

Bylaw 18199

Text Amendment to the Zoning Bylaw

Purpose

The proposed text amendment will add four special area zones for the Marquis Town Centre to Section 900 of the Zoning Bylaw, as required under the Marquis Neighbourhood Structure Plan.

Readings

Bylaw 18199 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

The purpose of proposed Bylaw 18199 is to amend the text of the Zoning Bylaw to create four Special Area Zones for the Marquis Town Centre portion of the Marquis neighbourhood, as required under the Marquis Neighbourhood Structure Plan. Land uses and development regulations proposed provide a unique mix of land uses that include the following that are elaborated on in the Council Report and detailed under proposed rezoning (Bylaw 18200):

- larger format auto-oriented commercial uses next to freeways and arterials along the periphery of the town centre with smaller format uses closer to the LRT station area (MRC - Retail Centre Zone)

- a main street pedestrian oriented commercial area with links to planned residential and commercial uses and in proximity to existing community recreational uses (MMS - Main Street Zone)
- a community level entertainment district (MED - Marquis Entertainment District Zone)
- a mixed use area with high density residential uses with commercial uses, adjacent to the LRT station (MMUT - Transition Zone)

Associated proposed amendments to the Horse Hill Area Structure Plan (Bylaw 18197), Marquis Neighbourhood Structure Plan (Bylaw 18198).

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 18199