



REZONING APPLICATION

MARQUIS

19355 MERIDIAN STREET NE

To accommodate an existing school building with a daycare and a pipeline.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- allows for the existing Horse Hill Elementary School and a daycare in the school facility to be brought into zoning conformance;
- is compatible with the surrounding planned and existing land uses; and
- conforms to the Marquis Neighbourhood Structure Plan.

THE APPLICATION

CHARTER BYLAW 18470 proposes to amend the Zoning Bylaw from (AG) Agriculture Zone to (US) Urban Services Zone and (PU) Public Utility Zone to allow for publicly and privately owned facilities of an institutional or community service nature and a public utility lot for an already existing pipeline. The Urban Services Zone would also bring the existing school into zoning conformance. The applicant's stated intent is to allow for Child Care Services in the existing Horse Hill Elementary School facility.

SITE AND SURROUNDING AREA

The site is approximately 4.8 ha and is located east of Meridian Street and south of 195 Avenue NE in the northern part of the Marquis neighbourhood.



AERIAL VIEW OF APPLICATION AREA

| | EXISTING ZONING | CURRENT USE |
|---------------------|-----------------------------|---|
| SUBJECT SITE | (AG) Agricultural Zone | <ul style="list-style-type: none"> Horse Hill Elementary School and play field Utility Corridor |
| CONTEXT | | |
| North | (RR) Rural Residential Zone | Single detached housing on large lots |

| | | |
|-------|------------------------|------------------------------------|
| East | (AG) Agricultural Zone | Single detached house on large lot |
| South | (AG) Agricultural Zone | Vacant/Undeveloped Land |
| West | (AG) Agricultural Zone | Vacant/Undeveloped land |

PLANNING ANALYSIS

The proposed rezoning conforms to the Horse Hill Area Structure Plan (ASP) and Marquis Neighbourhood Structure Plan (NSP) which designates the site for a District Park site. The proposed rezoning to (US) Urban Services Zone and (PU) Public Utility Zone will allow the existing school to be brought into zoning conformance and a public utility lot to accommodate an existing pipeline. The applicant's stated intent is to add Child Care Services within the school building.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

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| ADVANCE NOTICE February 15, 2018 | <ul style="list-style-type: none"> • Number of recipients: 16 • No responses received |
| PUBLIC MEETING | <ul style="list-style-type: none"> • Not held |
| WEBPAGE | <ul style="list-style-type: none"> • edmonton.ca/horsehill |

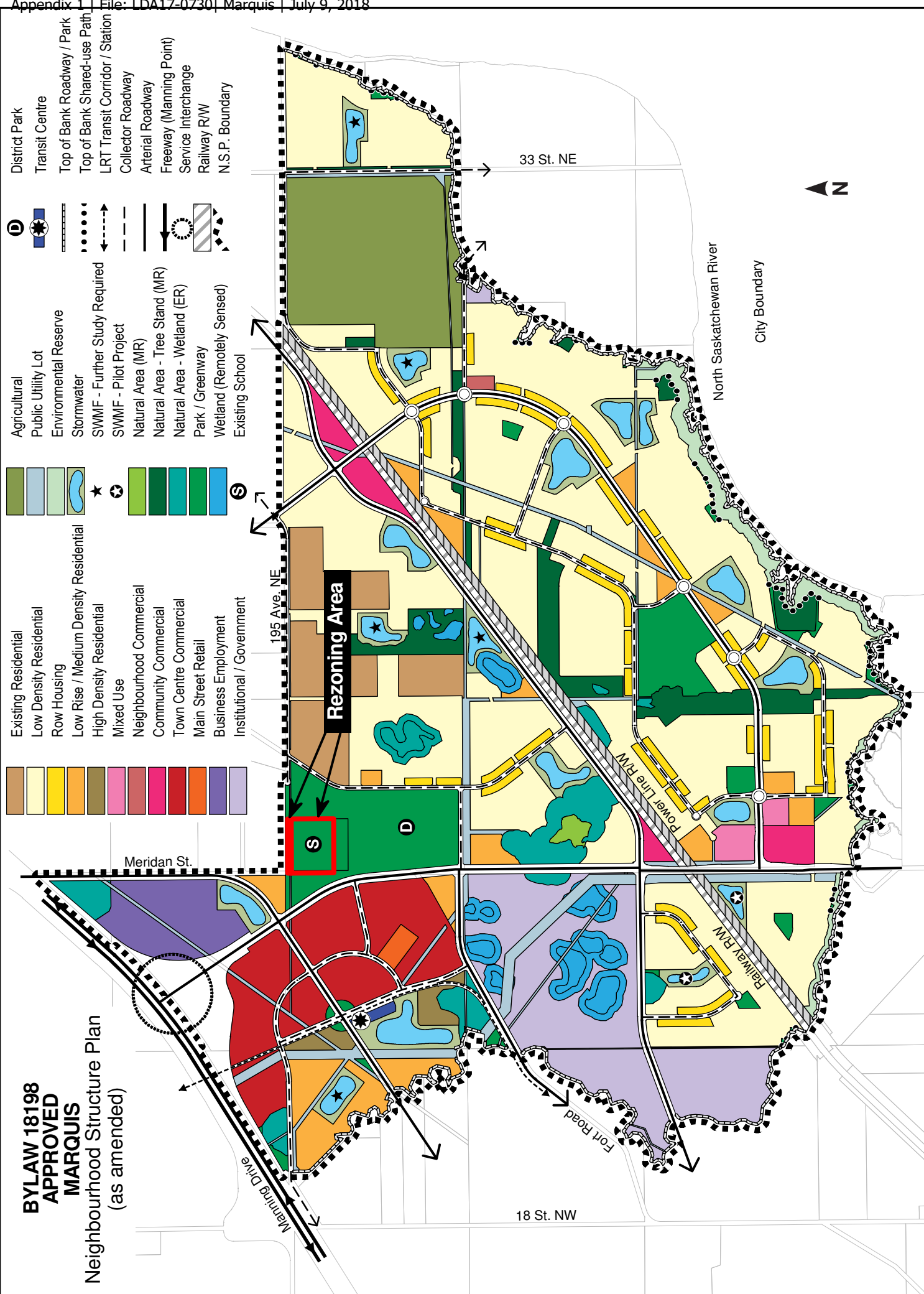
CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary

**BYLAW 18198
APPROVED
MARQUIS
Neighbourhood Structure Plan
(as amended)**



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

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| Application Type: | Rezoning |
| Charter Bylaw: | 18470 |
| Location: | South of 195 Avenue NE and East of Meridian Street |
| Address(es): | 19355 – Meridian Street NE |
| Legal Description(s): | Lot B, Plan 1878RS |
| Site Area: | 4.84 ha |
| Neighbourhood: | Marquis |
| Ward - Councillor: | Ward 4 – Councillor Aaron Paquette |
| Notified Community Organization(s): | Horse Hill Community League Association |
| Applicant: | Justin Jurincic, IBI GROUP INC. |

PLANNING FRAMEWORK

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|----------------------------------|--|
| Current Zone(s) and Overlay(s): | (AG) Agricultural Zone |
| Proposed Zone(s) and Overlay(s): | (US) Urban Service Area Zone (PU) Public Utility Zone |
| Plan(s) in Effect: | Marquis Neighbourhood Structure Plan Horse Hill Area Structure Plan |

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| Written By: | Emma Zurawell |
| Approved By: | Tim Ford |
| Branch: | City Planning |
| Section: | Planning Coordination |