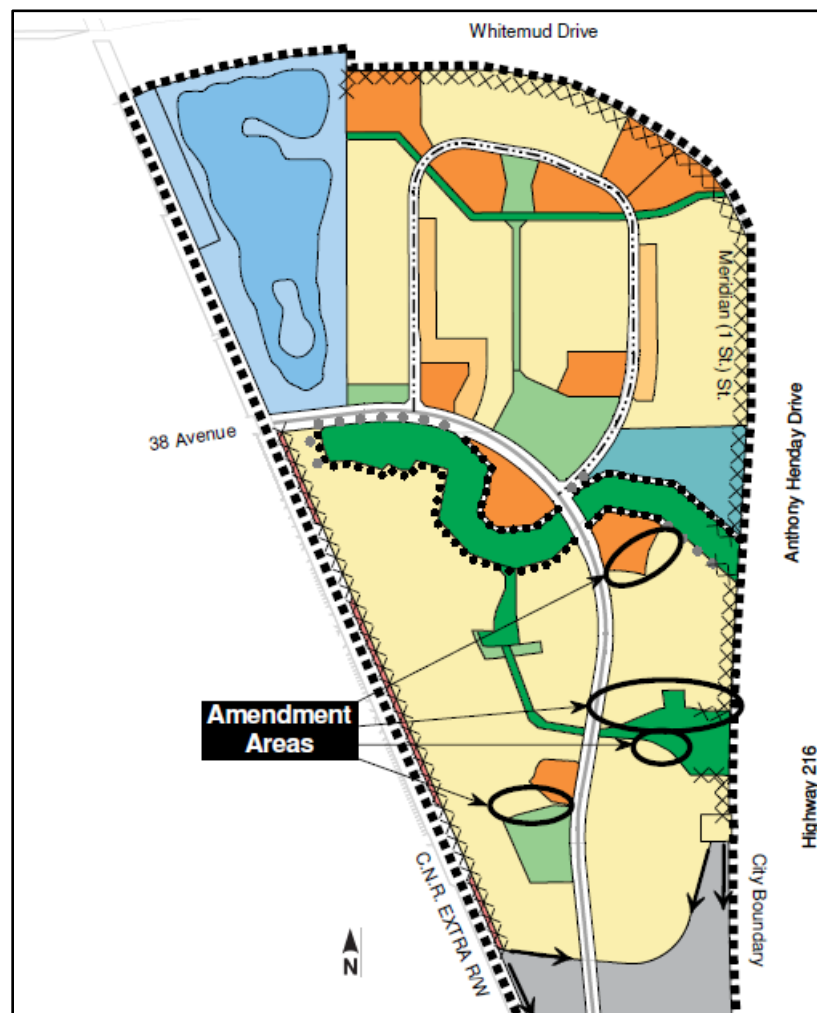




CITY PLANNING REPORT PLAN AMENDMENT, REZONING MAPLE

3640, 3750 Meridian Street NW

To adjust boundaries between uses that protects natural areas and allows for a range of low and medium density residential uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- maintains a protected linked open space system;
- increases opportunity for a variety of housing choices in the neighbourhood; and
- aligns with the principles and objectives of the neighbourhood plan.

