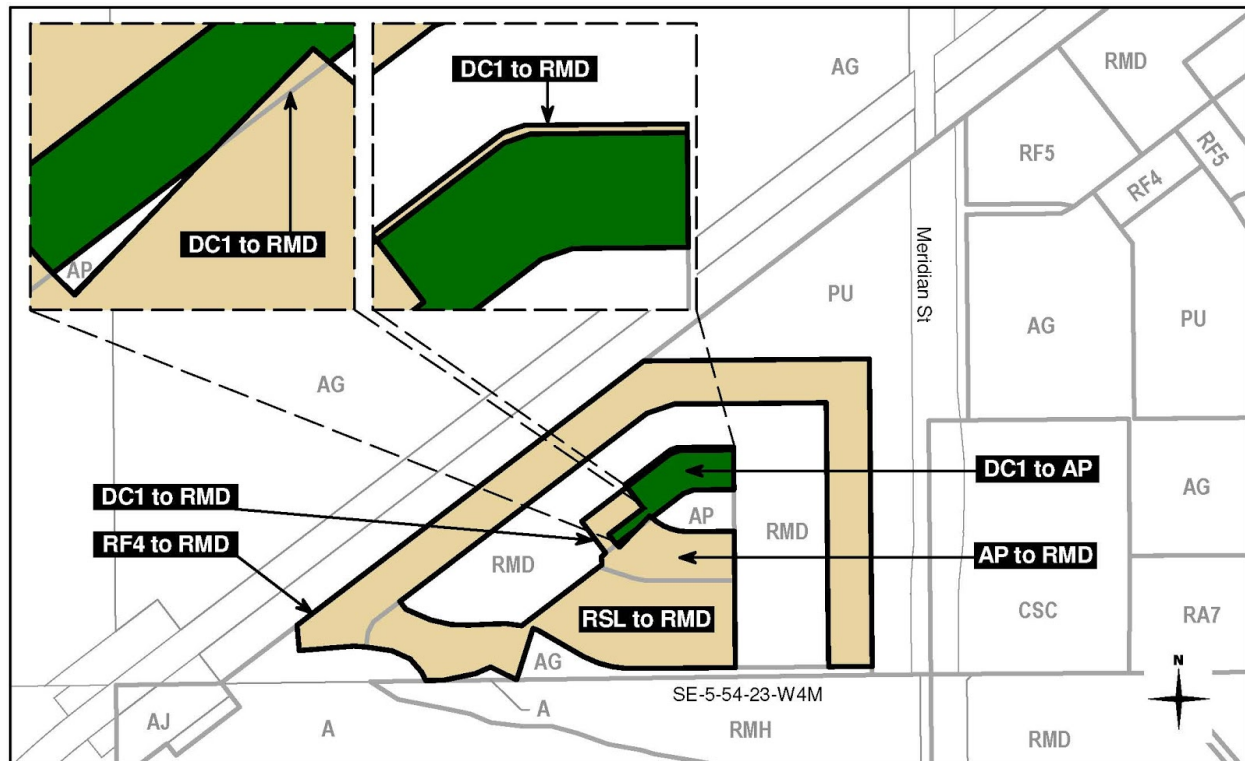




CITY PLANNING REPORT REZONING MARQUIS

17404 Meridian Street NW

To allow for a mix of single, semi-detached and limited row housing, and a park site.



RECOMMENDATION AND JUSTIFICATION

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

- will facilitate the orderly and sequential development of the neighbourhood;
- will be compatible with surrounding and planned land uses; and
- conforms to the Marquis Neighbourhood Structure Plan.

