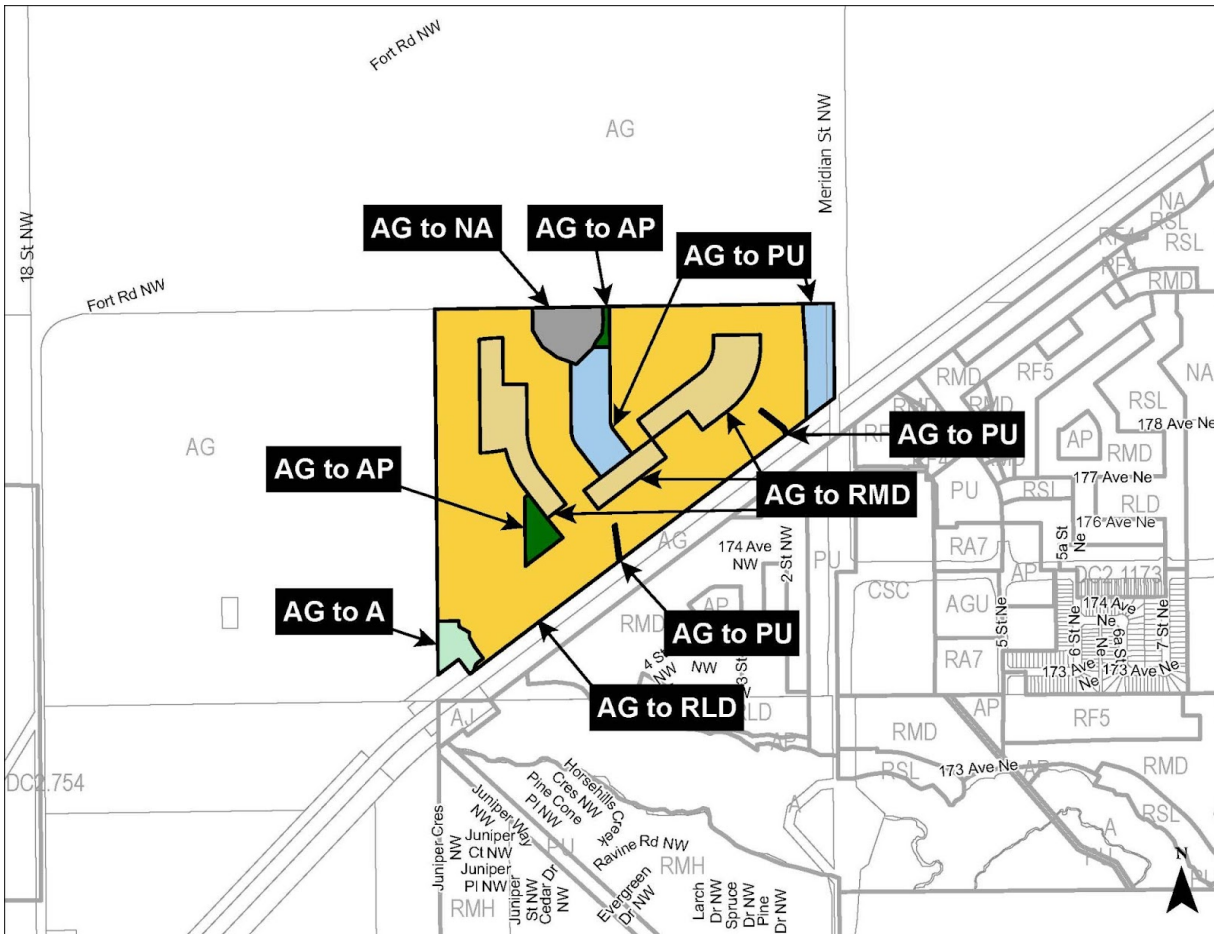


## 17510 - Meridian Street NW

To allow for a variety of small scale residential housing with flexibility in lot sizes and widths.



**Recommendation:** That Charter Bylaw 20508 to amend the Zoning Bylaw from the Agricultural Zone (AG) to the (RLD) Residential Low Density Zone, (RMD) Residential Mixed Dwelling Zone, (A) Metropolitan Recreational Zone, (AP) Public Parks Zone, (NA) Natural Areas Protection Zone and (PU) Public Utility Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Would facilitate planned urban development in this area.
- Is compatible with existing and surrounding planned land uses.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries.

## Application Summary

**CHARTER BYLAW 20508** will amend the Zoning Bylaw, as it applies to the subject site, to facilitate planned urban development in this area. The proposed zoning would allow for single detached housing, semi-detached housing or duplex housing with flexibility in lot sizes and widths (RLD); single detached housing, semi-detached housing, and row housing with variation in lot sizes (RMD); preservation of a natural area and parkland along a creek for active and passive recreational uses and environmental protection (A); conservation, preservation and restoration of a wetland natural area (NA); public land for active and passive recreational uses (AP); and essential utility services in the form of utility corridors and/or stormwater management facilities (PU). The boundary of the North Saskatchewan River Valley and Ravine System Protection Overlay is also proposed to be amended to align with the proposed (A) Metropolitan Recreational Zone at the southwest corner of the area where Horsehills Creek is found.