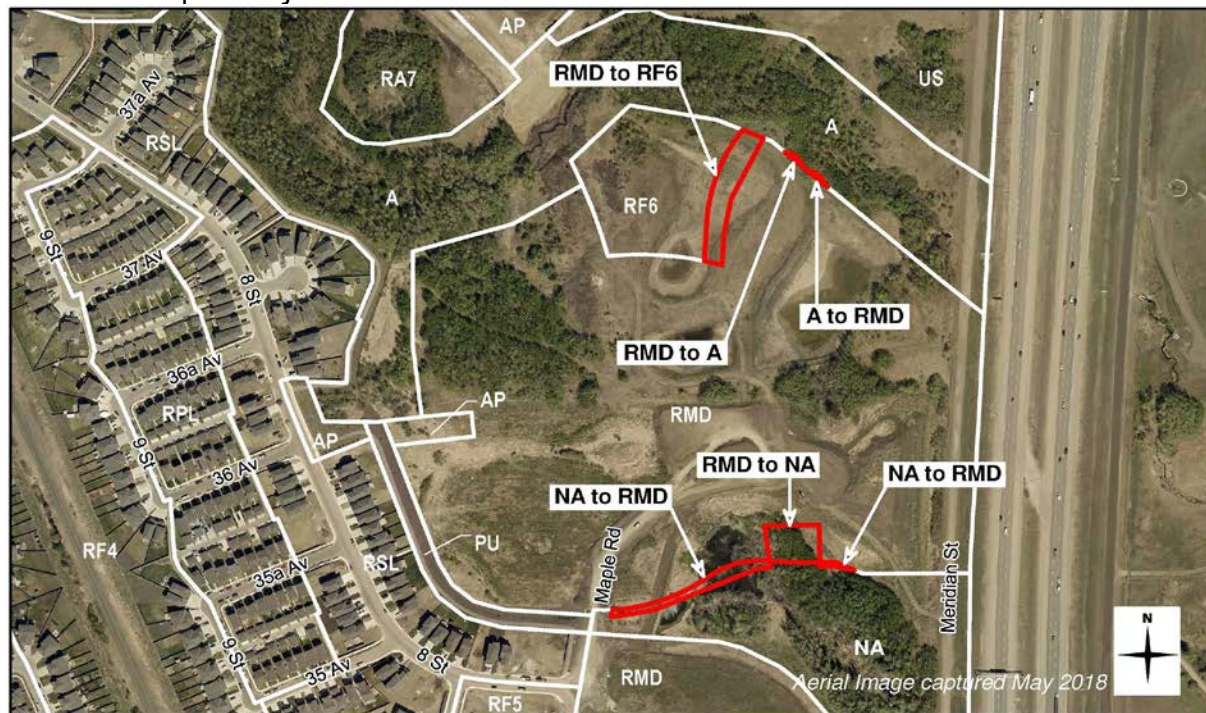
THE APPLICATION

1. BYLAW 18883 to amend the Maple Neighbourhood Structure Plan (NSP) proposes to adjust boundaries between natural areas and adjacent low density residential uses, and allow for a greater variety of both ground and non-ground oriented residential land uses. Maps and land use statistics are amended accordingly. The overall planned residential density for the NSP remains unchanged with the proposed amendment at 35 units per net residential hectare (upnrh) in the plan.
2. CHARTER BYLAW 18884 to amend the Zoning Bylaw from (A) Metropolitan Recreation Zone, (NA) Natural Area Protection Zone, and (RMD) Residential Mixed Dwelling Zone to A, NA, and RMD Zones, are minor zoning boundary adjustments between areas zoned for open space uses and those for lower density residential uses.

A proposed rezoning from the RMD Zone, which allows limited row housing, to (RF6) Medium Density Multiple Family Zone, which allows stacked row housing is also proposed.

SITE AND SURROUNDING AREA

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



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (A) Metropolitan Recreation Zone • (NA) Natural Area Protection Zone 	<ul style="list-style-type: none"> • Undeveloped land • Natural areas
CONTEXT		
North	<ul style="list-style-type: none"> • (A) Metropolitan Recreation Zone 	<ul style="list-style-type: none"> • Natural area
East	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Undeveloped land
South	<ul style="list-style-type: none"> • (NA) Natural Area Protection Zone • (RMD) Residential Mixed Dwelling Zone 	<ul style="list-style-type: none"> • Natural Area • Undeveloped land
West	<ul style="list-style-type: none"> • (RMD) Residential Mixed Dwelling Zone • (RF6) Medium Density Multiple Family Zone 	<ul style="list-style-type: none"> • Undeveloped land

PLANNING ANALYSIS

The proposed plan amendment and rezoning are minor in nature, and are proposed to better reflect boundaries between protected natural areas and land identified for low density residential uses. In addition, they allow for a range of residential uses and additional forms of row housing that include stacked row housing. The proposed land use revisions do not affect the net residential density of the NSP. An administrative practice of rounding residential densities off to the nearest number in NSP documents results in 35 upnrh as the overall planned density stated in the Maple NSP. The proposed NSP amendments conform with the higher level statutory plan, the Meadows Area Structure Plan.

The minor adjustments proposed in the subject application better reflect and protect the linked open space system in the neighbourhood, intended to serve the needs of residents in the area. The reconfiguration of residential uses ensures a variety of housing choices for future residents. The proposal aligns with lotting under a planned subdivision approved with LDA17-0368.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. The technical review included a biodiversity evaluation confirming areas identified as suitable for natural area protection.

PUBLIC ENGAGEMENT

ADVANCE NOTICE April 1, 2019	<ul style="list-style-type: none">• Number of recipients: 959• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• <i>edmonton.ca/maple</i>

CONCLUSION

City Planning recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved Maple NSP Land Use and Population Statistics – Bylaw 17070
- 2 Proposed Maple NSP Land Use and Population Statistics – Bylaw 18883
- 3 Approved Maple NSP – Bylaw 17070
- 4 Proposed Maple NSP – Bylaw 18883
- 5 Application Summary

**MAPLE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17070**

GROSS AREA	166.3	
Transportation & Utility Corridor (TUC)	21.3	12.8%
Special Study Area (north of 23 Avenue) 7.3 ha		4.4%
Powerline Corridor 0.9 ha		0.5%
TUC Area (south of 23 Avenue) 13.1 ha		7.9%
Arterial Road Right of Way	4.8	2.9%
Fulton Creek	8.1	4.9%
GROSS DEVELOPABLE AREA	132.1	
Fulton Marsh (Existing SWMF within plan area)	20.6	15.6%
TOTAL DEVELOPABLE AREA WITHIN PLAN	111.5	% of TDA
Parkland, Recreation, Schools (Municipal Reserve)	9.4	8.4%
Urban Village Parks 5.1 ha		
Pocket Parks 1.4 ha		
Greenway 0.5 ha		
Treed Area 2.4 ha		
Transportation		
Circulation	20.1	18%
Infrastructure/Servicing	4.7	4.2%
Public Utility Lots (Vegetated Channels) 1.6 ha		
Lands to be Gifted (rail right-of-way) 3.1 ha		
Institutional	3.3	3.0%
TOTAL NON-RESIDENTIAL AREA	37.5	33.6%
NET RESIDENTIAL AREA (NRA)	74	66.4%

a.

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential						
Single/Semi Detached	60.20	25	1,505	2.8	4214	81.4%
Medium Density Residential						
Rowhouse	2.88	45	130	2.8	364	3.9%
Low-rise/Medium Density Housing	10.90	90	981	1.8	1,766	14.7%
Total Residential	73.98		2,616		6,344	100%

b.

SUSTAINABILITY MEASURES

Population Density (ppnra)	85.7
Unit Density (upnra)	35.4
(Single/Semi-detached)/(Row Housing/Low-rise Medium Density)	57.5%/42.5%
Population (%) within 500 m of Parkland	100%
Population (%) within 400 m of Transit Service	99%
Population (%) within 600 m of Commercial Service	2%
Presence/Loss of Natural Area Features	
Protected as Environmental Reserve (ha)	
Conserved as Naturalized Municipal Reserve (ha)	

STUDENT GENERATION

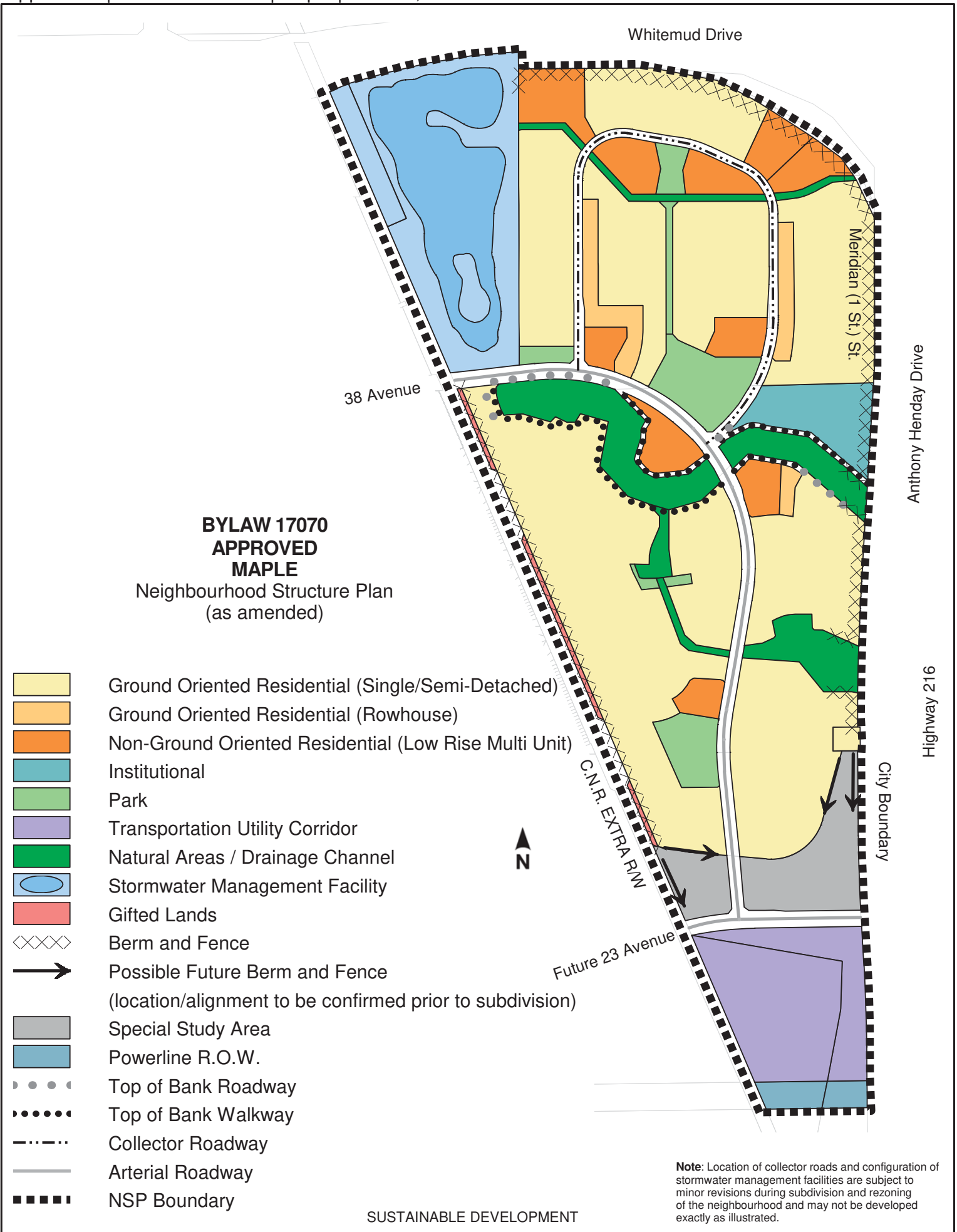
Public School Board	446
Elementary	223
Junior/Senior High	223
Separate School Board	179
Elementary	89
Junior High	45
Senior High	45
Total Student Population	625

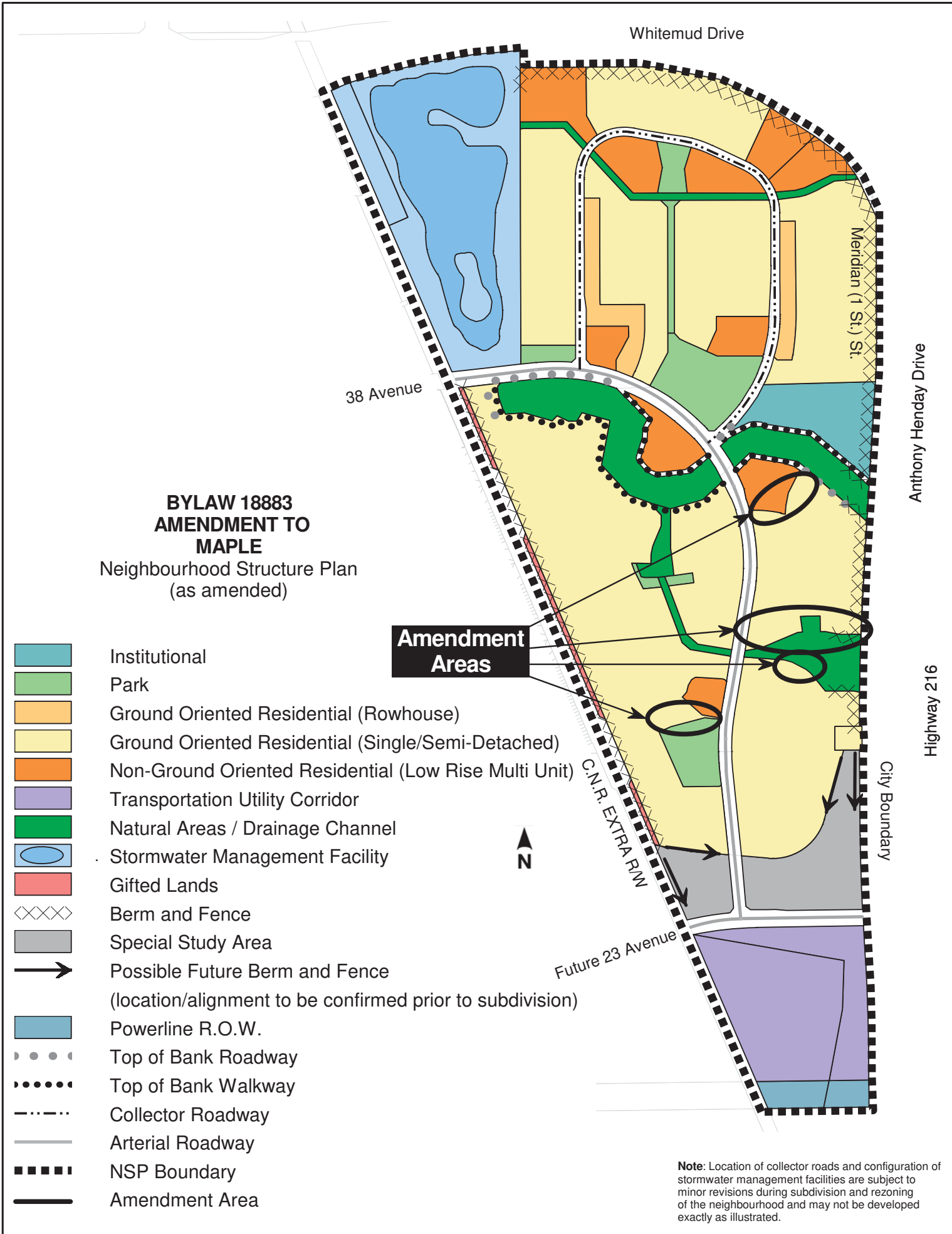
LandWater

8.1

2.4

Maple Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 18883						
	Area (ha)	% of GA				
Gross Area	166.3					
Transportation & Utility Corridor (TUC)	21.3					
<i>Special Study Area (north of 23 Avenue)</i>		7.3	4.4%			
<i>Powerline Corridor</i>		0.9	0.5%			
<i>TUC Area (south of 23 Avenue)</i>		13.1	7.9%			
Arterial Road Right of Way	4.8	2.9%				
Fulton Creek	7.9	4.7%				
% of GDA						
Gross Developable Area	132.3					
Fulton Marsh (Existing SWMF within plan area)	20.6	15.6%				
% of TDA						
Total Developable Area Within Plan	111.7					
Parkland, Recreation, Schools (Municipal Reserve)	9.2	8.2%				
<i>Urban Village Park</i>		5.1				
<i>Pocket Parks</i>		1.2				
<i>Greenway</i>		0.5				
<i>Treed Area</i>		2.4				
Transportation	20.1	18.0%				
<i>Circulation</i>		20.1				
Infrastructure / Servicing	4.7	4.2%				
<i>Public Utiltiy Lots (Vegetated Channels)</i>		1.6				
<i>Lands to be Gifted (rail right-of-way)</i>		3.1				
Institutional	3.3	3.0%				
Total Non-Residential Area	37.3	33.4%				
Net Residential Area	74.4	66.6%				
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population
Low Density Residential						
Single / Semi-Detached	60.94	25	1,524	81.9%	2.80	4,267
Medium Density Residential						
Rowhouse	2.46	45	111	3.3%	2.80	311
Low-rise / Medium Density Housing	11.02	90	992	14.8%	1.80	1,785
Total	74.4		2,627	100%		6,363
SUSTAINABILITY MEASURES						
Population Per Net Hectare (p/nha)						86
Dwelling Units Per Net Residential Hectare (du/nrha)						35
