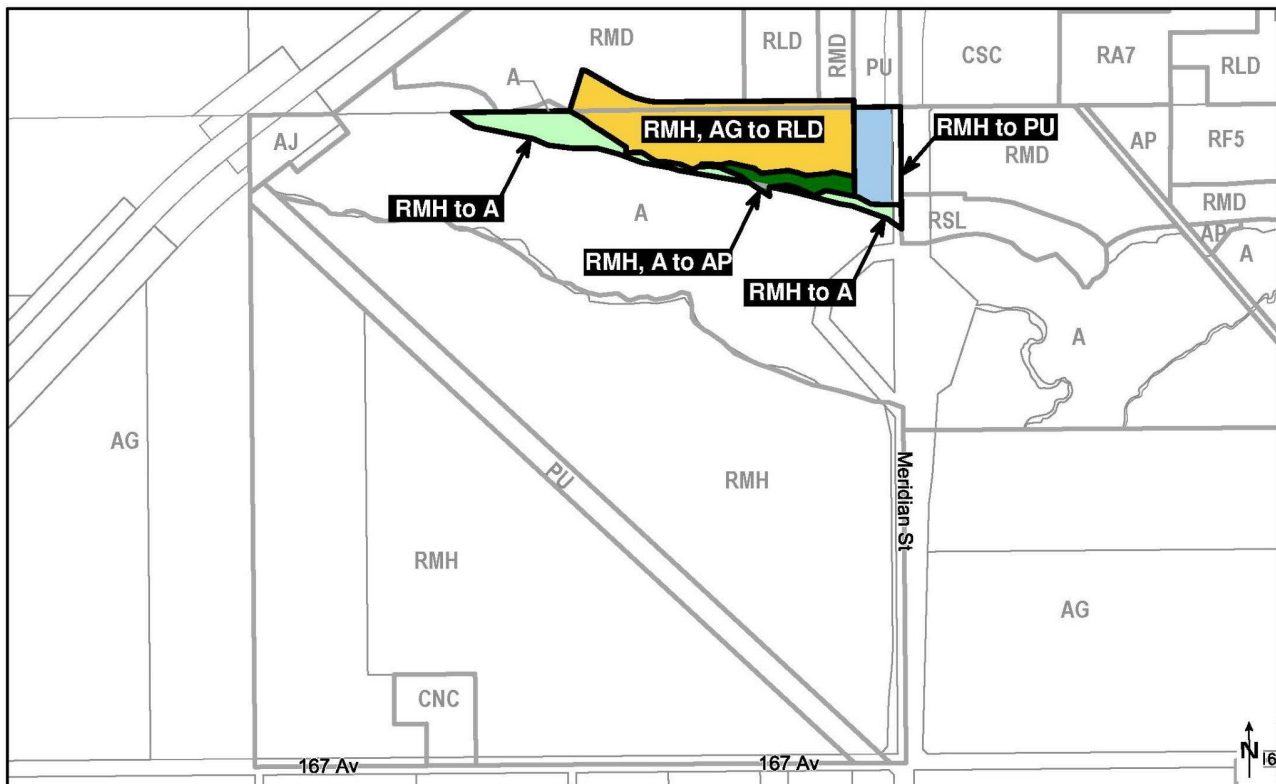


## 1 - Evergreen Park NW & 17404 - Meridian Street NW

To allow for low density residential uses, park and open space uses, and public utility uses.



**Recommendation:** That Charter Bylaw 20254 to amend the Zoning Bylaw from (RMH) Mobile Home Zone, (A) Metropolitan Recreation Zone, and (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (PU) Public Utility Zone, (AP) Public Parks Zone, and (A) Metropolitan Recreation Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- allows for the development of a variety of low density housing types;
- continues the sequential development of the neighbourhood;
- conforms with the Marquis Neighbourhood Structure Plan; and
- aligns with infill objectives of The City Plan by increasing residential density.

## Application Summary

**CHARTER BYLAW 20254** proposes to amend the Zoning Bylaw, as it applies to the subject site, from (RMH) Mobile Home Zone, (A) Metropolitan Recreation Zone, and (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (PU) Public Utility Zone, (AP) Public Parks Zone and (A) Metropolitan Recreation Zone for the purpose of accommodating low density residential uses, open space uses, and public utility uses. The proposed rezoning conforms to the Marquis Neighbourhood Structure Plan.

This application was accepted on May 23, 2022, from Stantec Consulting on behalf of MLC Group Inc.

The applicant is proposing to rezone to RLD to allow for the development of low density residential uses in the form of single detached housing with variation in lot sizes and widths, including the opportunity for zero lot line development. The proposed rezoning will also provide park and open space uses (AP and A zones) along the top-of-bank, and a public utility lot (PU Zone).

The application aligns with The City Plan and Horse Hills District Plan.

A separate associated subdivision has been approved under LDA22-0091.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic Approach. This approach was selected because the proposed rezoning conforms to the Marquis NSP and it did not generate any responses to the advance notice.

**Advance Notice**, August 10, 2022

- Number of recipients: 672
- Number of responses with concerns: 0

### Webpage

- [edmonton.ca/marquisplanningapplications](http://edmonton.ca/marquisplanningapplications)

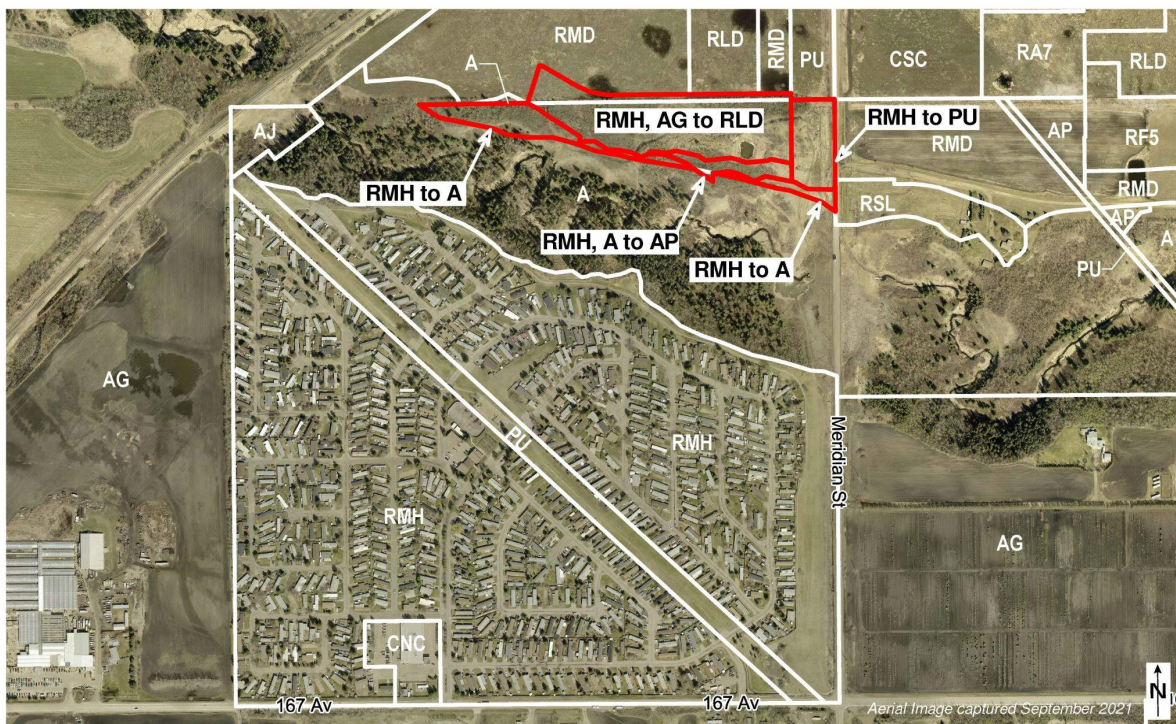
No formal feedback or position was received from the Horse Hill or Evergreen Community Leagues at the time this report was written.

## Site and Surrounding Area

The rezoning area measures approximately 15.7 ha and is located in the southwest portion of the Marquis neighbourhood. The Evergreen Trailer Park is located to the south of the rezoning area and Horsehills Creek divides the trailer park from the rezoning area. There is an existing public utility corridor (oil pipeline right-of-way) along Meridian Street NW. Meridian Street NW is currently a rural cross section. It is a planned arterial roadway that will be upgraded and widened to a full urban standard (with 4 lanes and 6 lanes in some portions) as development progresses.

The portion of Marquis located south of the railway line (east and west of Meridian Street NW) was zoned in 2015 when the NSP was adopted. These lands have approved subdivisions, however the area has not developed. Lands to the east of the site were zoned in 2016 to RSL and RMD under Charter Bylaw 17713. The area to the north was zoned to RMD, RLD, A and PU under Charter Bylaw 18997 in 2019.

To the north of the rezoning area, south of 195 Avenue NW and east of Meridian Street NW, there is an approved District Park site, as well as the Marquis Town Centre. It is located south of Manning Drive NW and west of Meridian Street NW. Special area zoning has been approved for the Town Centre., but commercial/mixed use development has not yet occurred. There is also a future LRT Station proposed in the Town Centre.



*Aerial view of application area.*



	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(AG) Agricultural Zone (RMH) Mobile Home Zone (A) Metropolitan Recreation Zone	Vacant Evergreen Trailer Park
<b>CONTEXT</b>		
North	(RMD) Residential Mixed Use Zone (RLD) Residential Planned Lot Zone (PU) Public Utility Zone (A) Metropolitan Recreation Zone	Vacant Vacant Pipeline right-of-way Horse Hills Creek
East	(RSL) Residential Small Lot Zone (RMD) Residential Mixed Use Zone	Vacant Vacant
South	(A) Metropolitan Recreation Zone (RMH) Mobile Home Zone	Horse Hill Creek Evergreen Trailer Park
West	(AG) Agricultural Zone (AJ) Alternative Jurisdiction Zone	Vacant Railway land



*View of the site looking eastward.*

## Planning Analysis

The proposed RLD Zone is compatible with the existing RMD and RLD zoning to the north, and with RSL and RMD zoning to the east.

The application allows for the preservation of the North Saskatchewan River Valley and Horsehills Creek (under the proposed A Zone); the provision of parkland under the proposed AP Zone; and Environmental Reserve under the proposed A Zone.

Shared-use paths within the Top-of-Bank setback area and within the Public Utility Lot are required with the development of this site. These paths (along with walkway connections) will improve connectivity with the overall open space network and the River Valley towards the east.

If approved, the application will contribute towards providing critical infrastructure connections and extensions to achieve a full urban standard in this portion of Marquis, thereby continuing the sequential development of the neighbourhood in accordance with the approved Marquis NSP.

### Plans in Effect

The application conforms to the Marquis NSP, which designates the rezoning area for low density residential uses, park and open space uses, and a public utility lot.

Marquis is within the boundaries of the Horse Hill District Plan, which identifies the District Park site as a District Node and the Community Commercial site (located east of Meridian Street NW) as a Local Node.

### The City Plan

The proposed rezoning aligns with The City Plan targets by adding 50% of new units in infill locations, such as Marquis.

## Technical Review

### Transportation

Area developers have entered into an agreement with the City whereby developers are responsible for the maintenance of Meridian Street between 153 Avenue and 167 Avenue until such time that Meridian Street is improved to an urban arterial roadway standard. Upgrades to Meridian Street are a developer responsibility.

Construction of the first two lanes of Meridian Street just north 167 Avenue to just south of CN railway crossing is expected to be completed later in 2022. Further improvements to the intersection of Meridian Street and 167 Avenue are anticipated to be completed in 2024.

### Transit

Meridian Street NW is a future transit route. Bus stops will be required with future stages of development in the area.

## **Drainage**

Permanent sanitary and storm servicing shall follow the accepted Horse Hill Neighbourhood 2 (Marquis) Neighbourhood Design Report Amendment.

## **Parks**

With this application, the applicant/owner will be dedicating portions of Horsehills Creek and land abutting the creek for public park purposes. A small amount of the future park dedication will be donated as non-credit Municipal Reserve to address constraints identified during the technical review. Public access and use opportunities will remain the same

## **EPCOR Water**

To service the rezoning area, a water main stub must be constructed on 172 Avenue NW, west of Meridian Street NW as part of the Marquis Meridian Street Offsite Water Main Project.





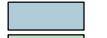





























The development area is located within a freeze zone site for water mains. Completion of water infrastructure is necessary before or in conjunction with the proposed development to ensure availability of the essential water main feeds required for this development.

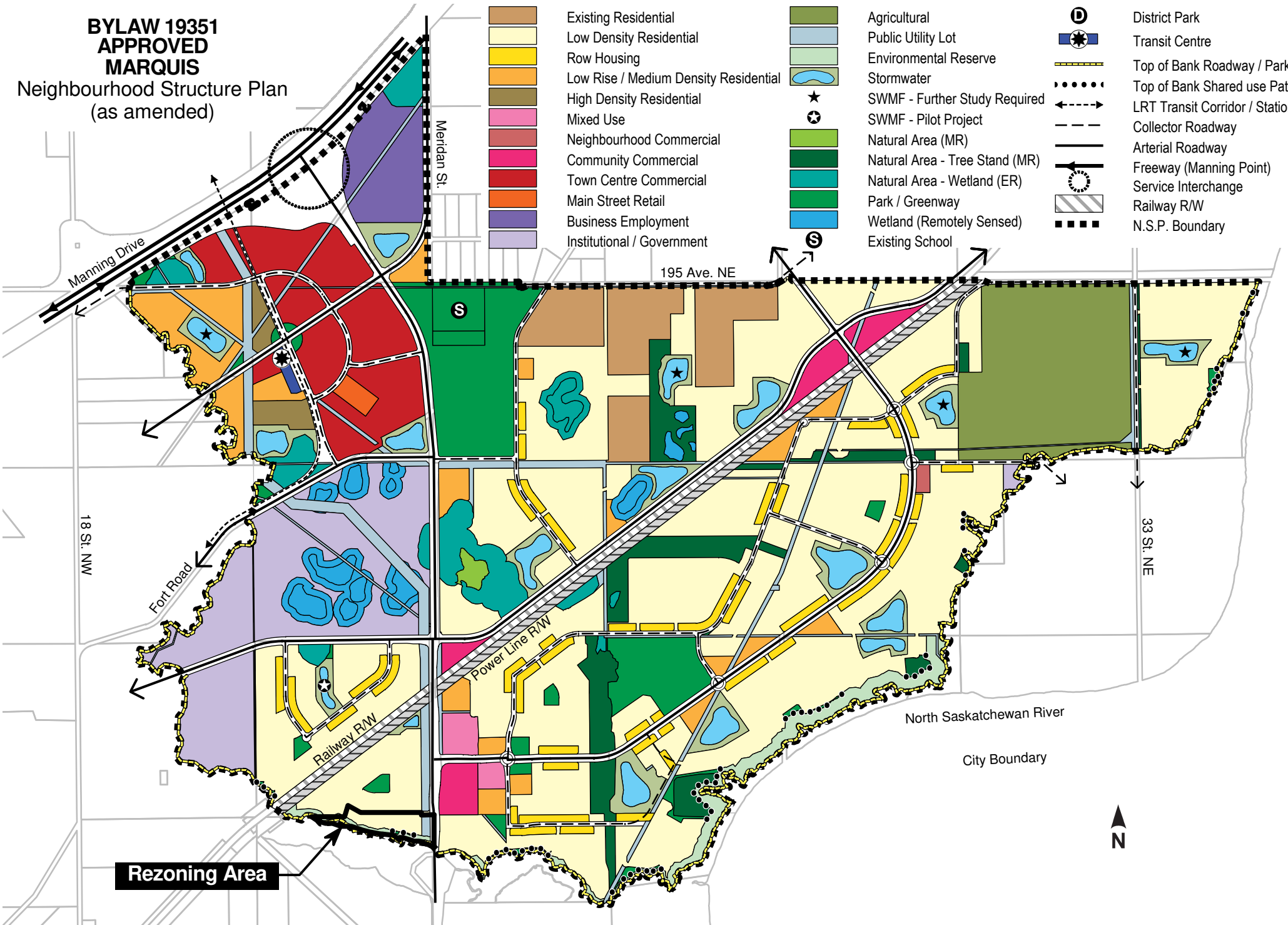
All other comments from affected City Departments and utility agencies have been addressed.

## **Appendices**

- 1 Context Plan Map
- 2 Application Summary

**BYLAW 19351  
APPROVED  
MARQUIS  
Neighbourhood Structure Plan  
(as amended)**

- |   |                                       |   |                                |   |                                |
|---|---------------------------------------|---|--------------------------------|---|--------------------------------|
|    | Existing Residential                  |    | Agricultural                   |    | District Park                  |
|   | Low Density Residential               |   | Public Utility Lot             |   | Transit Centre                 |
|  | Row Housing                           |  | Environmental Reserve          |  | Top of Bank Roadway / Park     |
|  | Low Rise / Medium Density Residential |  | Stormwater                     |  | Top of Bank Shared use Path    |
|  | High Density Residential              |  | SWMF - Further Study Required  |  | LRT Transit Corridor / Station |
|  | Mixed Use                             |  | SWMF - Pilot Project           |  | Collector Roadway              |
|  | Neighbourhood Commercial              |  | Natural Area (MR)              |  | Arterial Roadway               |
|  | Community Commercial                  |  | Natural Area - Tree Stand (MR) |  | Freeway (Manning Point)        |
|  | Town Centre Commercial                |  | Natural Area - Wetland (ER)    |  | Service Interchange            |
|  | Main Street Retail                    |  | Park / Greenway                |  | Railway R/W                    |
|  | Business Employment                   |  | Wetland (Remotely Sensed)      |  | N.S.P. Boundary                |
|  | Institutional / Government            |   | Existing School                |   |                                |



**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20254
<b>Location:</b>	North of 167 Avenue NW & west of Meridian Street NW
<b>Addresses:</b>	17404 - Meridian Street NW 1 - Evergreen Park NW
<b>Legal Description:</b>	portion of Lot 2, Block 1, Plan 1822466 portion of SE-5-54-23-4
<b>Site Area:</b>	15.7 ha
<b>Neighbourhood:</b>	Marquis
<b>Ward:</b>	Dene Ward
<b>Notified Community Organizations:</b>	Horse Hill and Evergreen Community Leagues and Clareview and District Area Council Area Council
<b>Applicant:</b>	Yolanda Lew, Stantec

### Planning Framework

<b>Current Zones:</b>	(RMH) Mobile Home Zone (AG) Agricultural Zone (A) Metropolitan Recreational Zone
<b>Proposed Zones:</b>	(RLD) Residential Low Density Zone (PU) Public Utility Zone (A) Metropolitan Recreational Zone (AP) Public Parks Zone
<b>Plans in Effect:</b>	Horse Hill Area Structure Plan Marquis Neighbourhood Structure Plan

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