

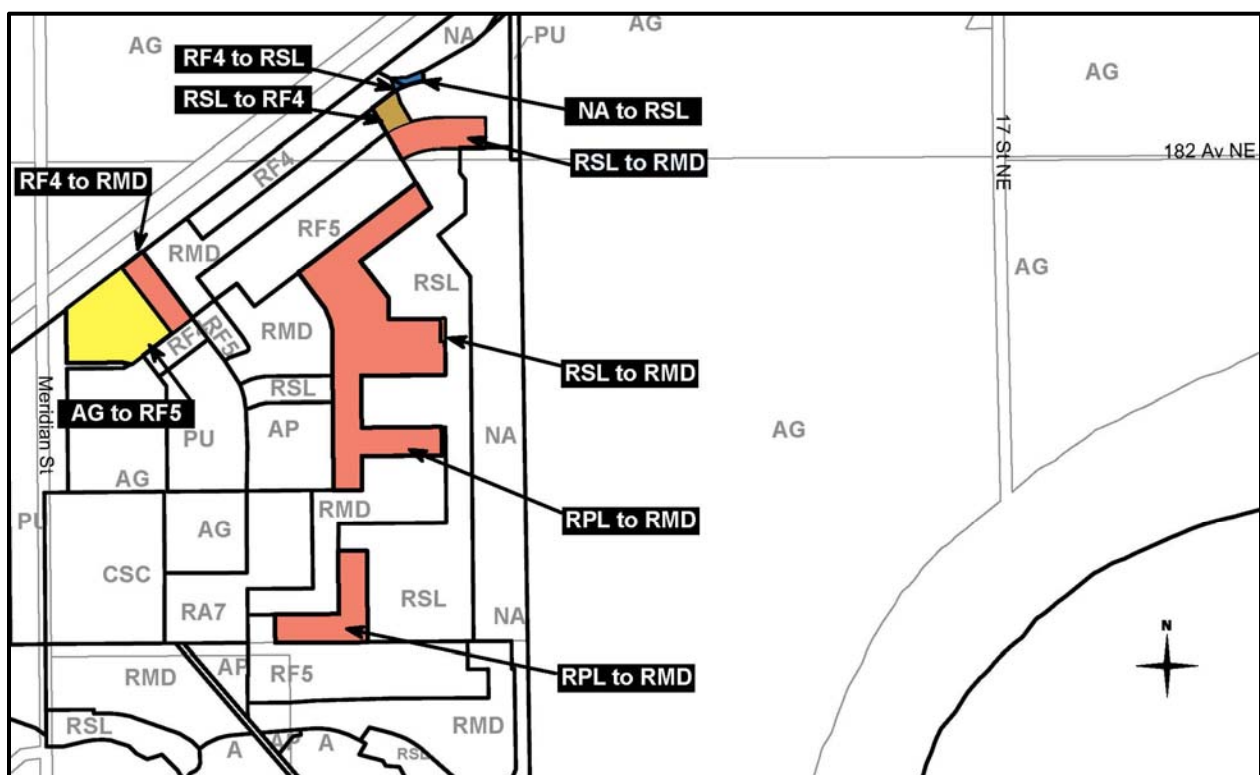


## REZONING MARQUIS

### 17861 - MERIDIAN STREET NE

### 18103 - MERIDIAN STREET NE

To allow for the future residential development in the form of single-detached, semi-detached and row housing uses.



## RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application since the proposed zones:

- Align with the Marquis Neighbourhood Structure Plan and are compatible with the existing and planned development
- Promote the creation of a complete and diverse neighbourhood by allowing various types of housing types in different built forms
- Provide efficient urban development

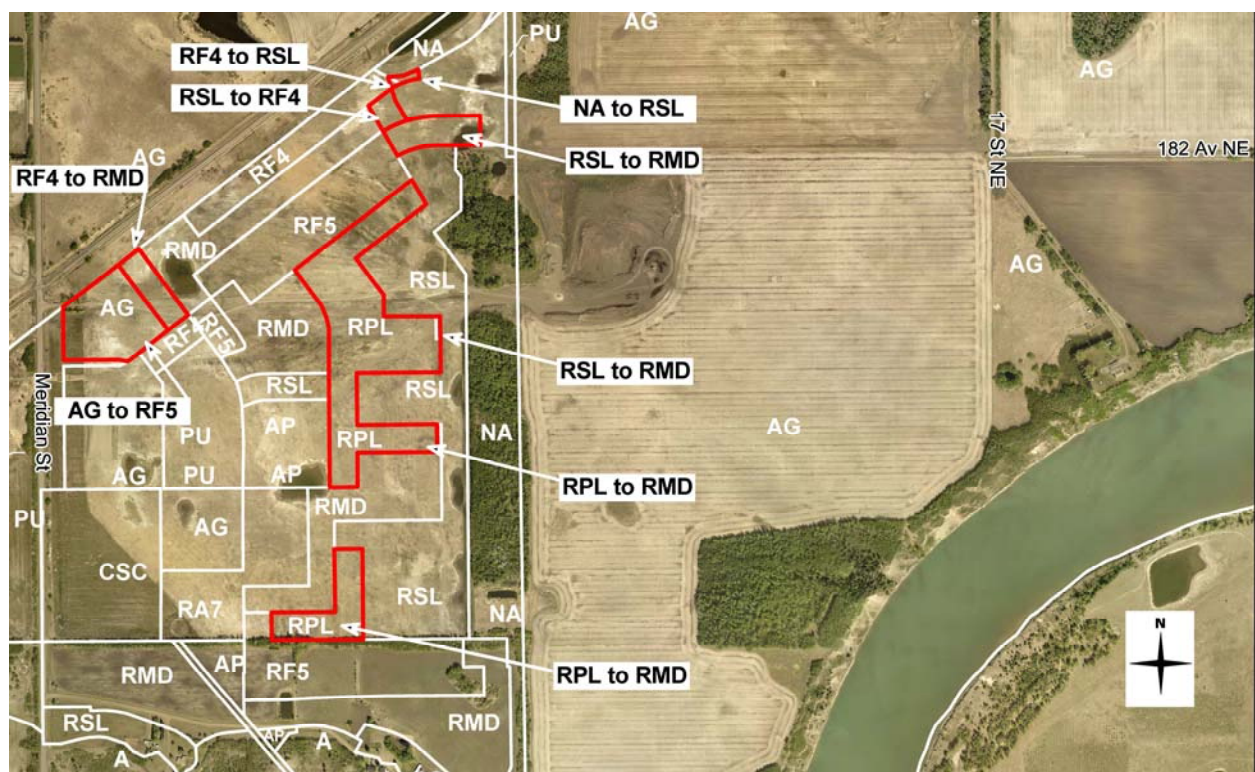
## THE APPLICATION

BYLAW 17932 proposes to rezone lands from (AG) Agricultural Zone, (NA) Natural Areas Protection Zone, (RF4) Semi-detached Residential Zone, (RPL) Planned Lot Residential Zone and (RSL) Residential Small Lot Zone to (RF4) Semi-detached Residential Zone, (RF5) Row Housing Zone, (RMD) Residential Mixed Dwelling Zone and (RSL) Residential Small Lot Zone to allow for the development of semi-detached housing, row housing and single family housing on smaller lots.

The applicant's stated intent is to allow for the development of residential land uses in accordance with the Marquis Neighbourhood Structure Plan, and to increase the area of land zoned (RMD) Residential Mixed Dwelling Zone, which allows for a wider range of dwelling types and densities while encouraging diversity in built form.

## SITE AND SURROUNDING AREA

The proposed rezoning is located north of 167 Avenue NE, east of Meridian Street, south of the railway line and west of 17 Street NE. The proposed rezoning is scattered over two quarter sections (NW-4-54-23-4 and SW-9-54-23-4).



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (AG) Agricultural Zone</li> <li>• (NA) Natural Areas Protection Zone</li> <li>• (RF4) Semi-detached Residential Zone</li> <li>• (RPL) Planned Lot Residential Zone</li> <li>• (RSL) Residential Small Lot Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural land</li> <li>• Vacant land</li> </ul>

Next to the sites being rezoned, the land is zoned for a mix of uses that comply with the Marquis Neighbourhood Structure Plan.

## PLANNING ANALYSIS

The Marquis Neighbourhood Structure Plan (NSP) estimates that over 25,800 people will live in this neighbourhood. The rezoning complies with the Marquis NSP development concept, which designates the areas for “Low Rise / Medium Density Housing,” “Low Density Residential,” and “Row housing” by allowing for single detached, semi-detached and row housing forms. These uses are compatible with existing and planned development, and offer a diversity of housing choices in the new community. Rezoning applications in the Marquis neighbourhood have occurred primarily along Meridian Street demonstrating sustainable land development that is efficient.

## TECHNICAL REVIEW

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

Strathcona County was advised of this proposed application. No comments were received.

## PUBLIC ENGAGEMENT

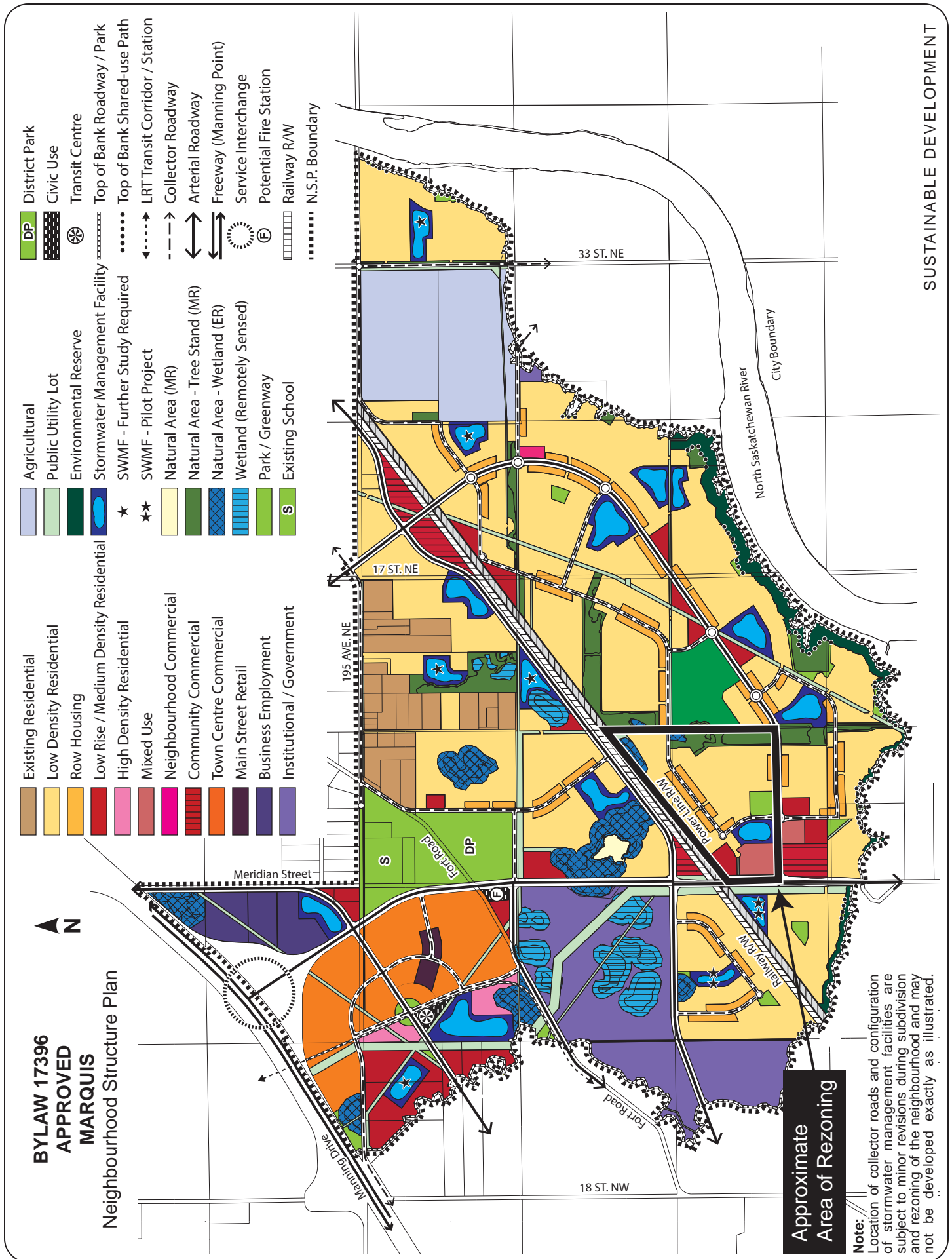
<b>ADVANCE NOTICE</b> October 24, 2016	<ul style="list-style-type: none"> <li>• Number of recipients: 275</li> <li>• No responses received</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>

## CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw(s):	17932
Location:	North of 167 Avenue NE and east of Meridian Street
Address(es):	17861 - Meridian Street NE 18103 - Meridian Street NE
Legal Description(s):	Portions of NW-4-54-23-4 and a portion of SW-9-54-23-4
Site Area:	N/A
Neighbourhood:	Marquis
Ward - Councillor:	4 – Ed Gibbons
Notified Community Organization(s):	Horse Hill Community League (1995) Association Clareview and District Area Council Area Council
Applicant:	Stantec Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone (NA) Natural Areas Protection Zone (RF4) Semi-detached Residential Zone (RPL) Planned Lot Residential Zone (RSL) Residential Small Lot Zone
Proposed Zone(s) and Overlay(s):	(RF4) Semi-detached Residential Zone (RF5) Row Housing Zone (RMD) Residential Mixed Dwelling Zone (RSL) Residential Small Lot Zone
Plan(s) in Effect:	Marquis Neighbourhood Structure Plan
Historic Status:	None

Written By:  
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