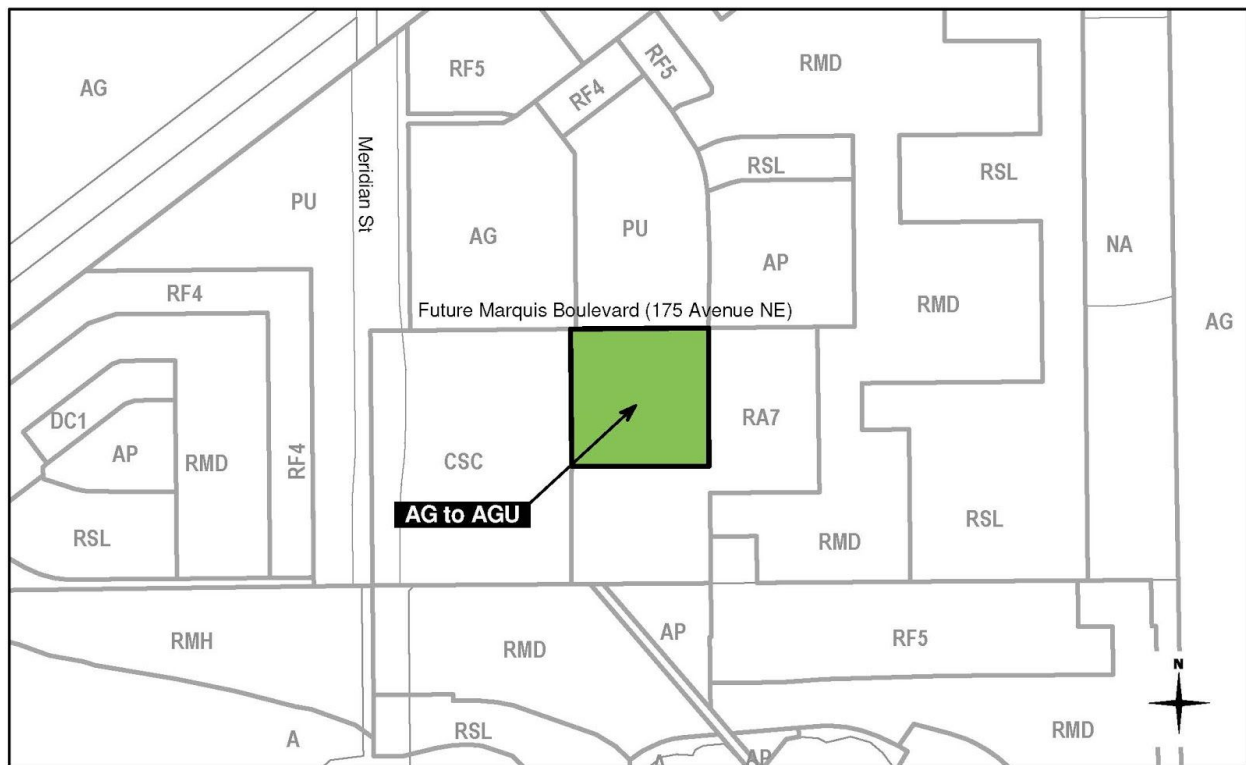




CITY PLANNING REPORT **REZONING** Marquis

17861 - Meridian Street NE

To allow for a residential sales centre on a future mixed use site.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because it:

- will address the immediate need for a residential sales centre;
- will not prejudice future mixed use development; and
- conforms with the Marquis Neighbourhood Structure Plan.

THE APPLICATION

CHARTER BYLAW 18996 proposes to rezone the subject lands from (AG) Agricultural Zone to (AGU) Urban Reserve Zone. The (AGU) zone allows for agricultural and rural uses, and a limited range of other uses that include a residential sales centre. The applicant's stated intent is to develop a residential sales centre on this site, and then to incorporate the centre into a future mixed use development.

SITE AND SURROUNDING AREA

The subject site is located in the central portion of the Marquis neighbourhood and is designated for "Mixed Uses." The site is generally located east of Meridian Street NW and south of the future Marquis Boulevard (175 Avenue NE).



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Undeveloped land
CONTEXT		
North	(PU) Public Utility (AP) Public Parks	Undeveloped land, designated for a stormpond and park
East	(RA7) Low Rise Apartment Zone	Undeveloped land, designated for Low rise/Medium Density housing
South	(RF5) Row Housing Zone (RMD) Residential Mixed Dwelling Zone (AP) Public Parks	Undeveloped land, designated for row housing and low density housing, and a public park
West	(CSC) Shopping Centre Zone	Undeveloped land, designated for community commercial

PLANNING ANALYSIS

This site is designated as “Mixed Use” in the Marquis Neighbourhood Structure Plan, and will eventually be developed with a mix of residential and commercial uses. The applicant intends to construct a residential sales centre that will be later converted into part of this mixed use development. However, detailed planning for the mixed use development has not yet occurred, so it is difficult at this stage to apply an appropriate mixed use zone. The (AGU) zone is proposed as it meets the immediate need for a residential sales centre, without prejudicing the site for a future mixed use development.

Rezoning to the (AGU) zone is an appropriate interim option to provide for the sales centre, as the purpose of the (AGU) zone is to allow for interim uses that do not “prejudice the future development of urban uses.” Although the (AGU) zone is typically applied to larger sites, an undersized rezoning was deemed appropriate in this case as the parcel size aligns with the proposed development pattern. A future rezoning will be required to develop the mixed use centre.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. An associated subdivision is under review.

PUBLIC ENGAGEMENT

ADVANCE NOTICE May 29, 2019	<ul style="list-style-type: none"> • Number of recipients: 13 • No responses were received.
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/Marquis

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary