



ADMINISTRATION REPORT **REZONING** MAPLE

3408 - Meridian Street NW



Recommendation: That Charter Bylaw 19560 to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone to (AP) Public Parks Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it will facilitate the completion of the southernmost park in the Maple neighbourhood; and
- it conforms with the Maple Neighbourhood Structure Plan.

Report Summary

This application was accepted from Stantec Consulting Ltd. on November 17, 2020 on behalf of Lendhorff Land General Partner Inc. The application proposes to rezone the site from (AGI) Industrial Reserve Zone to (AP) Public Parks Zone to allow for completion of the southernmost park in the Maple neighbourhood.

The proposed zone conforms with the Maple Neighbourhood Structure Plan which designates the site for park uses.

All comments from civic departments and utility agencies regarding this proposal have been addressed and are summarized below.

The Application

Charter Bylaw 19560 proposes to rezone the site from (AGI) Industrial Reserve Zone to (AP) Public Parks Zone. If approved, the proposed zone will allow for completion of the southernmost park in the Maple neighbourhood.

An associated subdivision application (file: LDA17-0368) is also being reviewed by Administration.

Site and Surrounding Area

The site is located west of Maple Road NW and south of 34 Avenue NW and is presently undeveloped. A rail line is located west of the site and Anthony Henday Drive is located east of the site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AGI) Industrial Reserve Zone	Undeveloped land
CONTEXT		
North	(AP) Public Parks Zone	Undeveloped land
East	(AGI) Industrial Reserve Zone	Undeveloped land
South	(AGI) Industrial Reserve Zone	Undeveloped land
West	(AGI) Industrial Reserve Zone	Undeveloped land

Planning Analysis

The application proposes to rezone the site from (AGI) Industrial Reserve Zone to (AP) Public Parks Zone to allow for completion of the southernmost park in the Maple neighbourhood. The park space will provide for various passive and active recreational opportunities for future residents in the southern plan area. Its proximity to Maple Road, future transit routing and the shared use path network integrates the park with the rest of the neighbourhood.

The proposed rezoning conforms with the Maple Neighbourhood Structure Plan which designates this site for park uses.

Technical Review

Transportation

With subdivision/development of the subject land, the owner will be required to dedicate road right-of-way for Maple Road NW along the eastern boundary of the site, based on an approved concept plan or to the satisfaction of Administration.

Transit

Maple Road NW is a future transit route. This portion of the Maple Neighbourhood is outside the Bus Network Redesign scope. Implementation of bus service to this portion of Maple in the future will be dependent on demand, neighbourhood buildout, available funding for transit and completion of 23 Avenue from Tamarack.

EPCOR Water

Service pressures within the area will be low. Developers must be aware of this service pressure situation to design servicing and buildings accordingly.

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

Community Engagement

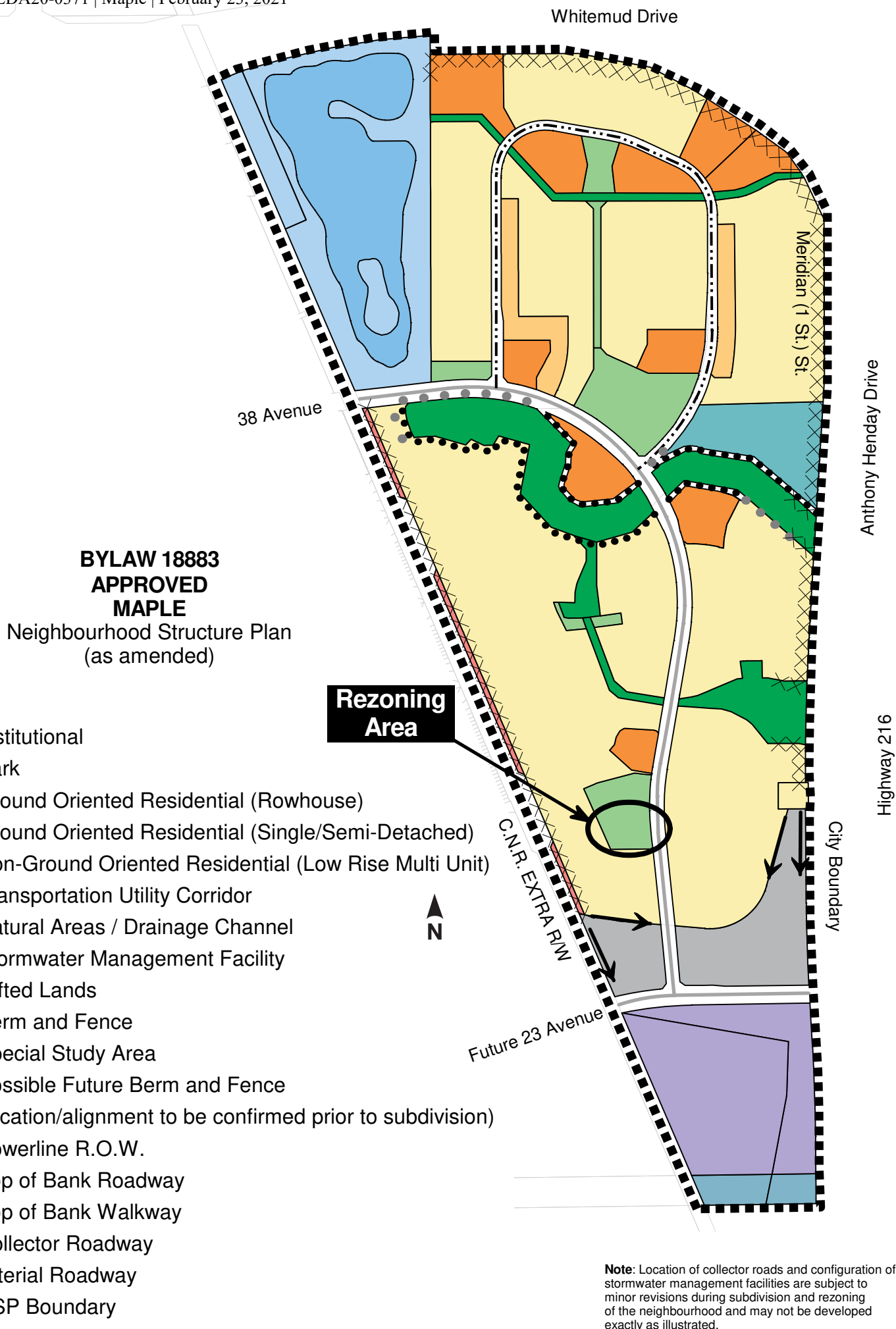
ADVANCE NOTICE November 18, 2020	<ul style="list-style-type: none"> • Number of recipients: 18 • No responses received
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/mapleplanningapplications

Conclusion

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

Appendices

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19560
Location:	West of Maple Road NW and south of 34 Avenue NW
Address:	3408 - Meridian Street NW
Legal Description:	A portion of Lot 1, Plan 0121042
Site Area:	N/A
Neighbourhood:	Maple
Notified Community Organization:	Fulton Meadows Community League
Applicant:	Mike Vivian, Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(AGI) Industrial Reserve Zone
Proposed Zone:	(AP) Public Parks Zone
Plans in Effect:	Maple Neighbourhood Structure Plan The Meadows Area Structure Plan
Historic Status:	None

Written By:
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