

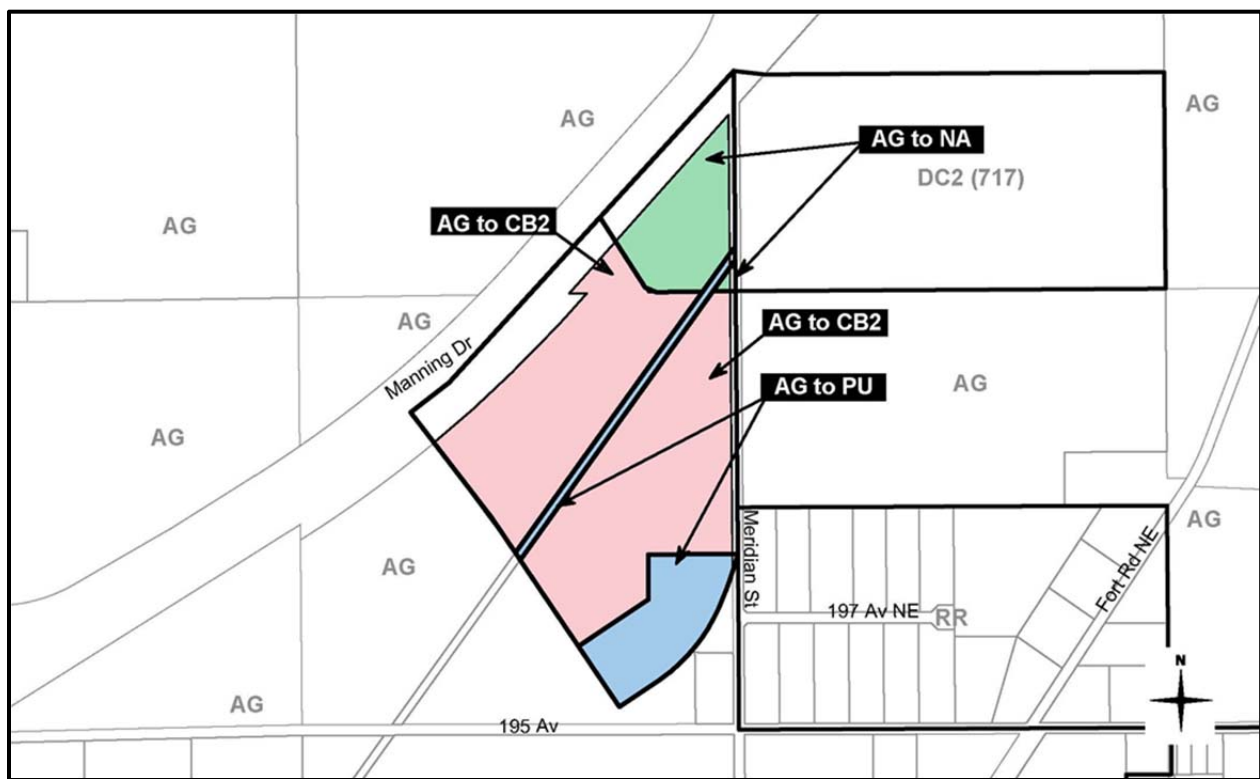


REZONING MARQUIS

19610 MERIDIAN STREET NW

803 195 AVENUE NW

To allow for business uses, the conservation of a wetland, the development of a stormwater management facility, and the protection of an existing pipeline corridor.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- It allows for the development of commercial and employment uses in a high profile location with good access to major transportation corridors,
- It protects an existing wetland and pipeline corridor,
- It provides for stormwater management to support this development and future development in the area.

THE APPLICATION

BYLAW 17940 proposes to rezone land from (AG) Agricultural Zone to (CB2) General Business Zone, (NA) Natural Area Protection Zone, and (PU) Public Utility Zone. This will allow for the future development of businesses that require large sites and locations with good visibility and accessibility to major public roadways. It will also protect an existing wetland and pipeline corridor, and provide for the future development of a stormwater management pond.

SITE AND SURROUNDING AREA

The subject site is located southeast of Manning Drive, and west of Meridian Street NW. When developed, a provincial interchange will be developed on the western boundary of the rezoning area, and become the major connection between Meridian Street NW and Manning Drive. The land further to the southwest is planned as the Marquis Town Centre and includes an LRT station. This area will be developed with a complementary mix of residential and commercial uses, through Special Area zoning.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Farmed land Pipeline corridor Wetland

CONTEXT		
North	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Farmed land, Manning Drive is directly north.
East	<ul style="list-style-type: none"> (AG) Agricultural Zone (DC2.717) Site Specific Development Control Provision (RR) Rural Residential Zone 	<ul style="list-style-type: none"> Horse Hill Neighbourhood #4 is directly east. This land is currently developed with farms, a cemetery, and an existing country residential development.
South	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Farmed land.
West	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Farmed land. Further west, and across Manning Drive, is a Sikh Temple.

PLANNING ANALYSIS

This application furthers the development of the Horse Hill area, by providing for commercial and employment uses to support the local and broader population. The CB2 zone is suited to sites near major roadways and is compatible with the adjacent land uses. The application also provides for the protection of an existing wetland and pipeline corridor, and for the future development of a stormwater management pond.

This proposal is in conformance with the *Marquis Neighbourhood Structure Plan's* land use designations and policies, and will complement the future Town Centre development and adjacent Neighbourhood 4 land uses. It furthers the planned development of the Marquis area, while strengthening the City's commercial base and protecting its natural environment.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. The Department of National Defense was also circulated, and no concerns were received.

