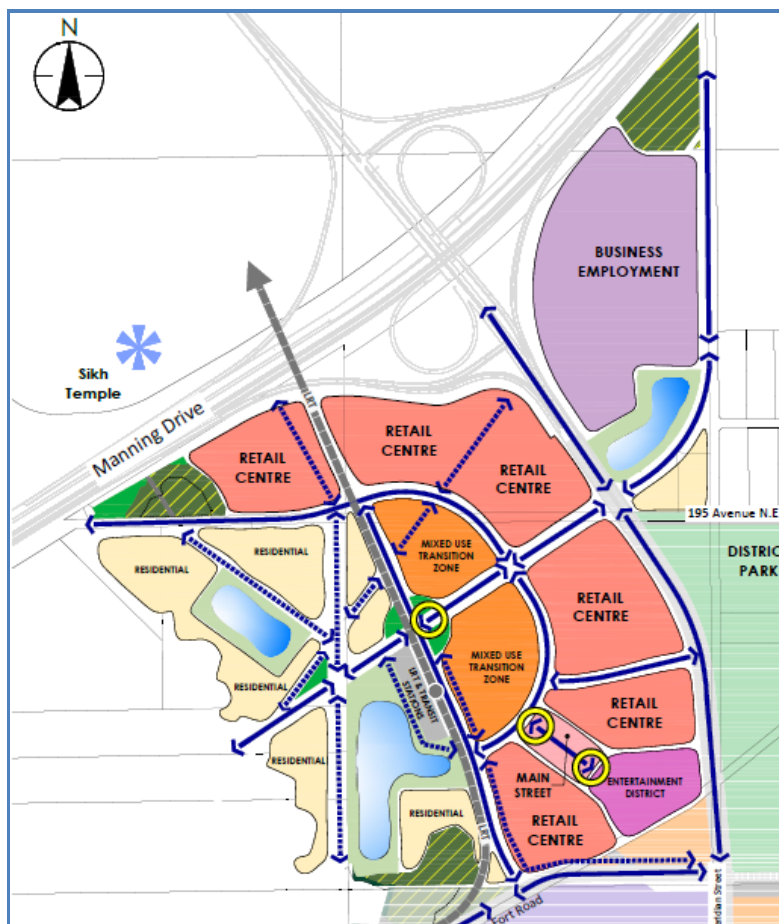


ASP AMENDMENT, NSP AMENDMENT, TEXT AMENDMENT AND REZONING **MARQUIS**

19350 & 19610 MERIDIAN STREET NW & 803 – 195 AVENUE NW

To create and apply four Special Area zones that will provide for a mix of residential and commercial uses adjacent to a future LRT station. This application also protects two natural areas and a portion of Horsehills Creek, creates a public plaza, and provides for a stormwater management facility and existing pipeline through the Town Centre area.



PROPOSED MARQUIS TOWN CENTRE DEVELOPMENT CONCEPT

RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- implements Special Area Zoning to facilitate a high quality mix of residential and commercial uses near a future LRT station;

- conserves two natural areas and ravine land, protecting their vegetation and wildlife habitat; and
- aligns with the City's Transit Oriented Development (TOD) Guidelines by creating a public plaza near the station, providing for a mix of uses with higher densities near the LRT Station, and promoting pedestrian-oriented design and connectivity that encourages walkability.

THE APPLICATION

1. **Bylaw 18197** amends the Horse Hill ASP to relocate the Town Centre "main street" location to the south. This amendment also includes minor updates to the 18 Street NE and Manning Drive interchange alignments based on provincial changes, removes the potential fire station location, and updates the land use and population statistics accordingly.
2. **Bylaw 18198** amends the Marquis NSP to re-configure the Town Centre. Proposed changes include shifting the "entertainment district" and "main street" sub-areas further south, collapsing the commercial sub-areas into a single "retail centre" land use, and designating intended amenity areas. These amendments reflect the proposed Special Area Zoning. This amendment also includes minor updates to the Manning Drive interchange alignment, the transit exchange configuration, removes the potential fire station location, and updates the land use and population statistics accordingly.
3. **Bylaw 18199** amends text within the Zoning Bylaw to add four Special Area Zones for the Marquis neighbourhood. Land uses and development regulations are proposed under each proposed zone. The following describes the four proposed zones:
 - Marquis Retail Centre (MRC): 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)
 - Marquis Main Street (MMS) 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)
 - Marquis Entertainment District (MED) Zone: a community level entertainment district
 - Marquis Mixed Use Transition (MMUT) Zone: a mixed use area with high density residential uses with commercial uses on the ground floor, adjacent to the LRT station (MMUT - Transition Zone)
4. **Bylaw 18200** amends the Zoning Bylaw from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (NA) Natural Area Zone, (AP) Public Parks Zone, (PU) Public Utility Zone, (RA9) High Rise Apartment Zone, (MRC) Marquis Retail Centre Zone, (MMS) Marquis Main Street Zone, (MED) Marquis Entertainment District Zone; and (MMUT) Marquis Mixed Use Transition Zone.

As the proposed plan amendments affect land within 1.6 kilometers of the Alberta Industrial Heartland Area, they must be referred to the Capital Region Board prior to third reading before they can be considered by Council. As part of the land development application, the proposed zoning bylaw changes are also being referred to the board prior to third reading.

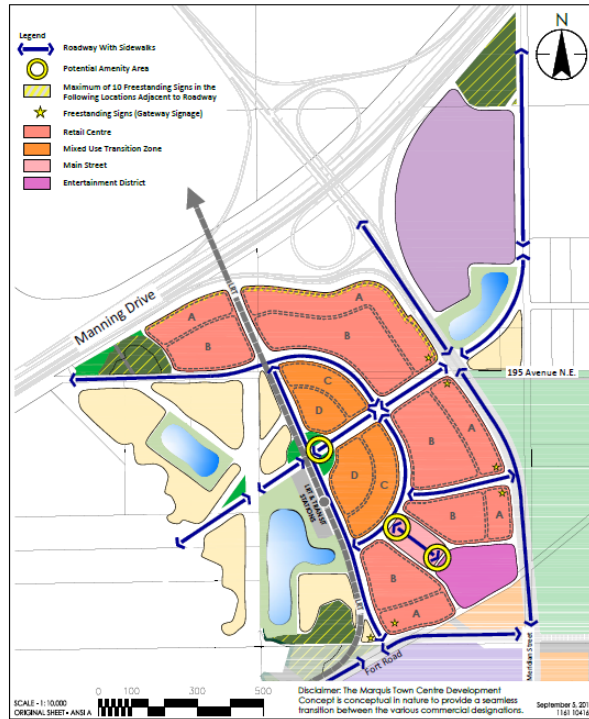
The Marquis Neighbourhood Structure Plan (NSP) directs the use of Special Area Zones for the Town Centre, as a tool to achieve the design and development objectives of the NSP. Described from the periphery of the Town Centre to the core of the TOD area where the Transit/LRT Station is located, the following describes the four Special Area Zones that are proposed with this application.

- (MRC) Marquis Retail Centre Zone: This zone provides for a mix of commercial uses, including larger shopping centre developments (Area "A" on *Appendix I to the proposed Special Area Zones attached below*) and stand-alone businesses (Area "B" *attached below*). Location regulations provide for transitions between the formats and sizes and adjacent uses, and take advantage of exposure opportunities near major roadways.
- (MMS) Marquis Main Street Zone: This zone provides for a pedestrian-oriented main street with smaller-scale commercial frontages and opportunities for residential uses above. A maximum density of 125 dwellings/ha and maximum height of 24 m is proposed.
- (MED) Marquis Entertainment District Zone: This zone provides for commercial uses to create an "entertainment district," with a supporting mix of office and community uses to accommodate indoor and outdoor activities to animate the area both during the day and night.
- (MMUT) Marquis Mixed Use Transition Zone: This zone provides for a mix of residential and commercial uses near the LRT station and transit centre, with stand-alone commercial uses limited to the periphery (Area "C" *attached below*). A maximum density of 225 dwellings/ha and a maximum height of 26 m is proposed. The location capitalizes on the public transit opportunities as well as providing a transition from the predominantly commercial uses to the east, and the medium and high-density residential development located to the west.

All special area zones provide additional regulations to support the urban design and connectivity objectives in the NSP. As well, the zones provide for height, FAR, and use combinations that are outside of the standard Zoning Bylaw zones.

Standard zones are proposed for:

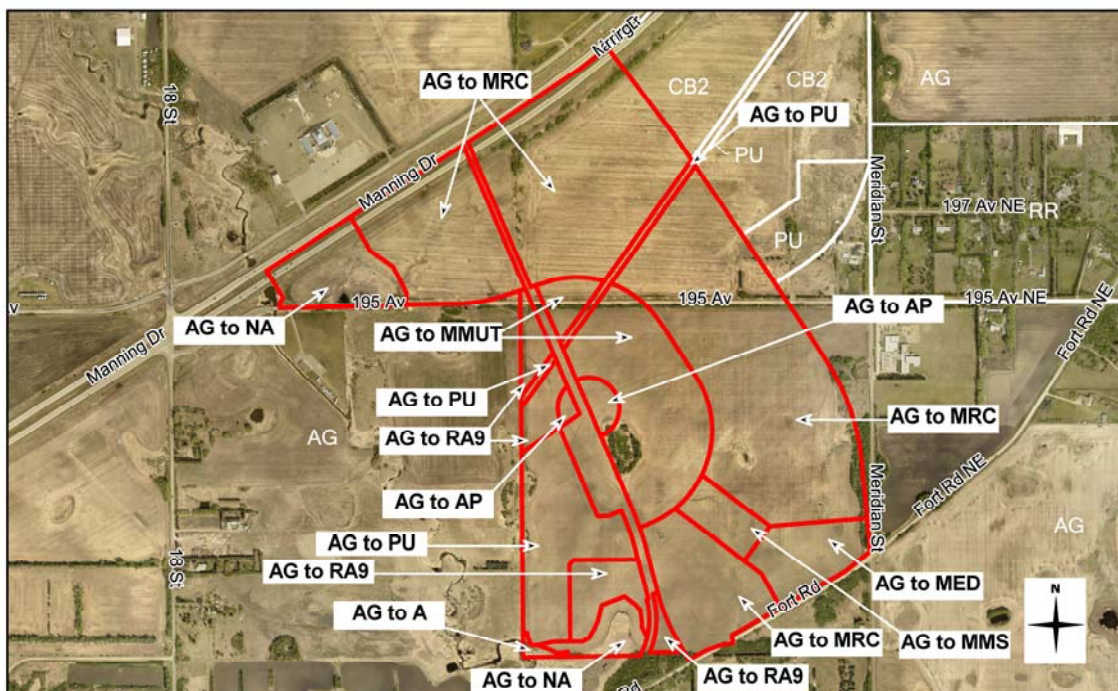
- the development of a stormwater management facility and retention of an existing pipeline under the PU zone;
- the protection of a natural area and ravine lands under the NA and A zones;
- to accommodate a public plaza adjacent to the future LRT station under the AP Zone; and
- high density residential uses in the form of apartment housing under the RA9 Zone.



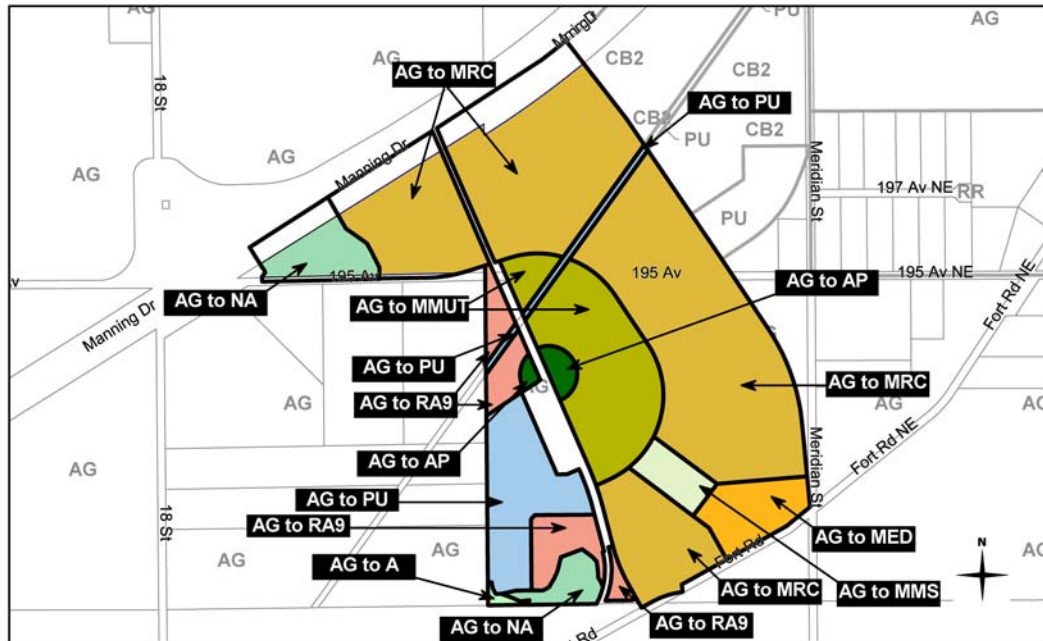
PROPOSED SUB-AREAS WITHIN TOWN CENTRE (APPENDIX I TO SPECIAL AREA ZONES)

SITE AND SURROUNDING AREA

This proposal is located on primarily vacant and undeveloped land in the north portion of the Marquis neighbourhood, south of Manning Drive NW and west of Meridian Street NW. The Edmonton Energy and Technology Park is located to the north, across Manning Drive.



AERIAL VIEW OF APPLICATION AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Natural wetlands and ravine land An existing pipeline corridor Undeveloped agricultural land
CONTEXT		
North	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped agricultural land
East	<ul style="list-style-type: none"> (CB2) General Business Zone (PU) Public Utility (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped agricultural land Planned for commercial uses and a stormwater management pond
South	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped agricultural land
West	<ul style="list-style-type: none"> (AG) Agricultural Zone 	<ul style="list-style-type: none"> Undeveloped agricultural land

PLANNING ANALYSIS

The primary changes to the proposed Horse Hill ASP and Marquis NSP amendment are to re-configure the location of the Town Centre “main street” and “entertainment district” areas, and to collapse the commercial sub-areas. These changes reflect the further refinement of the proposed Special Area Zones and Town Centre Concept and are a result of discussions between Administration and the applicant during the planning process.

Shifting the “main street” away from the arterial road will allow for a quieter, more pedestrian-friendly design, to better promote the main street experience intended by the plan. Relocating

the “entertainment district” south of the main street will provide an attraction that will encourage people to travel through the main street, and thereby support main street businesses. Collapsing of the commercial sub-areas into a single area provides some flexibility, while the special area zone regulations will help control the placement of different formats of businesses and residential uses. All these changes reflect the continued refinement of the Town Centre area and its progress to accommodate future redevelopment. Larger format businesses are located at the periphery of the Town Centre to take advantage of accessibility and visibility from arterial roadways. Smaller venues that appeal to pedestrians and non-motorized modes of transport are located closer to the future LRT Station and planned residential areas.

The proposed Special Area Zones are directed by the NSP. The zones align with the NSP’s intent to provide a pedestrian friendly, mixed-use, transit-oriented focal point for the Marquis neighbourhood and broader Horse Hill area. Key features of the zones include:

- linkages and connections provided between the LRT Station, Transit Exchange, and adjacent sites and amenities such as the District Park;
- enhanced landscaping, lighting, and wayfinding requirements;
- pedestrian-friendly design requirements such as canopies, ground floor transparency, seating areas, and entrance features;
- design regulations that promote high-quality materials and articulated building design; and
- regulations to minimize the appearance and intrusion of large parking areas.

This application is located adjacent to a future LRT Station. As a result, this application was reviewed against the *Transit Oriented Development (TOD) Guidelines*. The proposed station is not mapped as a specific station area type (nor is funding in place for its construction), so specific land use and intensity guidelines have not been applied to this location. However, based upon TOD criteria, the future LRT Station in Marquis would be considered either a New Neighbourhood Station or an Employment Station and the proposed zones generally meet the intent of these station types by providing for increased densities near the station location in conjunction with commercial and employment opportunities in the Town Centre. The Town Centre area and Special Area Zones’ focus on pedestrian-friendly, connected design, further reflects TOD principles.

Standard zones are proposed for a stormwater management facility and retention of an existing pipeline, protection of a natural area and ravine lands, to accommodate a public plaza adjacent to the future LRT and a high density residential site in the southwest portion of the Town Centre. As these sites do not require additional urban design and development controls, standard zoning is appropriate. Also, the proposed RA9 site is not part of the Special Area Zone as it is separated by the LRT Right-of-Way.

TECHNICAL REVIEW

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

Strathcona County and Fort Saskatchewan were advised of this proposal and invited to comment. No concerns were expressed regarding the application. Alberta Transportation (AT) was also advised of the application to review the proposed signage regulations along Manning

Drive specifically. AT did not respond to the email circulation. The Zoning Bylaw Group reviewed and commented extensively on the proposed special area zones.

The application is required to be referred to the Capital Region Board for review prior to third reading in accordance with Ministerial Order NO L: 270/10 because of the Town Centre's proximity to the Edmonton Energy and Technology Park, which is part of the Alberta Heartland Industrial Area.

PUBLIC ENGAGEMENT

ADVANCE NOTICE May 9, 2017	<ul style="list-style-type: none"> • Number of recipients: 470 • Responses received included: • Approximately eight (8) responses requesting clarification on the application and/or how it affected their property were received. • One (1) response expressing objecting to Horse Hill becoming an urban area. Administration explained that Horse Hill is a designated Urban Growth Area in Edmonton's Municipal Development Plan and the Marquis NSP was approved in April 2015. At that time, land uses for the Marquis neighbourhood including the concept for the Town Centre was established.
PUBLIC MEETINGS/OPEN HOUSES	<ul style="list-style-type: none"> • Extensive public consultation was undertaken between 2011 and 2014 while the Horse Hill ASP and Marquis NSP were being prepared. During the NSP preparation when the Town Centre concept was developed, two stakeholder sessions were held in 2013, a visioning session in October 2013, followed by a public open house hosted by the applicant in May 2014, and a public open house hosted by City Planning in June 2014 at the Horsehill Elementary School. • Comments from affected property owners and those who attended the consultation events related predominantly to the following: <ul style="list-style-type: none"> ▪ road alignments, especially the Regional Ring Road; ▪ safety at railway crossing; ▪ loss of rural/agricultural land; ▪ process for developing stormwater

	<p>management facilities and school/park sites;</p> <ul style="list-style-type: none"> ▪ timing of LRT being built; and ▪ ability to continue existing land uses after the plans are approved. <ul style="list-style-type: none"> • As the application is simply reconfiguring the Town Centre and updating the associated ASP and NSP, additional public consultation was not required. The design of the Town Centre was approved at the time of the Marquis NSP in 2015 and further refined through this application.
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CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved ASP Land Use and Population Statistics - Bylaw 17021
- 2 Proposed ASP Land Use and Population Statistics - Bylaw 18197
- 3 Approved NSP Land Use and Population Statistics - Bylaw 17396
- 4 Proposed NSP Land Use and Population Statistics - Bylaw 18198
- 5 Approved ASP – Bylaw 17021
- 6 Proposed ASP – Bylaw 18197
- 7 Approved NSP – Bylaw 17396
- 8 Proposed NSP – Bylaw 18198
- 9 Application Summary

**HORSE HILL AREA STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 17021**

	Area (ha)	% GA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
GROSS AREA	2,792.6	100%	443.9	1004.7	374.5	367.6	601.9
Natural Area (Environmental Reserve)*	63.9	2.3%	0.0	56.6	5.7	0.0	1.8
Railway	34.7	1.2%	5.1	11.8	5.9	0.9	11.0
Pipeline & Utility Right-of-Way	59.2	2.1%	4.2	49.2	0.0	5.6	0.0
Express Highway	168.3	6.0%	0.0	15.2	6.5	72.2	74.4
Arterial Road Right-of-Way	97.2	3.3%	6.7	45.8	14.2	8.5	15.0
Existing Land Uses							
Existing Residential	198.5	7.1%	107.4	36.5	0.0	30.0	24.5
Existing Cemetery	25.4	0.9%	0.0	0.0	0.0	25.4	0.0
Existing Golf Course	48.6	1.8%	48.6	0.0	0.0	0.0	0.0
Institutional/ Government	366.1	13.1%	0.0	80.5	221.2	0.0	64.4
Existing School/Municipal Reserve	11.0	0.2%	4.7	4.9	0.0	0.0	0.0
Agricultural				1.6	0.0	0.0	0.0
College of Agriculture	21.9	0.8%	0.0	0.0	21.9	0.0	0.0
Private Agricultural	180.6	6.5%	49.2	56.6	0.0	0.0	74.8
GROSS DEVELOPABLE AREA	1,517.4	54%	218.0	640.2	99.2	224.9	336.0
	Area (ha)	% GDA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Commercial							
Major Commercial /Business Employment	65.3	4.3%	0.0	65.2	0.0	0.0	0.0
Commercial/Retail/Mixed Use	24.7	1.6%	7.2	15.0	0.0	2.6	0.0
Main Street Commercial/Retail	2.4	0.2%	0.0	2.4	0.0	0.0	0.0
Parkland, Recreation, School (Municipal Reserve)**							
School/Park	109.0	7.2%	13.0	54.5	7.5	15.0	19.0
Natural Area (Municipal Reserve)	44.0	2.9%	10.4	33.6	0.0	0.0	0.0
Natural Area (Other)	19.9	1.3%	0.0	0.0	0.0	18.6	1.3
Institutional							
Fire Station	0.8	0.1%	0.0	0.8	0.0	0.0	0.0
Transportation							
Circulation	304.9	20.1%	43.6	128.0	21.1	45.0	67.2
Transit Centre / Park & Ride	5.0	0.3%	0.0	2.6	1.2	1.2	0.0
Infrastructure & Servicing							
Stormwater Management	107.4	7.1%	14.3	54.1	10.6	12.0	16.4
Total Non-Residential Area	683.3	45%	88.5	356.2	40.4	94.3	103.9
Net Residential Area	834.1	55%	129.5	283.2	58.8	130.6	232.1

*Additional ER may be identified within the ASP area at the NSP stage and dedicated at the time of subdivision for wetland protection/preservation and/or to address creek stability.

**Additional MR requirements may be identified at the NSP stage.

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use		ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Single/Semi-detached	Area (ha)	700.5	114.0	215.7	51.7	114.9	204.2
25 du/nrha	Units	17,514	2,849	5,393	1,293	2,873	5,105
2.8 p/du	Population	49,038	7,977	15,101	3,620	8,044	14,295
Row Housing	Area (ha)	67.1	9.1	28.6	4.1	9.1	16.2
45 du/nrha	Units	3,020	408	1,295	185	411	731
2.8 p/du	Population	8,456	1,142	3,597	518	1,152	2,047
Low-rise/Medium Density Housing	Area (ha)	56.4	5.2	34.4	2.4	5.2	9.3
90 du/nrha	Units	5,075	466	3,092	212	470	835
1.8 p/du	Population	9,135	839	5,565	381	846	1,504
Medium to High Rise Housing	Area (ha)	10.1	1.3	4.6	0.6	1.3	2.3
225 du/nrha	Units	2,272	291	1,033	132	294	522
1.5 p/du	Population	3,408	437	1,549	198	441	783
Total Residential							
	Area (ha)	834.1	129.5	283.2	58.8	130.6	232.1
	Units	27,881	4,015	10,802	1,822	4,048	7,194
	Population	70,038	10,396	25,813	4,718	10,483	18,629
SUSTAINABILITY MEASURES		ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Population Per Net Hectare (p/nha)		84.0	80.3	90.2	80.3	80.3	80.3
Dwelling Units Per Net Residential Hectare du/nrha)		33.4	31.0	37.5	31.0	31.0	31.0
Population (%) within 500m of Parkland*		87%					
Population (%) within 400m of Transit Service*		100%					
Population (%) within 600m of Commercial Service*		43%					
Presence/Loss of Natural Areas							
Protected as Environmental Reserve		64.1	0.0	56.6	5.7	0.0	1.8
Conserved as Naturalized Municipal Reserve (ha)		42.7	10.4	32.3	0.0	0.0	0.0
Protected though other means (ha)		19.9	0.0	0.0	0.0	18.6	1.3
Lost to Development (ha)**		56.0		31.9			
STUDENT GENERATION COUNT		ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Public School Board							
Elementary School		3,035	436	1,279	198	450	672
Junior High		1,517	218	639	102	225	336
Senior High		1,517	218	639	99	225	336
Separate School Board							
Elementary School		1,517	218	639	99	225	336
Junior High		759	109	320	50	112	168
Senior High		759	109	320	50	112	168
Total Student Population		9,104	1,308	3,836	595	1,350	2,016

*Calculated at ASP level. Does not include neighbourhood parks or neighbourhood commercial.

**Estimate based on City of Edmonton Natural Areas database. Area to be determined at NSP level.

**HORSE HILL AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 18197**

	Area (ha)	% GA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
GROSS AREA	2,792.6	100%	443.9	1004.7	374.5	367.6	601.9
Natural Area (Environmental Reserve)*	63.9	2.3%	0.0	55.6	5.7	0.0	1.8
Railway	34.7	1.2%	5.1	11.8	5.9	0.9	11.0
Pipeline & Utility Right-of-Way	59.2	2.1%	4.2	49.0	0.0	5.6	0.0
Express Highway	168.3	6.0%	0.0	15.1	6.5	72.2	74.4
Arterial Road Right-of-Way	97.2	3.3%	6.7	52.7	14.2	8.5	15.0
Existing Land Uses							
Existing Residential	198.5	7.1%	107.4	36.6	0.0	30.0	24.5
Existing Cemetery	25.4	0.9%	0.0	0.0	0.0	25.4	0.0
Existing Golf Course	48.6	1.8%	48.6	0.0	0.0	0.0	0.0
Institutional/ Government	366.1	13.1%	0.0	79.7	221.2	0.0	64.4
Existing School/Municipal Reserve	11.0	0.2%	4.7	6.3	0.0	0.0	0.0
Agricultural				1.6	0.0	0.0	0.0
College of Agriculture	21.9	0.8%	0.0	0.0	21.9	0.0	0.0
Private Agricultural	180.6	6.5%	49.2	56.6	0.0	0.0	74.8
GROSS DEVELOPABLE AREA	1,517.4	54%	218.0	641.6	99.2	224.9	336.0
	Area (ha)	% GDA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Commercial							
Major Commercial /Business Employment	65.3	4.3%	0.0	58.6	0.0	0.0	0.0
Commercial/Retail/Mixed Use	24.7	1.6%	7.2	16.6	0.0	2.6	0.0
Main Street Commercial/Retail	2.4	0.2%	0.0	1.8	0.0	0.0	0.0
Parkland, Recreation, School (Municipal Reserve)**							
School/Park	109.0	7.2%	13.0	54.2	7.5	15.0	19.0
Natural Area (Municipal Reserve)	44.0	2.9%	10.4	33.6	0.0	0.0	0.0
Natural Area (Other)	19.9	1.3%	0.0	0.0	0.0	18.6	1.3
Institutional							
Fire Station	0.8	0.1%	0.0	0.0	0.0	0.0	0.0
Transportation							
Circulation	304.9	20.1%	43.6	128.3	21.1	45.0	67.2
Transit Centre / Park & Ride/LRT	5.0	0.3%	0.0	3.2	1.2	1.2	0.0
Infrastructure & Servicing							
Stormwater Management	107.4	7.1%	14.3	54.0	10.6	12.0	16.4
Total Non-Residential Area	677.5	45%	88.5	350.4	40.4	94.3	103.9
Net Residential Area	842.2	55%	129.5	291.2	58.8	130.6	232.1

*Additional ER may be identified within the ASP area at the NSP stage and dedicated at the time of subdivision for wetland protection/preservation and/or to address creek stability.

**Additional MR requirements may be identified at the NSP stage.

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT

Land Use		ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Single/Semi-detached <i>25 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	700.5	114.0	214.8	51.7	114.9	204.2
	Units	17,514	2,849	5,369	1,293	2,873	5,105
	Population	49,038	7,977	15,033	3,620	8,044	14,295
Row Housing <i>45 du/nrha</i> <i>2.8 p/du</i>	Area (ha)	67.1	9.1	28.6	4.1	9.1	16.2
	Units	3,020	408	1,285	185	411	731
	Population	8,456	1,142	3,597	518	1,152	2,047
Low-rise/Medium Density Housing <i>90 du/nrha</i> <i>1.8 p/du</i>	Area (ha)	56.4	5.2	35.3	2.4	5.2	9.3
	Units	5,075	466	3,173	212	470	835
	Population	9,135	839	5,712	381	846	1,504
Medium to High Rise Housing <i>225 du/nrha</i> <i>1.5 p/du</i>	Area (ha)	10.1	1.3	12.7	0.6	1.3	2.3
	Units	2,272	291	2,851	132	294	522
	Population	3,408	437	4,276	198	441	783
Total Residential							
	Area (ha)	834.1	129.5	291.2	58.8	130.6	232.1
	Units	27,881	4,015	12,678	1,822	4,048	7,194
	Population	70,038	10,396	28,619	4,718	10,483	18,629
SUSTAINABILITY MEASURES		ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Population Per Net Hectare (p/nha)		84.0	80.3	98.3	80.3	80.3	80.3
Dwelling Units Per Net Residential Hectare du/nrha)		33.4	31.0	43.5	31.0	31.0	31.0
Population (%) within 500m of Parkland*		87%					
Population (%) within 400m of Transit Service*		100%					
Population (%) within 600m of Commercial Service*		43%					
Presence/Loss of Natural Areas							
Protected as Environmental Reserve		64.1	0.0	56.6	5.7	0.0	1.8
Conserved as Naturalized Municipal Reserve (ha)		42.7	10.4	32.3	0.0	0.0	0.0
Protected though other means (ha)		19.9	0.0	0.0	0.0	18.6	1.3
Lost to Development (ha)**		56.0		31.9			
STUDENT GENERATION COUNT		ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Public School Board							
Elementary School		3,035	436	1,283	198	450	672
Junior High		1,517	218	642	102	225	336
Senior High		1,517	218	642	99	225	336
Separate School Board							
Elementary School		1,517	218	642	99	225	336
Junior High		759	109	321	50	112	168
Senior High		759	109	321	50	112	168
Total Student Population		9,104	1,308	3,850	595	1,350	2,016

*Calculated at ASP level. Does not include neighbourhood parks or neighbourhood commercial.

**Estimate based on City of Edmonton Natural Areas database. Area to be determined at NSP level.

**MARQUIS NEIGHBOURHOOD STRUCTURE PLAN
APPROVED LAND USE AND POPULATION STATISTICS
BYLAW 17396**

GROSS AREA	1,004.7	100.0%
Environmental Reserve		
Natural Area – Wetland	26.6	2.7%
Other ER	25.6	2.5%
Remotely Sensed Wetland**	3.8	0.4%
Pipeline & Utility Right-of-Way		
Pipeline	35.0	3.5%
Power transmission	14.4	1.4%
Transportation		
Manning Drive	15.2	1.5%
Arterial Roadway	52.8	5.3%
Railways	11.8	1.2%
GROSS DEVELOPABLE AREA	819.7	100.0%
Existing Land Uses		
Residential	36.6	3.6%
Institutional – Provincial Government	79.7	7.9%
Institutional – Municipal Reserve	0.8	0.1%
Municipal Reserve/School Site	6.3	0.6%
Agricultural Land	56.6	5.6%
ADJUSTED GROSS DEVELOPABLE AREA	639.8	100.0%
Commercial		
Business Employment	15.2	2.4%
Town Centre Commercial	50.1	7.8%
Main Street Commercial	2.4	0.4%
Community Commercial	11.9	1.9%
Neighbourhood Commercial	0.8	0.1%
Mixed Use		
Residential/Commercial (non-residential portion)	2.3	0.4%
Parkland, Recreation, School (Municipal Reserve)		
School/Park	54.5	8.5%
Natural Area	33.6	5.3%
Institutional		
Fire Station/Civic Use	0.8	0.1%
Transportation		
Circulation	128.0	20.0%
Transit Centre and LRT Station	1.1	0.2%
Light Rail Transit Corridor	1.5	0.2%
Infrastructure & Servicing		
Stormwater Management Facilities	54.1	8.5%
TOTAL Non-Residential Area	356.3	55.7%
Net Residential Area (NRA)	283.6	44.3%

RESIDENTIAL LAND USE, UNIT AND POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Single/Semi-Detached	216.0	25	5,401	76.2%	2.80	15,122
Row Housing	28.6	45	1,285	10.1%	2.80	3,599
Low-rise/Multi/Medium Rise Units	32.2	90	2,897	11.3%	1.80	5,215
Medium to High Rise Units	4.6	225	1,033	1.6%	1.50	1,549
Mixed Uses (residential uses)	2.3	90	203	0.8%	1.80	366
Total	283.6		10,819	100%		25,851

SUSTAINABILITY MEASURES

Population Density (p/nnha)		91.2
Units Density (du/nrha)		38.2
Single/Semi-detached /Row Housing; Low-Rise/Medium Density;		
Medium to High Rise Unit Ratio	49.9%	50.1%
Population (%) within 500m of Parkland (park site 2 ha or greater)		33%
Population (%) within 400m of Transit Service		99%
Population (%) within 600m of Commercial Service		70%
Presence/Loss of Natural Areas***		
Protected as Environmental Reserve (ha)	56.6	
Conserved as Naturalized Municipal Reserve (ha)	32.3	
Protected through other means (ha)	0.0	
Loss to Development (ha)	31.9	

STUDENT GENERATION STATISTICS

Public School Board		2,558
Elementary	1,279	
Junior High	639	
Senior High	639	
Separate School Board		1,279
Elementary	639	
Junior High	320	
Senior High	320	
Total Student Population		3,837

* Numbers have been rounded. Totals are correct but sub-areas may not sum accurately.

* Excludes wetlands on Provincial government's lands

** Approximate areas. See ENR for details.

**MARQUIS NEIGHBOURHOOD STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 18198**

GROSS AREA	1,004.7	100.0%
Environmental Reserve		
Natural Area – Wetland	26.2	2.6%
Other ER	25.6	2.5%
Remotely Sensed Wetland**	3.8	0.4%
Pipeline & Utility Right-of-Way		
Pipeline	32.8	3.3%
Power transmission	14.4	1.4%
Transportation		
Manning Drive	15.1	1.5%
Arterial Roadway	52.7	5.2%
Railways	11.8	1.2%
GROSS DEVELOPABLE AREA	822.5	100.0%
Existing Land Uses		
Residential	36.6	3.6%
Institutional – Provincial Government	79.7	7.9%
Institutional – Municipal Reserve	0.8	0.1%
Municipal Reserve/School Site	6.3	0.6%
Agricultural Land	56.6	5.6%
ADJUSTED GROSS DEVELOPABLE AREA	642.7	100.0%
Commercial		
Business Employment	18.2	2.8%
Town Centre Commercial	42.3	6.6%
Main Street Commercial	1.8	0.3%
Community Commercial	11.9	1.9%
Neighbourhood Commercial	0.8	0.1%
Mixed Use		
Residential/Commercial (non-residential portion)	3.9	0.6%
Parkland, Recreation, School (Municipal Reserve)		
School/Park	54.2	8.4%
Natural Area	33.6	5.2%
Institutional		
Fire Station/Civic Use	0.0	0.0%
Transportation		
Circulation	128.5	20.0%
Transit Centre and LRT Station	1.0	0.2%
Light Rail Transit Corridor	2.1	0.3%
Infrastructure & Servicing		
Stormwater Management Facilities	54.0	8.4%
TOTAL Non-Residential Area	352.4	54.8%
Net Residential Area (NRA)	290.3	45.2%

RESIDENTIAL LA9+ND USE, UNIT AND POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of Total
Single/Semi-Detached	213.8	25	5,345	73.7%	2.8	14,965	42
Row Housing	28.6	45	1,285	9.8%	2.8	3,597	10
Low-rise/Multi/Medium Rise Units	33.0	90	2,970	11.4%	1.8	5,346	23
Medium to High Rise Units	4.7	225	1,051	1.6%	1.5	1,576	8
Mixed Uses (residential portion)	2.3	90	203	0.8%	1.8	366	2
Mixed Uses – Town Centre (residential portion)	8.0	225	1,800	2.8%	1.5	2,700	14
Total	290.3		12,654	100%		28,551	

SUSTAINABILITY MEASURES

Population Density (p/nha)	98.4
Units Density (du/nrha)	43.6
Single/Semi-detached /Row Housing; Low-Rise/Medium Density; Medium to High Rise Unit Ratio	42.2% 43.5%
Population (%) within 500m of Parkland (park site 2 ha or greater)	33%
Population (%) within 400m of Transit Service	99%
Population (%) within 600m of Commercial Service	70%
Presence/Loss of Natural Areas***	
Protected as Environmental Reserve (ha)	56.6
Conserved as Naturalized Municipal Reserve (ha)	32.3
Protected through other means (ha)	0.0
Loss to Development (ha)	31.9

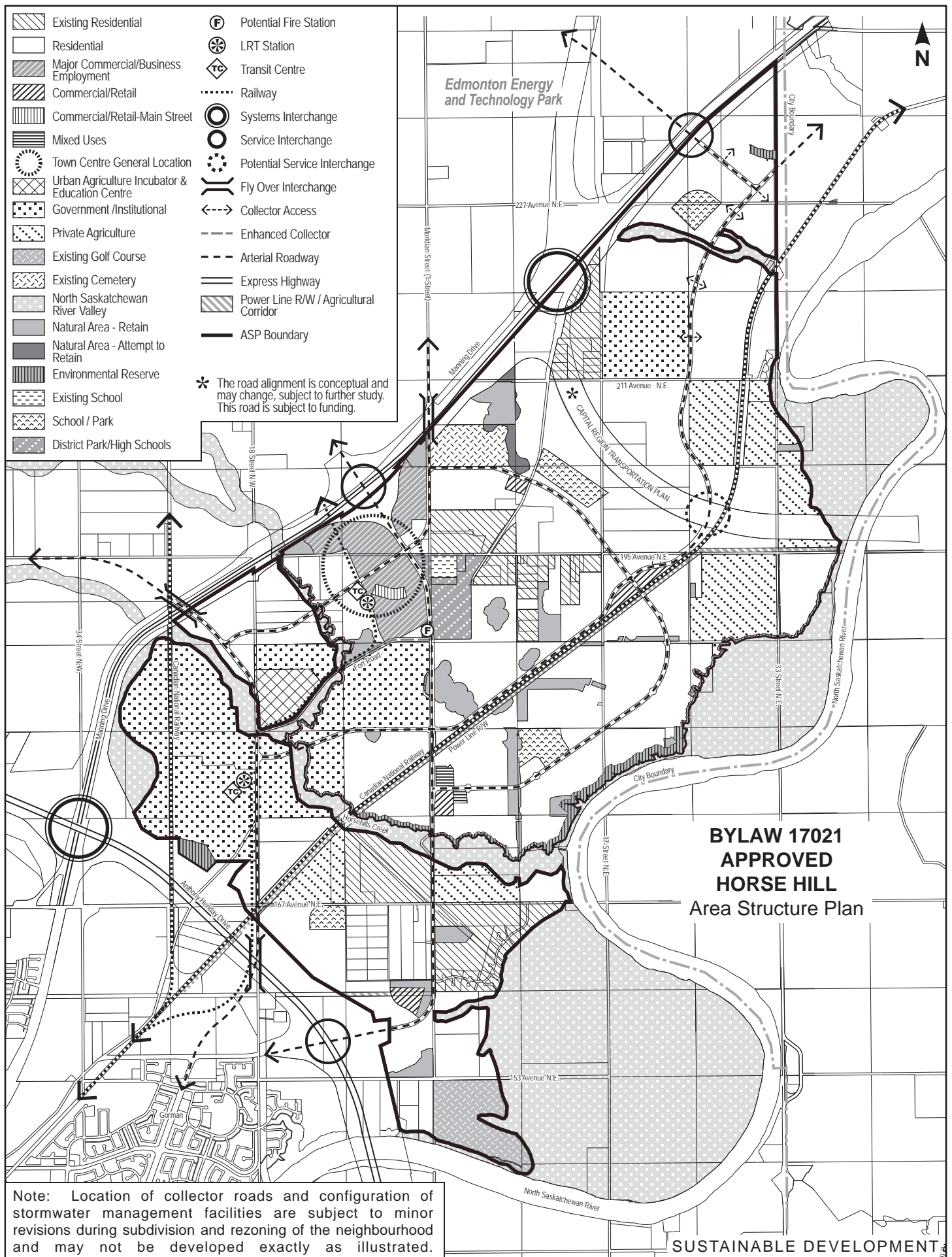
STUDENT GENERATION STATISTICS

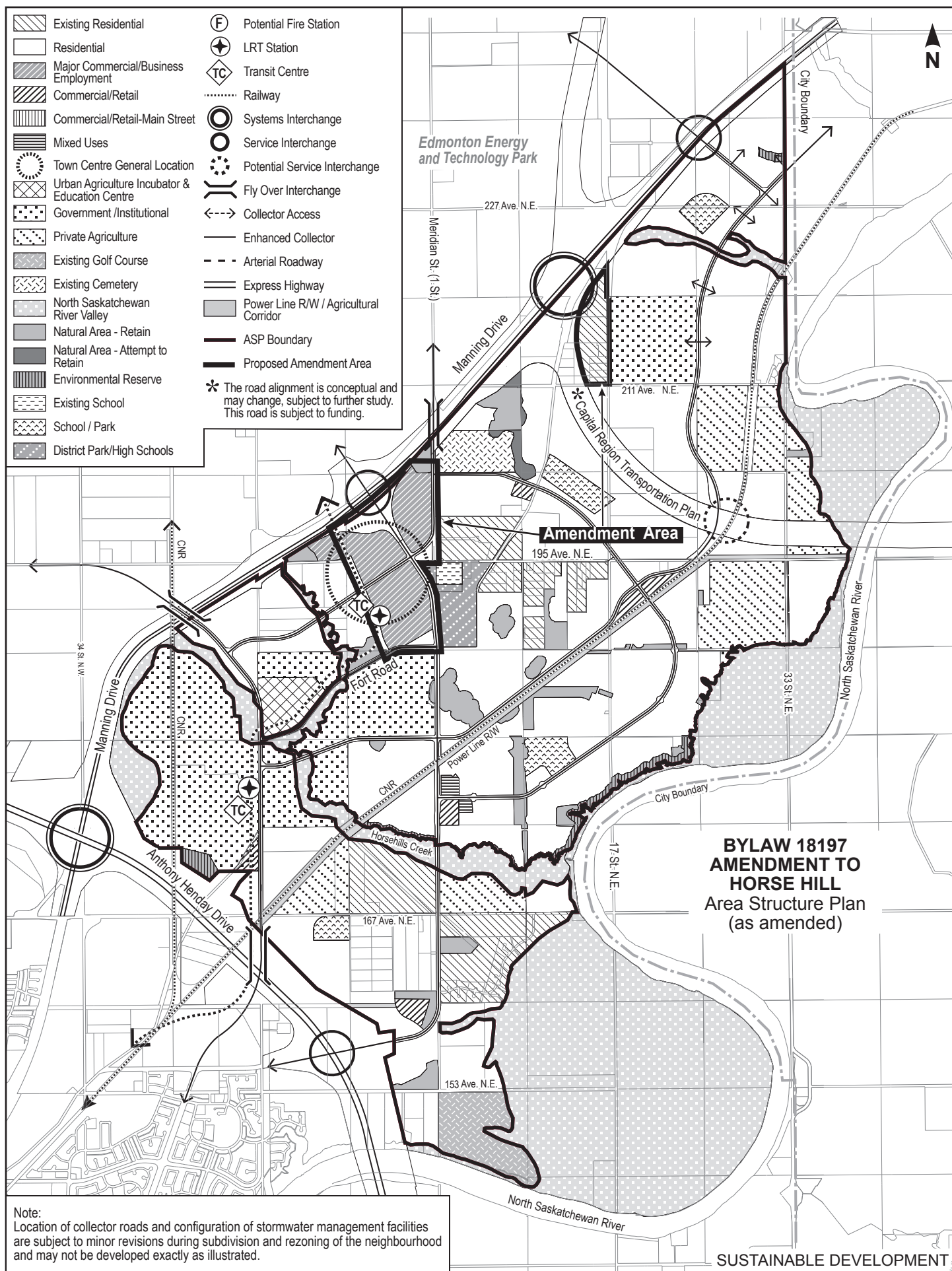
Public School Board	2,571
Elementary	1,285
Junior High	643
Senior High	643
Separate School Board	1,285
Elementary	643
Junior High	321
Senior High	321
Total Student Population	3,856

* Numbers have been rounded. Totals are correct but sub-areas may not sum accurately.

* Excludes wetlands on Provincial government's lands

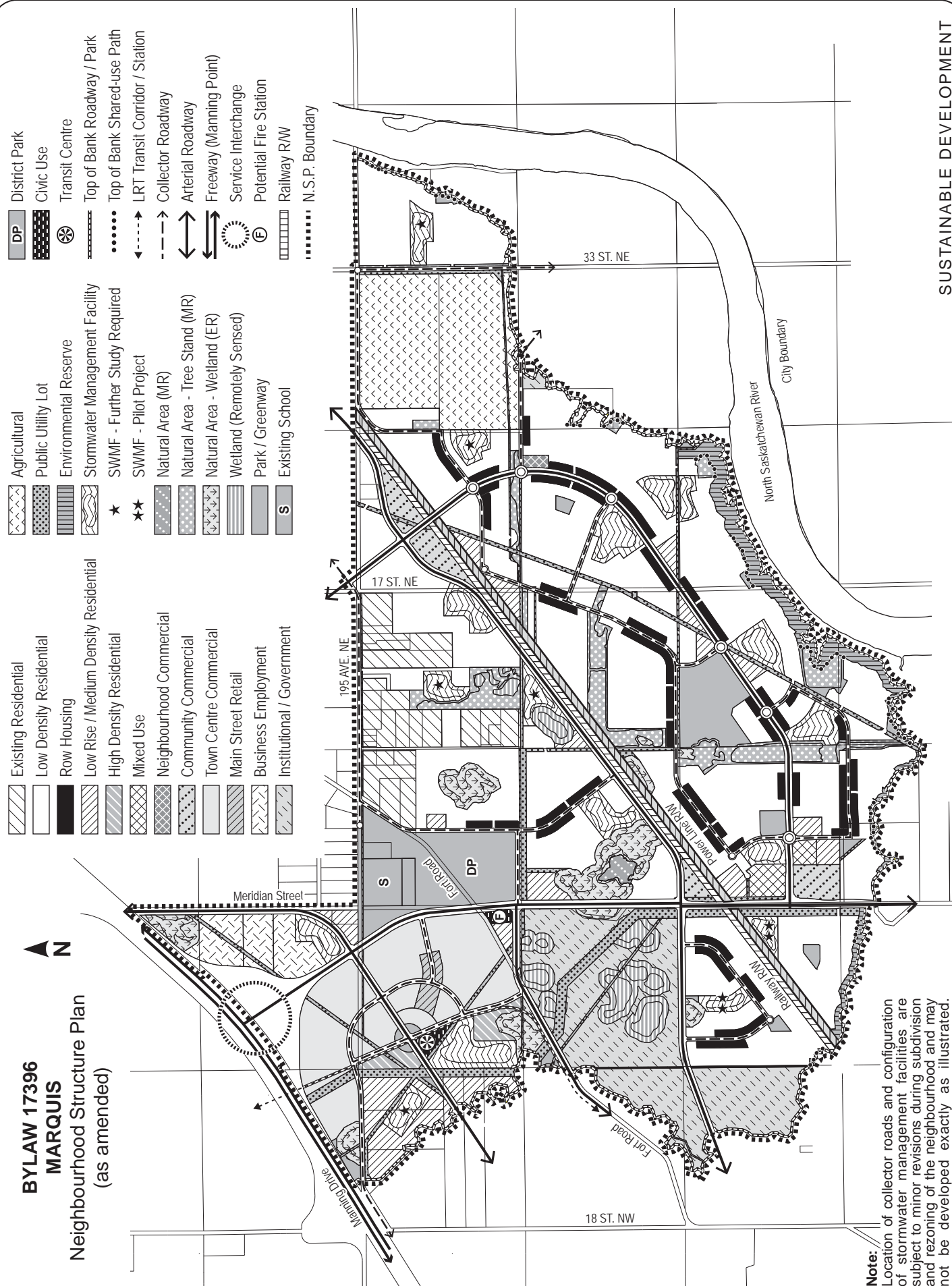
** Approximate areas. See ENR for details.



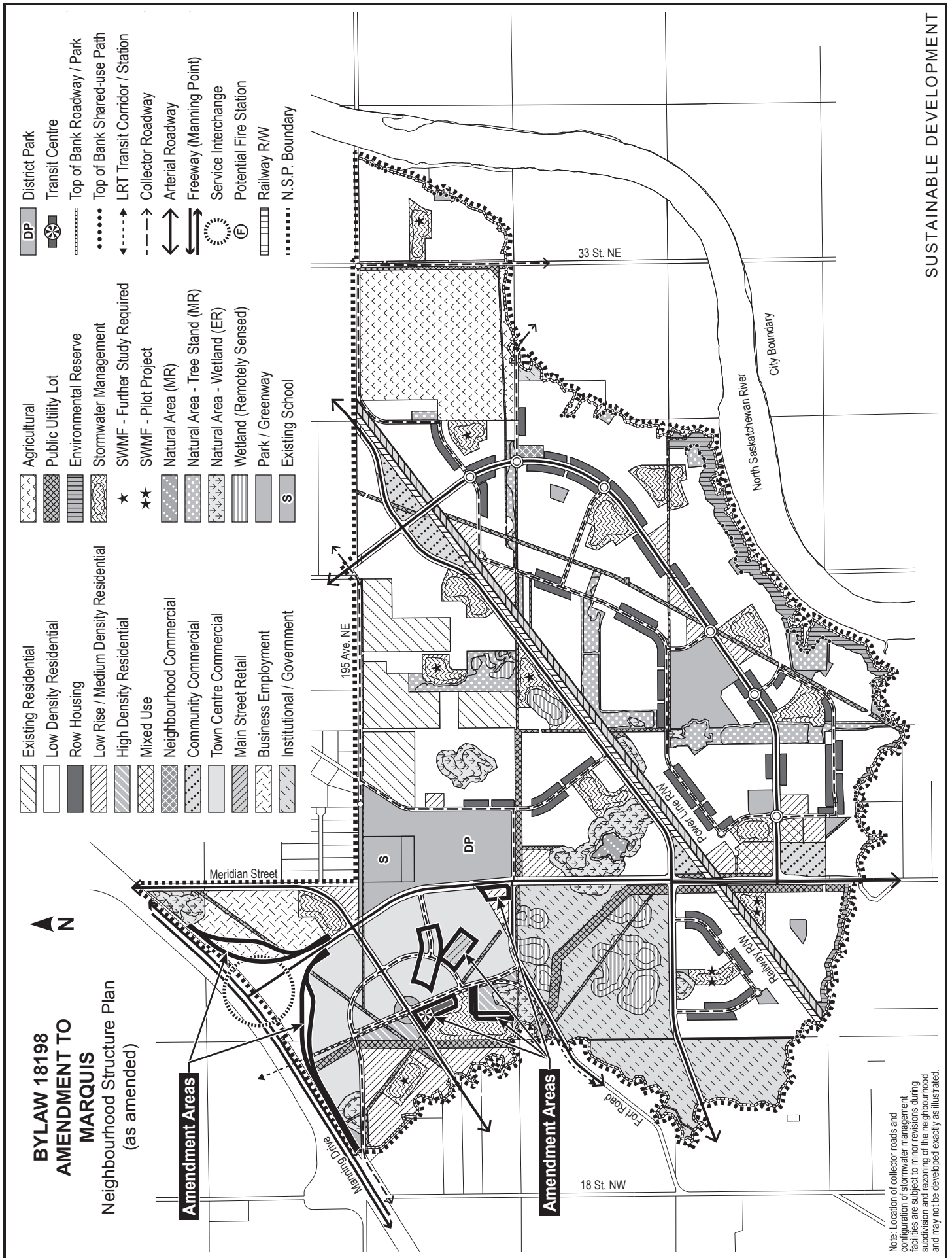


MARQUIS

Neighbourhood Structure Plan (as amended)



SUSTAINABLE DEVELOPMENT



APPLICATION SUMMARY

INFORMATION

Application Type:	ASP Amendment, NSP Amendment, Text Amendment and Rezoning
Bylaws:	18197, 18198, 18199 and 18200
Location:	South of Manning Drive NW and east of 18 Street NW
Address:	19350 & 19610 Meridian Street NW and 803 – 195 Avenue NW
Legal Description:	Portions of NE-8-54-23-4, NE-17-54-23-4, SE-17-54-23-4, and Lot 54, Block RW, Plan 1935HW; and SW-17-54-23-4
Site Area:	N/A
Neighbourhood:	Marquis/Horse Hill
Ward - Councillor:	4 – Aaron Paquette
Notified Community Organizations:	Horse Hill Community League Association, Area Council No. 17 Area Council, and Clareview and District Area Council Area Council
Applicant:	Stantec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zones:	(A) Metropolitan Recreation Zone (NA) Natural Area Zone (AP) Public Parks Zone (PU) Public Utility Zone (RA9) High Rise Apartment Zone (MMUT) Marquis Mixed Use Transition Zone (MMS) Marquis Main Street Zone (MED) Marquis Entertainment District Zone (MRC) Marquis Retail Centre Zone
Plans in Effect:	Horse Hill Area Structure Plan Marquis Neighbourhood Structure Plan
Historic Status:	None

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