



# ADMINISTRATION REPORT REZONING APPLICATIONS MARQUIS

## 17861 - Meridian Street NE

To allow for low density residential uses, multi-unit housing, commercial uses, park uses, and public utility uses.



**Recommendation:** That Charter Bylaw 19796 to amend the Zoning Bylaw from (RSL) Residential Small Lot Zone, (RMD) Residential Mixed Dwelling Zone, (RF4) Semi-detached Residential Zone, (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, (AP) Public Parks Zone, (PU) Public Utility Zone, and (AG) Agriculture Zone to (RLD) Residential Low Density Zone, (RF5) Row Housing Zone, (RA7) Low Rise Apartment Zone, (AP) Public Parks Zone, (PU) Public Utility Zone, and (CSC) Shopping Centre Zone be APPROVED.

**Recommendation:** That Charter Bylaw 19797 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone and (AP) Public Parks Zone to (DC2) Site Specific Development Control Provision be APPROVED.

Administration is in **SUPPORT** of these applications because they:

- will provide a variety of low and medium density housing types;
- are compatible with planned land uses; and
- conform to the approved Marquis Neighbourhood Structure Plan.

## Report Summary

These applications were submitted by Om Joshi and Tanya McNeil with WSP.

Charter Bylaw 19796 (LDA21-0062) was submitted on February 3, 2021 and proposes to rezone the land located south of the railway line and east of Meridian Street NW to RLD, RF5, RA7, AP, PU and CSC to allow for low density residential uses, multi-unit housing (in the form of row housing and low rise apartment housing), two pocket park sites, commercial uses, and public utility uses.

Charter Bylaw 19797 (LDA21-0189) was submitted on March 9, 2021 and proposes to rezone 2.1 hectares (located north and south of the future Marquis Boulevard NW) to a DC2 Provision to allow for shallow width, multi-unit (row) housing with additional height and density compared to the standard (RF5) Row Housing Zone or existing RMD Zone.

These applications conform to the approved Horse Hill Area Structure Plan and Marquis Neighbourhood Structure Plan, and align with the applicable policies of The City Plan (MDP) to accommodate all future growth for an additional 1.25 million population within Edmonton's existing boundaries. If approved, the applications will allow for the development of varying housing types that will also help sustain surrounding future commercial and business/employment areas.

The applications are being presented together since they are on the same titled property and abutting each other.

## The Application

1. **CHARTER BYLAW 19796** to amend the Zoning Bylaw to RLD, RF5, RA7, AP, PU, and CSC to allow for the development of low density residential uses, multi-unit housing, open spaces, commercial uses and public utility uses.
2. **CHARTER BYLAW 19797** to amend the Zoning Bylaw to (DC2) Site Specific Development Control Provision to allow for site-specific multi-unit (row) housing.

Charter Bylaw 19796 proposes to:

- allow for single detached housing, semi-detached housing and duplex housing (including the opportunity for zero lot line development) under the RLD Zone;
- expand row housing uses under the RF5 Zone;
- replace an existing stormwater management facility (PU) with an RA7 site to allow for

- multi-unit housing in the form of low rise apartment housing;
- add two pocket park site under the AP Zone;
- allow for a commercial shopping centre under the CSC Zone; and
- adjust various zoning boundaries accordingly.

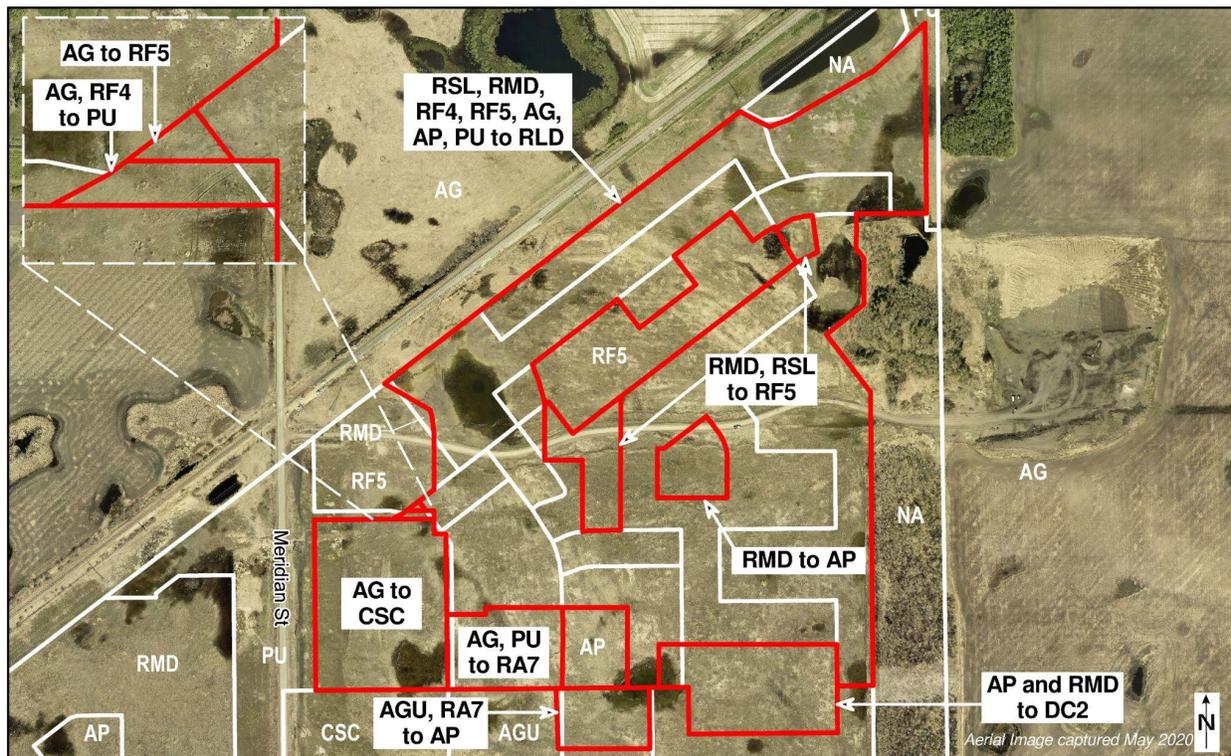
Charter Bylaw 19797 proposes to rezone 2.1 hectares, located north and south of the (future) Marquis Boulevard NW to a DC2 Provision to allow for shallow width multi-unit housing (row housing) with additional height and density compared to the standard (RF5) Row Housing Zone.

These proposed Charter Bylaws conform to the Marquis Neighbourhood Structure Plan (NSP).

## Site and Surrounding Area

The two applications are located on the same titled lot. The larger rezoning area (Charter Bylaw 19796) is located south of the railway line and east of Meridian Street NW, and is approximately 31.6 ha in size.

The DC2 rezoning area (Charter Bylaw 19797) is approximately 2.1 ha in size and applies to the land located south of the future Marquis Boulevard NW, west of Meridian Street NW, and east of the north-south linear Natural Area.



AERIAL VIEW OF PROPOSED REZONING AREAS

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT AREA</b>		
Charter Bylaw 19796	(RSL) Residential Small Lot Zone (RMD) Residential Mixed Dwelling Zone (RF4) Semi-detached Residential Zone (RF5) Row Housing Zone (RA7) Low Rise Apartment Zone (AP) Public Parks Zone (PU) Public Utility Zone (AG) Agriculture Zone	Vacant land
Charter Bylaw 19797	(RMD) Residential Mixed Dwelling Zone (AP) Public Parks Zone	
<b>CONTEXT</b>		
North	(AG) Agricultural Zone (NA) Natural Area	Vacant land; Power line and railway right-of-ways, and existing natural area
East	(NA) Natural Area Zone	Natural area
South	(AGU) Agricultural Zone (CSC) Shopping Centre Zone (RLD) Residential Low Density Zone (RA7) Low Rise Apartment Zone	Vacant land
West	(PU) Public Utility Zone (RMD) Residential Mixed Dwelling Zone (RF5) Row Housing Zone	Pipeline corridor Vacant land

## Planning Analysis

The rezoning applications conform to the approved Horse Hill ASP, which designates the area for primarily residential uses, as well as commercial uses. The approved Marquis NSP designates the rezoning areas for low density residential uses, row housing uses, commercial uses, park uses, and public utility uses and maintains the EMRB density target of 30 - 40 u/nrha.

The applications align with the applicable policies of The City Plan (MDP) related to accommodating all future growth for an additional 1.25 million population within Edmonton's existing boundaries. These proposed Charter Bylaws will accommodate a diverse residential population required to sustain the surrounding commercial and business/employment areas.

### LAND USE COMPATIBILITY

While the larger rezoning uses standard zones, the smaller site proposes a DC2 Provision in order to offer additional variety in housing types in the area.

The proposed DC2 Provision area is located along Marquis Boulevard NW (see below), west of the linear Natural Area. It proposes site-specific row housing up to a maximum height of 13.0 m. This is comparable to the development regulation in the existing RLD Zone (located to the south) which allows for heights up to 10.0 m when developed as single detached and semi-detached housing; and up to 12.0 when developed as row housing.



**Proposed DC2 area of application  
along Marquis Boulevard NW**

The table below compares the existing RMD Zone (when developed as row housing) to the proposed DC2 Provision.

	<b>RMD</b> <i>Current</i>	<b>DC2</b> Proposed
<b>Principal Building</b>		
<b>Minimum Site Area</b>	150 m2 (internal) 186 m2 (end) 195m2 (zero lot line corner/flanking)	91.25 m2
<b>Minimum Site Width</b>	5.0 m (internal) 6.2 m (end)	3.65 m
<b>Minimum Site Depth</b>	30.0 m	25.0 m
<b>Minimum Density</b>	n/a	35 Dwellings/ha
<b>Maximum Site Coverage</b>	55% (internal & end) 45% (corner/abutting zero lot line)	55%
<b>Maximum Height</b>	12.0 m	13.0
<b>Front Setback</b>	4.5 m 3.0 m (treed blvd.)	4.5 m
<b>Interior Side Setback</b>	1.2 m 3.0 m (treed blvd.) 1.5 m (zero lot line)	1.2 m
<b>Flanking Side Setback</b>	2.4 m	2.4 m
<b>Rear Setback</b>	7.5 m 4.5 m (corner)	5.5 m

The proposed DC2 regulations and current RMD Zone are comparable in terms of minimum setbacks, with the main difference being a denser built form in terms of size site, site coverage, height and density under the proposed DC2.

Marquis Boulevard, which is identified as a Primary Bike Network containing Shared-Use Paths along both sides of the street, and adjacent residential, commercial and park uses will provide the opportunity for multi-modal modes of transportation, contribute to walkability within the neighbourhood, and facilitate an active streetscape.

Both applications propose appropriate compatible zoning, consistent with the Marquis NSP.

## Technical Review

### Transportation

Transportation supports the proposed rezoning applications and provides the following comments related to both proposed Charter Bylaws.

Nearby subdivisions have been conditionally approved with significant transportation infrastructure that will impact development on the subject site. Currently Meridian Street NW is constructed to a two-lane rural cross-section and requires upgrades to address safety concerns. It is understood that there are financial challenges and complexities within the Horse Hill area and that conversations are ongoing between Subdivision Planning and the area developers on how best to achieve safe intersections, maintenance of Meridian Street NW, and pedestrian connections. It is expected that current or approved subdivision applications will be amended to reflect the outcomes of these conversations.

The full urban upgrades of Meridian Street NW from 153 Avenue NW to 167 Avenue NW will be deferred to future developments, and interim/temporary upgrades have been conditioned with the current subdivisions. However, the developer has filed an appeal at the Subdivision and Development Appeal Board regarding the conditions to upgrade Meridian Street NW between 153 Avenue NW and 167 Avenue NW.

In addition to the above, the owner will be required to construct the first two lanes of Marquis Boulevard to an arterial roadway standard and a primary bike route with shared use paths on both sides of the road as envisioned in the NSP, from Meridian Street to the Natural Area. This will also require the construction of a wildlife crossing at the natural area crossing on Marquis Boulevard. The owner must also submit a Noise Attenuation Assessment with subdivision of any lands abutting the rail line as per Marquis NSP policy.

For both proposed Charter Bylaws, all other comments from affected City Departments and utility agencies have been addressed.

## Community Engagement

<p><b>ADVANCE NOTICES</b></p>	
<p>Charter Bylaw 19796/LDA21-0062 May 13, 2021</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 265</li> <li>● No responses received</li> </ul>
<p>Charter Bylaw 19797/LDA21-00189 May 19, 2021</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 264</li> <li>● No responses received</li> </ul>
<p><b>WEBPAGE</b></p>	<ul style="list-style-type: none"> <li>● <a href="http://edmonton.maps/marquis">edmonton.maps/marquis</a></li> </ul>

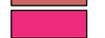
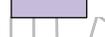
## Conclusion

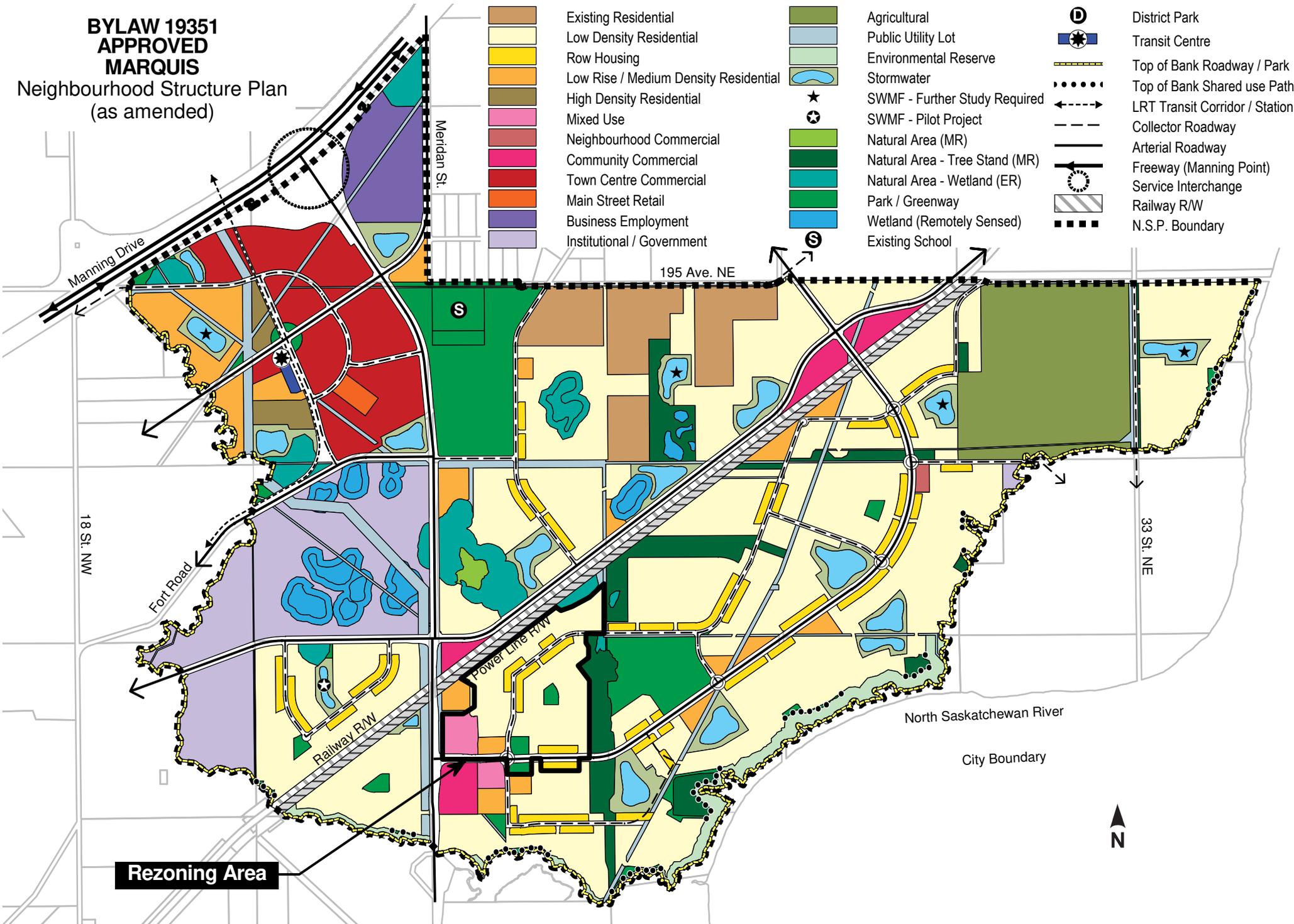
Administration recommends that City Council **APPROVE** these applications.

