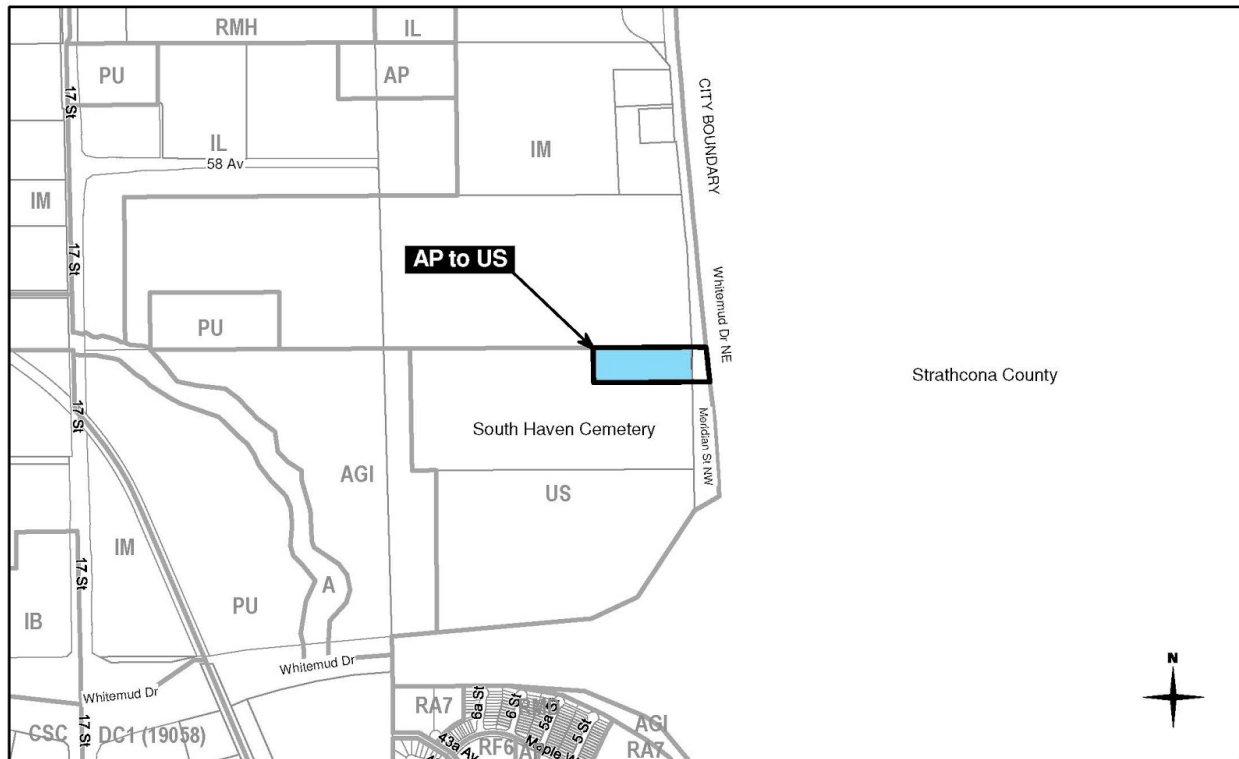




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT MAPLE RIDGE INDUSTRIAL

5204 - MERIDIAN STREET NW

To allow for expansion of an existing cemetery and relocation of an existing park.



Recommendation: That Charter Bylaw 19351 to amend the Zoning Bylaw from (AP) Public Parks Zone to (US) Urban Services Zone, that Bylaw 19350 to amend the Maple Ridge Industrial Area Structure Plan, and that the Resolution to remove the MR designation from the subject site be APPROVED.

Administration is in **SUPPORT** of this application because it:

- will allow for the expansion of an existing cemetery; and
- will maintain the same quantity of public park space adjacent to the cemetery.

Report Summary

Bylaw 19530 proposes to amend the Maple Ridge Industrial Area Structure Plan (ASP) to allow for the expansion of the cemetery and the relocation and reconfiguration of a 2.36 hectare public park. The overall size of the cemetery and the park will not change.

The proposed amendment meets the intent of the Maple Ridge Industrial ASP which seeks to provide adequate park space in industrial areas for the enjoyment of workers and visitors and the enhancement of ecological connections.

The proposed amendment meets the policies of Breathe - Edmonton's Green Network Strategy by maintaining an adequate distribution and supply of park space, maintaining public access to the park and connectivity with the cemetery, and allowing for integrated open spaces which will enhance the visitor experience.

An associated application is advancing concurrently to rezone the site from (AP) Public Parks Zone to (US) Urban Services Zone (Charter Bylaw 19531). A Municipal Reserve Removal Resolution is also being advanced concurrently with this Bylaw.

An associated subdivision application has been submitted to create a new MR Lot out of the northwest corner of the cemetery property. The zoning of the new MR lot is proposed to remain (US) Urban Services Zone which will allow for public park uses and facilitate connectivity between the cemetery and park site.

The Application

1. **BYLAW 19530** proposes to amend the Maple Ridge Industrial Area Structure Plan (ASP) to allow for the expansion of the cemetery and the relocation and reconfiguration of a 2.36 ha public park. The overall size of the cemetery and the park will not change. Changes are proposed to the relevant maps and figures in the ASP as well as to the text to describe the rationale for the relocation and reconfiguration of the park. The proposed amendment will not alter the Land Use and Population Statistics of the ASP.
2. **CHARTER BYLAW 19531** proposes to amend the Zoning Bylaw from (AP) Public Parks Zone to (US) Urban Services Zone to allow for the expansion of the cemetery.
3. **RESOLUTION** proposes to remove the MR designation as defined in the Municipal Government Act (MGA), from Lot 2MR, Block 1, Plan 8720540 to allow for an alternative use of this land.

An associated subdivision application has been submitted to create a new MR lot out of the northwest corner of the cemetery property. The new MR Lot will be the same area as the current lot but will be reconfigured. The zoning of the new MR lot is proposed to remain (US) Urban Services Zone.

Site and Surrounding Area

The site is approximately 2.36 hectares in size and is undeveloped. It is located north of Whitemud Drive NE and west of Meridian Street NW. The South Haven Cemetery is located to the south of the site.

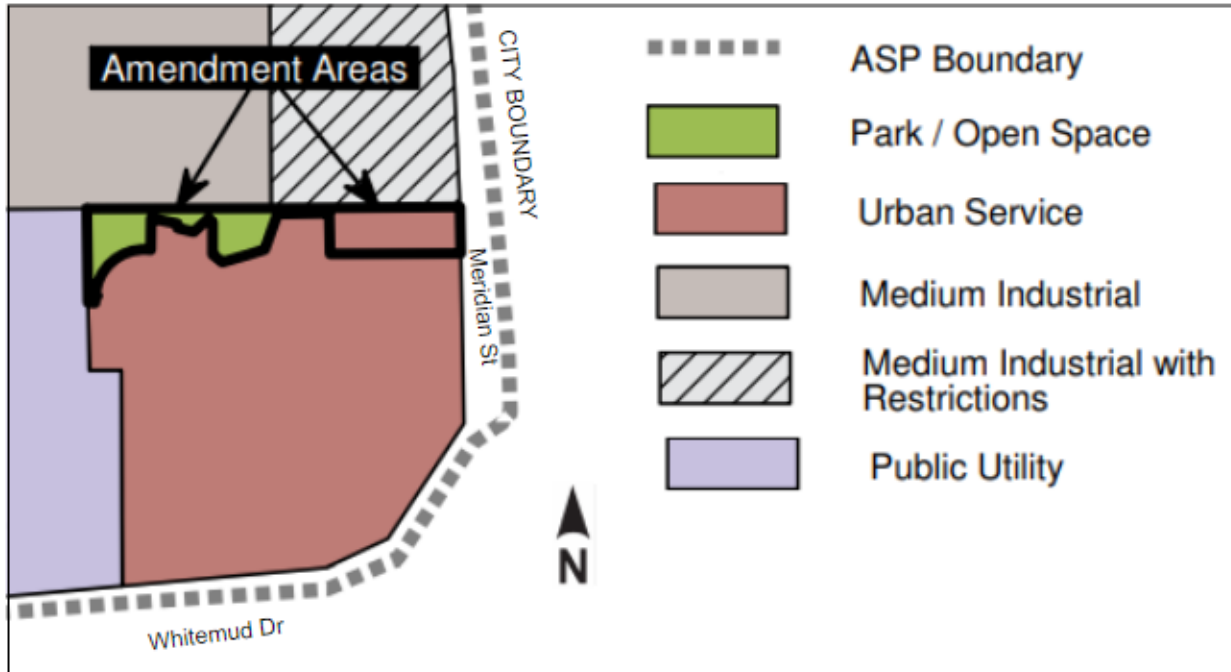


AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AP) Public Parks Zone	Undeveloped
CONTEXT		
North	(IM) Medium Industrial Zone	General Industrial Uses and undeveloped land
East	N/A	Strathcona County
South	(US) Urban Services Zone	Cemetery
West	(US) Urban Services Zone	Undeveloped

Planning Analysis

The proposed amendment to the Maple Ridge Industrial Area Structure Plan would relocate and reconfigure 2.36 ha of Park/Open Space as shown in the image below.



PROPOSED PARK CONFIGURATION

The proposed rezoning from (AP) Public Parks Zone to (US) Urban Reserve Zone is compatible with existing and surrounding land uses and will allow for the expansion of the South Haven Cemetery.

An associated subdivision application has been submitted to create a new MR Lot out of the northwest corner of the cemetery property. The relocated and reconfigured park will allow for passive recreational opportunities which are compatible with the adjacent cemetery. The zoning of the new MR lot is proposed to remain (US) Urban Services Zone. This zoning is appropriate as it allows for public park uses and will facilitate connectivity between the cemetery and park site.

PLANS IN EFFECT

The proposed plan amendment meets the following objective of the Maple Ridge Industrial ASP:

Objective 5.3 - to provide adequate park and open spaces in industrial parks for the enjoyment of workers and visitors and for the enhancement and maintenance of ecological connections.

The proposed amendment meets the following policies of Breathe - Edmonton's Green Network Strategy:

- 4.5 Distribution and Supply: The proposed amendment maintains the same quantity of park space planned within the Maple Ridge ASP.
- 4.6 Public Access and Connectivity: The proposed amendment maintains public access to the park and connectivity with the cemetery.

- 4.8 Adaptive Management and Flexible Spaces: The proposed amendment will allow for the expansion of an existing cemetery and will reconfigure and relocate a park so that it complements the adjacent cemetery. The park and cemetery will act as a seamless open space which will enhance the visitor experience.

Technical Review

OPEN SPACE

Open Space supports the relocation and reconfiguration of the park parcel to expand cemetery operations and provide passive recreation open space to the cemetery. Public access to the relocated park will be provided through cemetery land.

TRANSPORTATION

An access easement may be required at the subdivision stage to accommodate the proposed MR lot.

Section 6.3.2 of the Maple Ridge Area Structure Plan states that the design of local roadways within the lands north of the existing cemetery may include provisions for a potential access to the cemetery. The relevant City groups should speak with surrounding private landowners to facilitate whatever access is desired.

EPCOR WATER

EPCOR Water does not have any water mains adjacent to the property. Due to the non-availability of municipal water services in the near future, alternative means of providing potable water for domestic use and for meeting fire protection requirements must be addressed at the Building Permit stage.

EDMONTON METROPOLITAN REGION BOARD (EMRB)

The proposed area of amendment is within 0.8 km of a regionally significant pipeline corridor to the east. Administration has deemed that a referral to the EMRB is not required as the proposed plan amendment does not meet the definition of a substantive amendment under the EMRB Planning Toolkit per clause 3 and 5 of the Substantive Amendment Definition.

ATCO PIPELINES

The applicant has been advised to work with ATCO Pipelines to ensure that sufficient signage is provided to make clear the presence of a natural gas pipeline through the site. Written approval is required from ATCO Pipelines for ground disturbance within 30 m of the pipeline.

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

Community Engagement

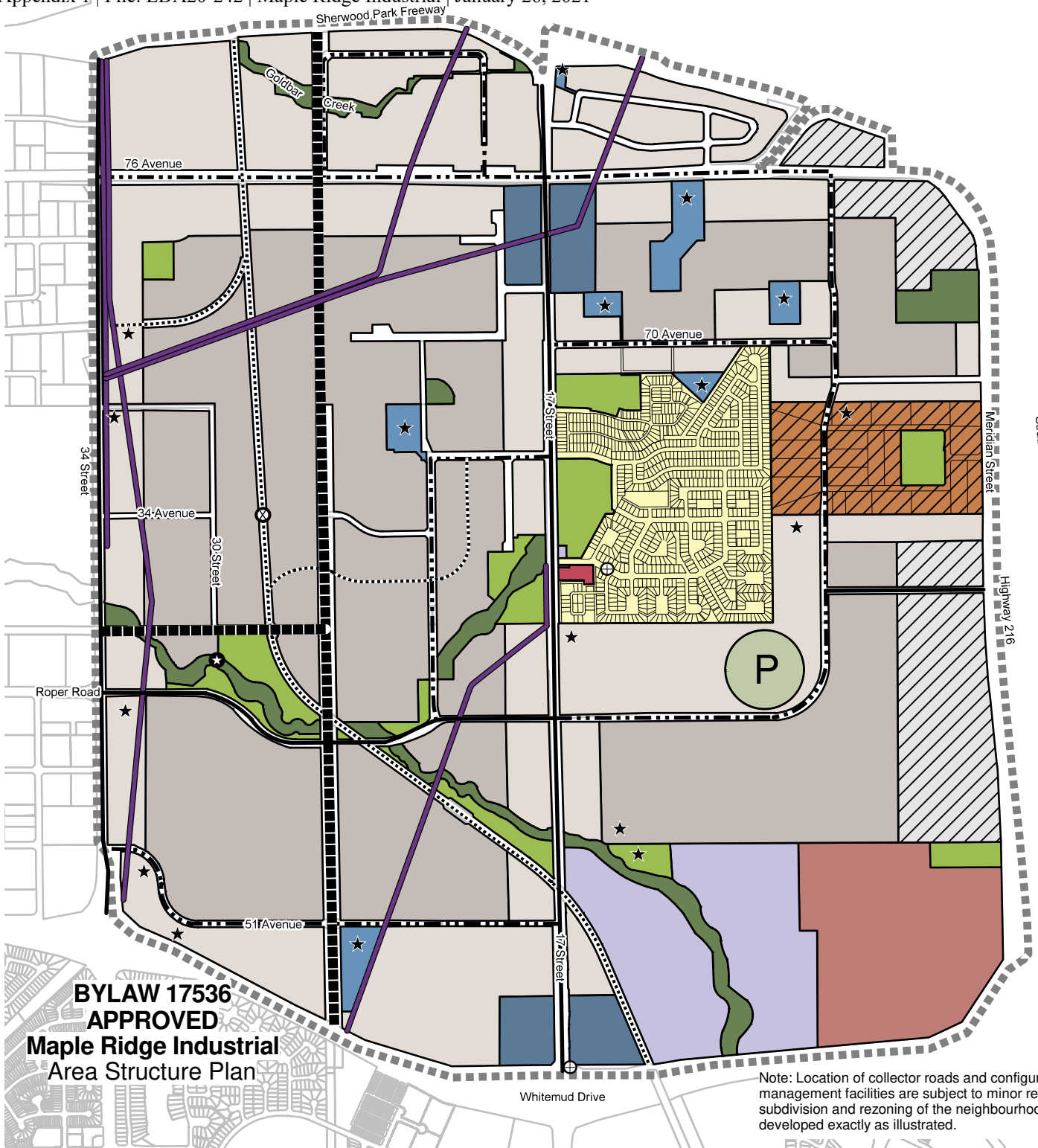
ADVANCE NOTICE September 15, 2020	<ul style="list-style-type: none">● Number of recipients: 15● No responses received
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/industrialplanningapplications

Conclusion

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

Appendices

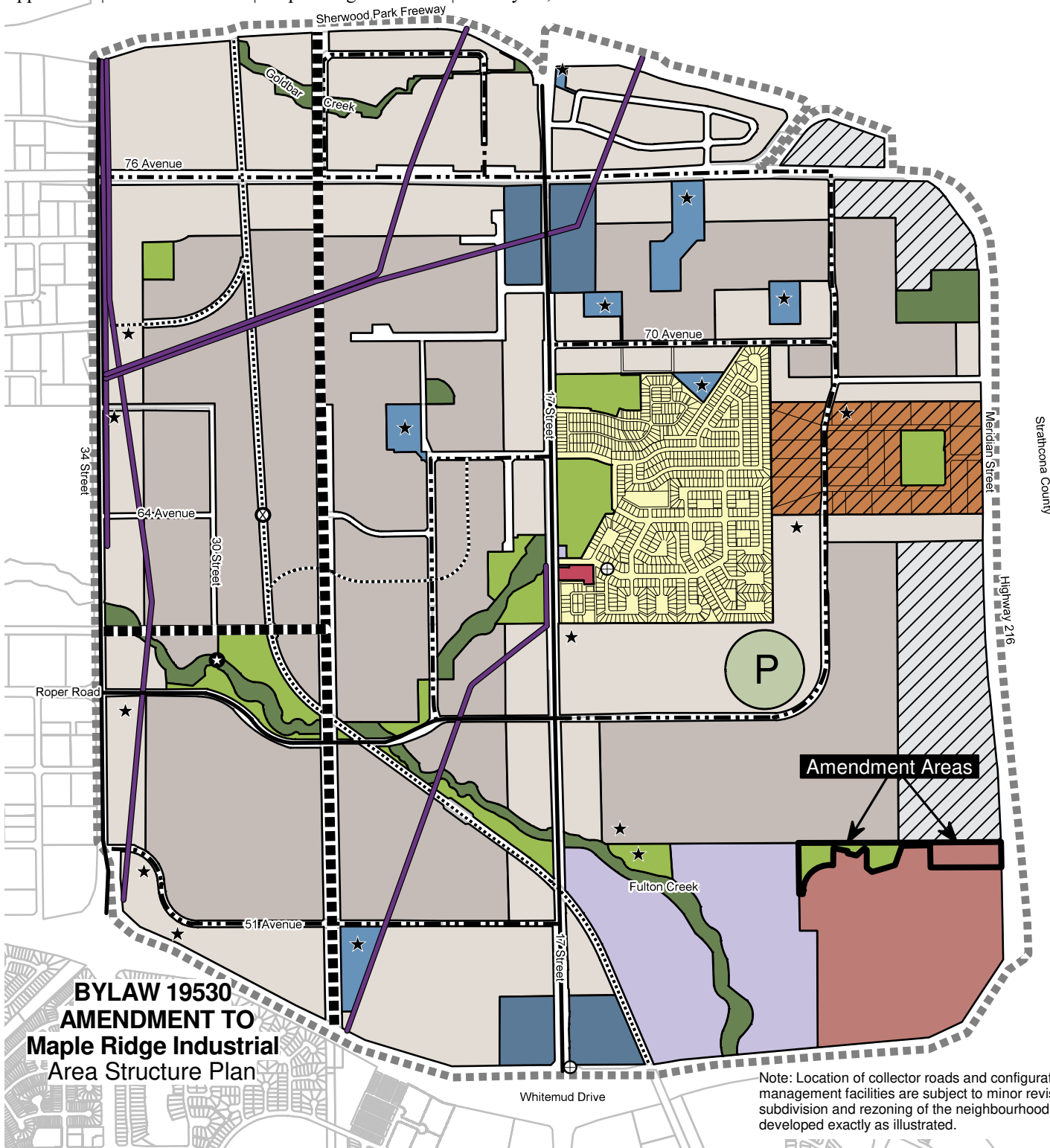
- 1 Approved ASP – Bylaw 17536
- 2 Proposed ASP – Bylaw 19530
- 3 Application Summary



**BYLAW 17536
APPROVED
Maple Ridge Industrial
Area Structure Plan**

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.

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ⋯ ASP Boundary ☐ Mobile Home Park ▨ Hurstwood Special Development Area ⬛ Power Line R/W ⋯ Railway ⊕ Abandoned Well ★ Possible Creek Crossing ⊗ Existing Crossing To Be Eliminated | <ul style="list-style-type: none"> ☐ Light Industrial ☐ Medium Industrial ▨ Medium Industrial with Restrictions ☐ Business Service ☐ Urban Service ☐ Public Utility ☐ Neighbourhood Commercial — Pipeline Rights-of-Way | <ul style="list-style-type: none"> ☐★ Stormwater Management Facility ★ Planned Stormwater Management Facility ☐ Park / Open Space Ⓟ Urban Village Park ☐ Ravine / Wetland / Natural Area — Arterial Road ⋯ Collector Road — Local Road |
|--|---|--|



**BYLAW 19530
AMENDMENT TO
Maple Ridge Industrial
Area Structure Plan**

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.

- | | | |
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|--|---|--|



APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment Rezoning Municipal Reserve Removal
Bylaw/Charter Bylaw/Resolution:	19530, 19531
Location:	North of Anthony Henday Drive and west of Meridian Street NW
Address:	5204 - Meridian Street NW
Legal Description:	Lot 2MR, Block 1, Plan 8720540
Site Area:	2.36 hectares
Neighbourhood:	Maple Ridge Industrial
Notified Community Organizations:	Fulton Meadows Community League and Twin Parks Community League
Applicant:	Harrison Sheremeta, City of Edmonton

PLANNING FRAMEWORK

Current Zone:	(AP) Public Parks Zone
Proposed Zone:	(US) Urban Services Zone
Plan in Effect:	Maple Ridge Industrial Area Structure Plan
Historic Status:	None

Written By: Michelle Neilson
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination