

# Bylaw 18198

## Amendment to the Marquis Neighbourhood Structure Plan

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### Purpose

To 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 first and second reading after the public hearing has been held. Since the proposed plan amendment affects land within 1.6 kilometers of the Alberta Industrial Heartland Area, it must be referred to the Capital Region Board before it can be considered by Council 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.

### 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 Neighbourhood Structure Plan 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, 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 Council Report.

### **Attachments**

1. Bylaw 18198
2. Urban Form and Corporate Strategic Development Report (attached to Bylaw 18197 – Item 5.5)