## **APPENDICES**

- 1 Context Plan Map
- 2 Application Summaries

**BYLAW 19351  
APPROVED  
MARQUIS  
Neighbourhood Structure Plan  
(as amended)**

- |   |                                       |   |                                |   |                                |
|---|---------------------------------------|---|--------------------------------|---|--------------------------------|
|    | Existing Residential                  |    | Agricultural                   |    | District Park                  |
|   | Low Density Residential               |   | Public Utility Lot             |   | Transit Centre                 |
|  | Row Housing                           |  | Environmental Reserve          |  | Top of Bank Roadway / Park     |
|  | Low Rise / Medium Density Residential |  | Stormwater                     |  | Top of Bank Shared use Path    |
|  | High Density Residential              |  | SWMF - Further Study Required  |  | LRT Transit Corridor / Station |
|  | Mixed Use                             |  | SWMF - Pilot Project           |  | Collector Roadway              |
|  | Neighbourhood Commercial              |  | Natural Area (MR)              |  | Arterial Roadway               |
|  | Community Commercial                  |  | Natural Area - Tree Stand (MR) |  | Freeway (Manning Point)        |
|  | Town Centre Commercial                |  | Natural Area - Wetland (ER)    |  | Service Interchange            |
|  | Main Street Retail                    |  | Park / Greenway                |  | Railway R/W                    |
|  | Business Employment                   |  | Wetland (Remotely Sensed)      |  | N.S.P. Boundary                |
|  | Institutional / Government            |   | Existing School                |   |                                |



**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 SUMMARIES

### INFORMATION

Application Type:	Rezoning
Charter Bylaws:	19796 19797
Location:	South of the railway line and east of Meridian Street NW
Address:	17861 - Meridian Street NE
Legal Description:	Portion of Lot 2, Block 2, Plan 1822406
Site Areas:	31.6 ha 2.1 ha (DC2)
Neighbourhood:	Marquis
Notified Community Organizations:	Horse Hill Community League and Clareview and Clareview and District Area Council Area Council
Applicant:	Om Joshi & Tanya McNeil, WSP

### PLANNING FRAMEWORK

Current Zones:	
Charter Bylaw 19796	RSL, RMD, RF4, RF5, RA7, AP, PU & AG
Charter Bylaw 19797	RMD & AP
Proposed Zones:	
Charter Bylaw 19796	RLD, RF5, RA7, AP, PU & CSC
Charter Bylaw 19797	DC2
Plans in Effect:	Marquis Neighbourhood Structure Plan Horse Hill Area Structure Plan

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Branch:	Development Services
Section:	Planning Coordination