 12, 2022, from Invistec Consulting LTD. on behalf of Aman Chohan

This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic approach. This approach was selected because the application:

- Is from a standard Zone to a standard Zone.
- Complies with the Statutory Plans in place, and completes the anticipated low density residential intended for this portion of the Maple Neighbourhood.

The basic approach included the following techniques:

Advance Notice, May 3, 2022 - to landowners within 60m of the development.

- Number of recipients: 6
- Number of responses with concerns: 0

Webpage

- edmonton.ca/mapleplanningapplications

Site and Surrounding Area

The site is approximately 3,258 square metres in area, located abutting an existing lot to the north and west. The existing access to Meridian Street on the east side of the site was closed by Bylaw 20165 on July 5, 2022; however, a public road has been proposed on the west side of the site, giving future development access. Maple Road will provide site access from the north and south with access to the Anthony Henday Highway. There is a park approximately 260m away to the west across Maple Road, and a Natural area

with connections to Fulton Creek Approximately 80m to the north and accessible from Maple Road. The Natural Area serves as a drainage channel for Fulton Creek and the park is designated as an Urban Village Park. As per the Maple Parkland Impact Assessment the site will be used for active and passive recreational uses.

The surrounding area is generally undeveloped, but intended for low density residential uses.



Aerial view of application area around 3510 Meridian Street NW

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AGI) Industrial Reserve Zone	Single Detached House
CONTEXT		
North	(RMD) Residential Mixed Dwelling Zone	Undeveloped
East	Road Right-of-Way	N/A - Highway
South	(RLD) Residential Low Density Road Right-of-Way	Undeveloped
West	(RMD) Residential Mixed Dwelling Zone	Undeveloped



View of the site looking East from Meridian Street NW



View of the site looking North from Meridian Street

Planning Analysis

Land Use Compatibility

The site is located between low density residential developments with a future roadway on one side, and Road Right-of-Way on the east and south. There will be good connectivity to the rest of the neighbourhood and broader city networks through Maple Road.

This rezoning will facilitate the continued orderly development of the planned area.

Plans in Effect

The Meadows ASP and the Maple NSP provide direction for this site, and the proposed rezoning aligns with both the ASP designation of 'Residential', and the NSP designation as 'Ground Oriented Residential (Single/Semi Detached)'. Objectives 11 and 12 of the Maple NSP encourage this rezoning as the site will provide a range of ground oriented housing forms more efficiently than typical low-density development.

The City Plan

This Rezoning is also in alignment with The City Plan by facilitating future growth to a population of 1.25 million within Edmonton's existing boundaries.

Technical Review

Transportation

City Council approved the Meridian Street NW road closure at the July 5, 2022 Public Hearing. The Meridian Street NW access will be removed and future vehicular access to this site shall be from the abutting local road to the west.

Drainage

The sanitary and stormwater servicing of the proposed subdivision area must be in accordance with the existing Design Report. Permanent Area Contributions (PAC), and Sanitary Sewer Expansion Assessments may be applied and assessed at the time of a future subdivision, development permit application, or sewer service connection.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

Water main feeds are currently under construction and have not been put into service. The completion of water infrastructure for this stage of development is required before or in conjunction with the proposed development to ensure availability of water main feeds.

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

Appendices

1 Application Summary

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20228
Location:	West of Meridian Street NW and north of 34 Avenue NW
Address(es):	3510 Meridian Street NW
Legal Description(s):	Lot A, Plan 3007KS
Site Area:	3,258 m ²
Neighbourhood:	Maple
Ward:	Sspomitapi Ward
Notified Community Organization:	Meadows Community League
Applicant:	Invistec Consulting Ltd

Planning Framework

Current Zone:	(AGI) Industrial Reserve Zone
Proposed Zone:	(RLD) Residential Low Density Zone
Plan(s) in Effect:	Meadows Area Structure Plan Maple Neighbourhood Structure Plan
Historic Status:	None

Written By:	Paul Adams
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination