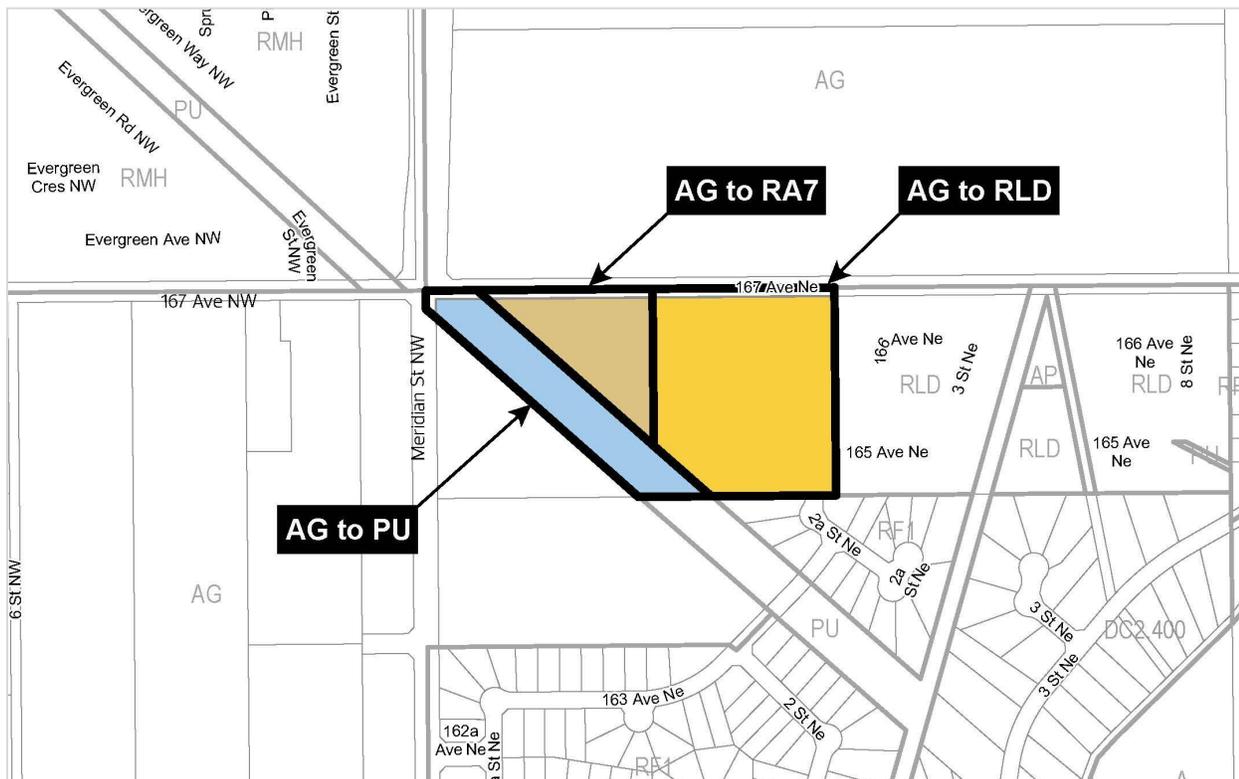


16611 Meridian Street NE

To allow for the development of multi-unit housing, low density residential, and a shared use path.



Recommendation: That Charter Bylaw 20418 to amend the Zoning Bylaw from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone, (RLD) Residential Low Density Zone, and (PU) Public Utility Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will facilitate the orderly development of the neighbourhood.
- Is compatible with existing and surrounding planned land uses.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries.

- Conforms with the Single/Semi-detached Residential, Low Rise/Medium Density Housing, and Public Utility designation of the land in the Horse Hill Neighbourhood 1A Neighbourhood Structure Plan.

Application Summary

CHARTER BYLAW 20418 will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone to (RA7) Low Rise Apartment Zone, (RLD) Residential Low Density Zone, and (PU) Public Utility Zone for the purpose of accommodating multi-unit housing, low density residential, and a shared use path. The proposed amendment conforms with the Horse Hill Neighbourhood 1A Neighbourhood Structure Plan (NSP), and aligns with The City Plan.

This rezoning application was accepted November 14, 2022 from EINS Consulting on behalf of Lahkvir Ajula, Davinder Singh Ajula, Balbir Singh Ajula and Balbir Kaur Ajula. The application was originally submitted for the residential zoning only; however, through the circulation process the application was revised to include the rezoning to PU for the abutting pipeline corridor, to be developed with a shared use path along with the residential development.

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 it is considered a simple application because it utilizes standard zones and conforms with the Horse Hill Neighbourhood 1A NSP.

The Basic Approach included the following techniques:

Advance Notice, December 19, 2022

- Number of recipients: 37
- Number of responses with concerns: 0

The one response received was a question regarding impacts to Evergreen Park, to which there are none.

Webpage, November 21, 2022 and updated January 2023

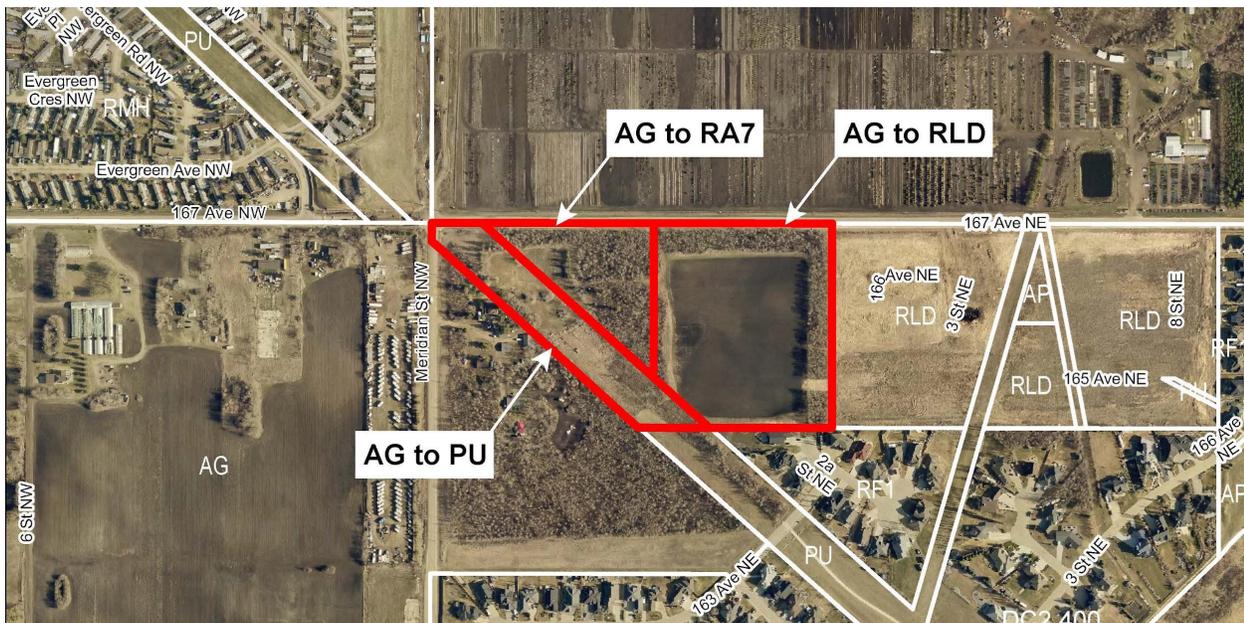
- edmonton.ca/horsehillplanningapplications

No formal feedback or position was received from the Fraser Community League, the Horse Hill Community League (1995) Association, or the Clareview and District Area Council at the time this report was written.

Site and Surrounding Area

The subject rezoning area is approximately 6.2 ha of an 8.1 ha site located south of 167 Avenue NE and east of Meridian Street.

The surrounding area is generally undeveloped to the east (planned for low density residential) and west (planned neighbourhood commercial). Land to the north across 167 Avenue NE will remain as private agricultural land. Land to the south is developed with a shared use path and single detached housing.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped on and east of the pipeline corridor that bisects the larger parcel.
CONTEXT		
North	(AG) Agricultural Zone	Agricultural land (nursery), across 167 Avenue NE
East	(RLD) Residential Low Density Zone	Undeveloped
South	(PU) Public Utility Zone (RF1) Single Detached Residential Zone	Pipeline corridor developed with a Shared Use Path Single Detached Housing
West	(AG) Agricultural Zone	Residential



View of the site looking southeast from 167 Avenue NE and Meridian Street

Planning Analysis

Land Use Compatibility

The proposed low and medium density residential zoning and the proposed public utility zoning is compatible with existing and surrounding planned land uses noted in the Table above.

The City Plan

The subject property is located within the Horse Hill District of The City Plan, is identified as Residential in a Developing Area, and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.

Horse Hill Neighbourhood 1A (NSP)

The proposed rezoning area is designated as Single/Semi-detached Residential, Low Rise/Medium Density Housing, and Public Utility as identified in Appendix 1. This application meets the goals and policies of this Plan.

Technical Review

Transportation

Vehicular access to this site shall be from 167 Avenue NW and local roadway connections to the east and south. Shared pathways within the pipeline corridor and on the north side of 167 Avenue NW will be required as the area develops, as per the Horse Hill Neighbourhood 1A NSP.

Meridian Street NW is currently constructed as a two-lane rural cross-section between 153 Avenue NW and 167 Avenue NW. Construction of the first two lanes of Meridian Street NW north of 167 Avenue NW was completed in 2022. With subdivision, the owner will be required to dedicate road right-of-way for the future upgrading of Meridian Street NW. It is understood that there are financial challenges and complexities within the Horse Hill area, and that permanent first stage urban arterial upgrades to Meridian Street NW between 153 Avenue NW and south of 167 Avenue NW will be conditioned with future subdivisions as development progresses.

Interim/temporary upgrades have been conditioned with nearby subdivisions. Servicing agreements have been signed for temporary upgrades to Meridian Street NW between 153 Avenue NW and 161 Avenue NW, and a shared pathway on the east side of Meridian Street NW between 153 Avenue NW and 167 Avenue NW, though timing of construction is still unknown. Administration has also conditioned a 10-year maintenance agreement between the City and area developers to pay for the maintenance of Meridian Street NW between 153 Avenue NW and 167 Avenue NW, or until such time that the road is upgraded to an urban arterial standard.

Transit

The closest transit service is local route 121, available at 167 Avenue and Evergreen Drive, connecting transit users to Alberta Hospital and Clareview East Transit Centre. As neighbourhoods within the Horse Hill District develop, ETS plans to explore opportunities to serve transit along 167 Avenue NW and Meridian Street. At this time there are no plans to increase transit service in the area.

Drainage

The proposed rezoning area conforms to the Horse Hill Neighbourhood 1A Neighbourhood Design Report, which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available, via extension of mains, connecting to the existing systems located in the surrounding residential developments to the southeast. These existing sewer systems have sufficient capacity to accommodate development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with any infrastructure improvements required by this application.

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.

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

Appendices

- 1 Context Plan Map
- 2 Application Summary



**CHARTER BYLAW 19774
HORSE HILL NEIGHBOURHOOD 1A
Neighbourhood Structure Plan
(as amended)**

- | | |
|--|--|
|  Single/Semi-Detached Residential |  Private Agriculture |
|  Low Rise/Medium Density Housing |  Existing Municipal Reserve |
|  Neighbourhood Business/Commercial |  Existing Residential |
|  Stormwater Management Facility |  Arterial Roadway |
|  Stormwater Management Facility Water |  Collector Roadway |
|  Park Space |  NSP Boundary |
|  Public Utility | |

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:	20418
Location:	South of 167 Avenue NE and east of Meridian Street NE
Address:	16611 Meridian Street NE
Legal Description:	Portion of NW 33-53-23-4
Site Area:	Titled parcel 8.1 ha Rezoning area 6.2 ha
Neighbourhood:	Horse Hill Neighbourhood 1A
Ward:	Dene
Notified Community Organizations:	Evergreen Community Association Horse Hill Community League Association Clareview and District Area Council
Applicant:	EINS Consulting

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zones :	(RA7) Low Rise Apartment Zone (RLD) Residential Low Density Zone (PU) Public Utility Zone
Plans in Effect:	Horse Hill Area Structure Plan Horse Hill Neighbourhood 1A Neighbourhood Structure Plan
Historic Status:	N/A

Written By:

Approved By:

Branch:

Section:

Cyndie Prpich

Tim Ford

Development Services

Planning Coordination