Transportation Planning and Engineering has advised that ultimate access to the subject area will be provided by a future interchange located along Manning Drive (Highway 15), west of the existing Meridian Street alignment. In the interim, upgrades to the existing Manning Drive/18 Street/195 Avenue intersection, including temporary signals and lane improvements, will provide continued access into the area until an interchange is constructed. It is anticipated that intersection improvements will be constructed in 2017-2018.

In order to facilitate interim access to the subject lands, the owner will be required to upgrade 196 Avenue and construct the first stage of the ultimate future arterial road adjacent to the subject lands.

PUBLIC ENGAGEMENT

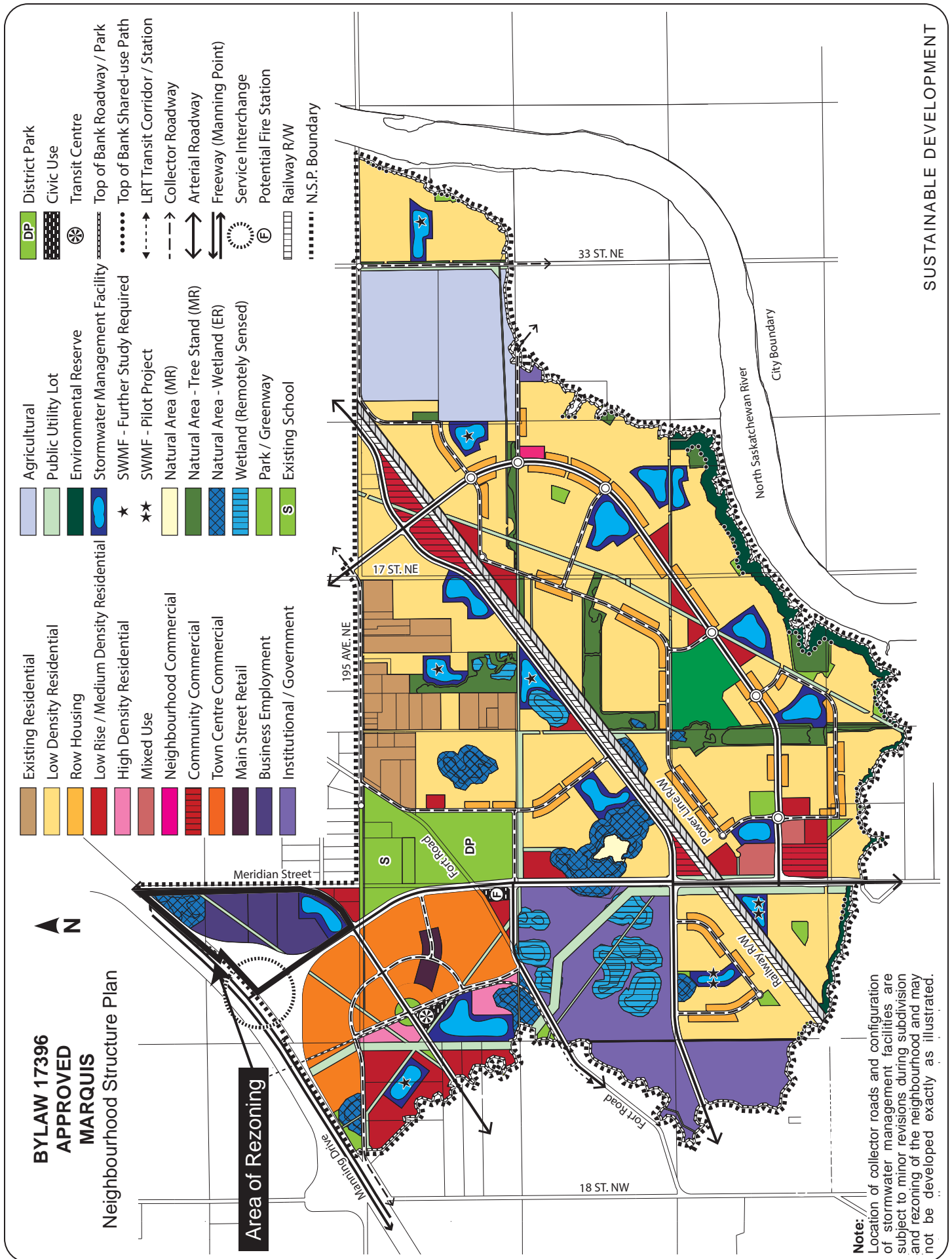
ADVANCE NOTICE January 5, 2017	<ul style="list-style-type: none">• Number of recipients: 18• One response was received that asked how the existing rural road network would accommodate the development. Sustainable Development advised that road upgrades would be required prior to or in conjunction with development, and no further concerns were expressed.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

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:	17940
Location:	West of Meridian Street NW and southeast of Manning Drive
Addresses:	19610 - Meridian Street NW and 803 – 195 Avenue NW
Legal Description:	NE-17-54-23-4 and portions of SE-17-54-23-4 and Lot 54, Blk RW, Plan 1935HW
Site Area:	Approximately 38 ha
Neighbourhood:	Marquis
Ward - Councillor:	4 – Ed Gibbons
Notified Community Organization(s):	Horse Hill Community League Association and Clareview and District Area Council Area Council
Applicant:	Stantec Consulting

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AG) Agricultural Zone
Proposed Zone(s) and Overlay(s):	(CB2) General Business Zone (NA) Natural Area Protection Zone (PU) Public Utility Zone
Plan(s) in Effect:	Marquis Neighbourhood Structure Plan Horse Hill Area Structure Plan
Historic Status:	None

Written By:	Sarah Ramey
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination