

Bylaw 18200

To allow for the development of the Marquis Town Centre

Purpose

Rezoning from AG to A, NA, AP, PU, RA9, MMUT, MMS, MED and MRC, located at 19350 and 19610 Meridian Street NW and 803 - 195 Avenue NW, Marquis.

Readings

Bylaw 18200 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18200 be considered 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 18200 is to change 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, (MMUT) Marquis mixed use transition zone, (MMS) Marquis main street zone, (MED) Marquis entertainment district zone and (MRC) Marquis retail centre zone. The proposed special area zones for the Marquis Town Centre will allow for a variety of commercial, residential, office, institutional, recreational and entertainment uses with enhanced regulations for building design and walkability. The four proposed Special Area Zones are as follows:

- 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.
- 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.
- Marquis Entertainment District (MED) Zone: a community level entertainment district.
- Marquis Mixed Use Transition (MMUT) Zone: a mixed use high density commercial and residential area adjacent to the LRT station.

Standard zoning is 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
- high density residential uses in the form of apartment housing under the RA9 Zone

Associated amendments to the Horse Hill Area Structure Plan (Bylaw 18197), Marquis Neighbourhood Structure Plan (Bylaw 18198) and Zoning Bylaw (18199) 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, providing a mixture 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 the responses received is contained in the attached Council Report.

Attachments

1. Bylaw 18200
2. Urban Form and Corporate Strategic Development (attached to Bylaw 18197 – Item 5.5)