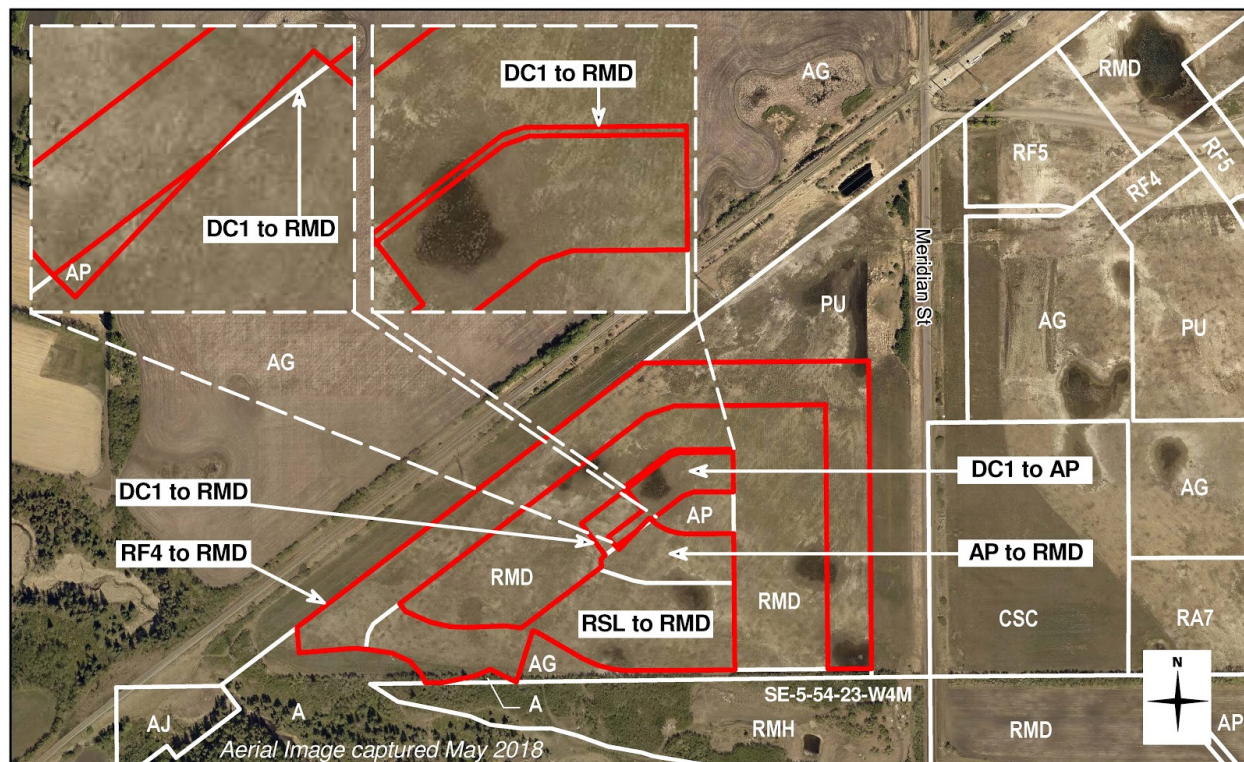
THE APPLICATION

CHARTER BYLAW 18997 proposed to amend the Zoning Bylaw from (RF4) Semi-detached Residential Zone, (RSL) Residential Small Lot Zone, (AP) Public Parks Zone and (DC1) Direct Development Control Provision to (RMD) Residential Mixed Use Zone and (AP) Public Parks Zone. The proposed rezoning will allow for single detached, semi-detached, and limited row housing, as well as a park site in conformance with the Marquis Neighbourhood Structure Plan (NSP).

SITE AND SURROUNDING AREA

The proposed rezoning area is approximately 7.6 ha in area and located north of 167 Avenue NW, west of Meridian Street NW and south of the railway line.

In 2015, the site was zoned from AG to RF4, RSL, AP and DC1 under Bylaw 17237.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-detached Residential Zone, (RSL) Residential Small Lot Zone, (AP) Public Parks Zone and (DC1) Direct Development Control Provision	Vacant land, zoned and designated for low density residential uses and a park site
CONTEXT		
North	(PU) Public Utility Zone	Vacant land, designated for a future storm water management facility
East	(PU) Public Utility Zone	Vacant land, designated for a future storm water management facility
South	(AG) Agricultural Zone and (RMH) Mobile Home Zone	Vacant land/natural area, designated for future low density residential uses
West	(AG) Agricultural Zone	Railway line and vacant land, designated for future low density residential uses

The application conforms to the Marquis NSP which designates these lands for low density residential uses and a park site. The proposed RMD and AP zones will allow for the development of a variety of low density housing types consistent and compatible with lands that have been zoned on and surrounding the site.

This application will allow for the remainder of the park site to be zoned and assembled, thereby improving linkages in this portion of the neighbourhood. More specifically, the application implements the NSP policies related to providing a variety of housing types and residential densities to meet consumer needs and encourage demographic diversity.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE May 21, 2019	<ul style="list-style-type: none">• Number of recipients: 358• No responses received: 2• One respondent asked for more information and the other expressed concern over a decrease in the property value of their home and felt this could be caused by the limited row housing permitted under the RMD zone• In response to this concern, Administration explained that property assessments involve a variety of factors and it is difficult to discern any one cause in particular for a potential decline in property value
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

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18997
Location:	North of 167 Avenue NW, west of Meridian Street NW and south of the railway line
Address:	17404 Meridian Street NW
Legal Descriptions:	Lot 2, Block 1, Plan 1822466
Site Area:	7.63 ha
Neighbourhood:	Marquis
Ward - Councillor:	04 – Councillor Aaron Paquette
Notified Community Organization(s):	Horse Hill Community League, Clareview and District Area Council Area Council, Council of Ukrainian Orthodox Churches, and Ward Councillor
Applicant:	Yolanda Lew, Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(RF4) Semi-detached Residential Zone, (RSL) Residential Small Lot Zone, (AP) Public Parks Zone and (DC1) Direct Development Control Provision
Proposed Zones:	(RMD) Residential Mixed Use Zone and (AP) Public Parks Zone
Plan(s) in Effect:	Horse Hill Area Structure Plan & Marquis Neighbourhood Structure Plan

Written By:	Carla Semeniuk
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination