

Bylaw 18199

Text Amendment to the Zoning Bylaw

Purpose

To 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 two readings after the public hearing has been held. The proposed rezoning conforms with the associated proposed plan amendments as part of the application that requires referral 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

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, providing 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 18199
2. Urban Form and Corporate Strategic Development (attached to Bylaw 18197 – Item 5.5)