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio						58% / 42%
Population (%) within 500m of Parkland						100%
Population (%) within 400m of Transit Service						99%
Population (%) within 600m of Commercial Service						2%
Presence/Loss of Natural Area Features				Land	Water	
Protected as Environmental Reserve (ha)				7.9		
Conserved as Naturalized Municipal Reserve (ha)				2.4		
STUDENT GENERATION STATISTICS						
Level	Public	Separate	Total			
Elementary	223	89	312			
Junior / Senior High School	223	90	313			
Total	446	179	62			





APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw/Charter Bylaw:	18883, 18884
Date of Application Acceptance:	May 1, 2018
Location:	South of Whitemud Drive and west of Meridian Street
Addresses:	3640, 3750 Meridian Street NW
Legal Descriptions:	Portions of SE-8-52-23-4 and Lot 2, Plan 8121577
Site Area:	~1.43 ha
Neighbourhood:	Maple
Notified Community Organizations:	Fulton Meadows Community League
Applicant:	Elise Shillington, Stantec

PLANNING FRAMEWORK

Current Zones and Overlay(s):	(A) Metropolitan Recreation Zone, (NA) Natural Area Protection Zone, (RMD) Residential Mixed Dwelling Zone
Proposed Zones and Overlay(s):	(A) Metropolitan Recreation Zone, (NA) Natural Area Protection Zone, (RMD) Residential Mixed Dwelling Zone, (RF6) Medium Density Multiple Family Zone
Plans in Effect:	Maple Neighbourhood Structure Plan (NSP) The Meadows Area Structure Plan (ASP)
Historic Status:	None

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