

Bylaw 18198

Amendment to the Marquis Neighbourhood Structure Plan

Purpose

The proposed amendment will reconfigure land uses on portions of the Marquis Town Centre within the neighbourhood plan to reflect the associated proposed rezoning.

Readings

Bylaw 18198 is ready for third reading. The proposed plan amendment affects land within 1.6 kilometers of the Alberta Industrial Heartland Area, and was approved at the Edmonton Metropolitan Region Board on December 21, 2017. The 21 day appeal period ended on January 18, 2018, and the application is ready for third reading.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, October 27, 2017, and Saturday, November 4, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw/Resolution

Previous Council/Committee Action

At the November 15, 2017, City Council Public Hearing, the following motion was passed:

That Bylaws 18197, 18198, 18199 and 18200 be read a second time.

(Third reading of Bylaws 18197, 18198, 18199 is to be withheld pending review by the Edmonton Metropolitan Capital Region Board. Third reading of Bylaw 18200 is to be withheld pending third reading of Bylaws 18197, 18198 and 18199).

Report

Bylaw 18198 proposes to reconfigure land uses on portions of the Marquis Town Centre to reflect the associated proposed rezoning under Bylaw 18200. The proposed changes include relocating the “entertainment district” and “main street” components further south, collapsing commercial sub-areas into a single “retail centre” component, and designating amenity areas. The Bylaw also includes minor updates to the Manning Drive interchange based on provincial roadway alignment changes, the transit exchange configuration, and removing the fire station. The affected text, figures, and statistics in the NSP are proposed in support of the proposed associated rezoning.

Associated amendments to the Horse Hill Area Structure Plan (Bylaw 18197) and Zoning Bylaw (Bylaw 18199 and 18200) accompany this Bylaw.

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

Policy

This application supports the policies of *The Way We Grow* by supporting contiguous development and infrastructure, creating a new neighbourhood town centre that provides a mix of residential and commercial uses, planning for growth in the region based on an integrated transportation and land use planning approach, integrating higher density development within a future Light Rail Transit centre, and supporting various transportation modes for Edmontonians

Corporate Outcomes

- The City of Edmonton has sustainable and accessible infrastructure
- Edmonton is attractive and compact
- Edmontonians are connected to the city in which they live, work and play
- Edmontonians use facilities and services that promote healthy living

Public Consultation

An advance notice was sent out on May 9, 2017, to the Horse Hill Community League Association, Area Council No. 17 Area Council, Clareview and District Area Council Area Council and surrounding property owners. A summary of responses received is contained in the attached administration's Council Report.

Attachment

1. Bylaw 18198