This application was accepted on December 19, 2022, from Stantec on behalf of Hopewell Residential.

This proposal conforms with the Marquis Neighbourhood Structure Plan and aligns with the goals and policies of The City Plan to accommodate all future growth for an additional one million people within Edmonton's existing boundaries.

## Community Insights

Based on the characteristics of this application the file was brought forward to the public using a basic approach. This approach was selected because the application follows the statutory plans in effect and facilitates anticipated development for the area

The basic approach included the following techniques:

**Mailed Notice**, January 16, 2023

- Number of recipients: 11
- Number of responses: 0

**Webpage**

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

No formal feedback or position was received from the Horse Hill Community League or the Clareview and District Area Council of Community Leagues at the time this report was written.

## Site and Surrounding Area

The rezoning area is approximately 39.8 hectares in size, located west of Meridian Street NW, north of the CN rail line at approximately 178 Avenue NW.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	Agricultural Zone (AG)	Undeveloped agricultural land
<b>CONTEXT</b>		
North	Agricultural Zone (AG)	Undeveloped agricultural land
East	Agricultural Zone (AG)	Undeveloped agricultural land
South	(RMD) Residential Mixed Dwelling Zone (PU) Public Utility Zone (AJ) Alternative Jurisdiction Zone	CN rail line Land under initial urban development
West	Agricultural Zone (AG)	Undeveloped agricultural land



*View of the site looking west from Meridian Street NW*

## **Planning Analysis**

### **Land Use Compatibility**

All proposed zones are compatible with each other as well as existing and surrounding planned land uses.

### **Marquis Neighbourhood Structure Plan (NSP)**

This application conforms with the NSP, which designates this land for single/semi-detached residential and row housing with natural areas, park sites, a stormwater management facility and public utility lots corresponding to the locations of the proposed zones. Appendix 1 contains the neighbourhood development concept.

### **The City Plan**

The subject property, located within the Horse Hill District of The City Plan, is identified as Residential in a Developing Area, and is expected to contribute to Edmonton's population growth from 1 to 1.25 million. The Horse Hill Centre District Node is approximately one kilometre to the north. This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.

## **Technical Review**

### **Open Space & Ecology**

A revised Natural Area Management Plan (NAMP) was reviewed and accepted with this application. The location, size and proposed zoning for the identified natural areas and parks conform with the Marquis NSP. The proposed (A) Metropolitan Recreational Zone, in conjunction with the North Saskatchewan River Valley and Ravine System Protection Overlay, appropriately addresses Horsehills Creek, found in the southwest corner of the rezoning area.

## Transportation

The proposed development will require construction of the following infrastructure; however, the upgrade requirements will be further reviewed and refined at the subdivision stage:

- Construction of the first two lanes of adjacent arterial road to the north that provides primary access to the greater transportation network.
- Construction of the first two lanes of Meridian Street between Marquis Boulevard and to the north of arterial road adjacent to the land being rezoned.
- Traffic/pedestrian controls to support safe pedestrian crossings and traffic operations.
- Various active mode infrastructure along the arterial roadways and within the subject lands.

The proposed two internal collectors within the subject lands are anticipated to carry low traffic volumes as per the transportation impact assessment associated with the Marquis NSP. Traffic calming measures and potential reclassification of these collector roadways will be reviewed at the design stage.

## Transit

There is currently no conventional bus service operating in Marquis. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit.

Administration is reviewing options for the provision of transit to Marquis in the future. This includes the potential to serve the subject area by operating on adjacent arterial roads (Meridian Street NW and Horse Hill Drive NW) without the use of internal collector roads, while still ensuring that service standards are met by having the majority of residents within a 600 metre walking distance of bus service.

Further to this, a characteristic of the ETS bus network (resulting from Guiding Principles of the Transit Strategy) is to provide local bus service in developing areas with more direct, less circuitous routing. As such, there may be an opportunity to optimize the use of the road network and provide efficient bus service by reviewing options for the provision of transit service in the area as detailed design advances.

## Drainage

The Neighbourhood Design Report (NDR) provides a plan for sanitary and stormwater servicing as development proceeds in the Marquis neighbourhood. The NDR identifies infrastructure requirements and staging information to facilitate orderly development through future rezoning and subdivision approvals.

Sanitary servicing requires connections from the sewers along 174 Avenue NW, included as part of Marquis Stage 2. Stormwater servicing requires connection from the sewers within a Public Utility Lot west of Meridian Street NW, constructed as part of Marquis Stage 1A.

## **EPCOR Water**

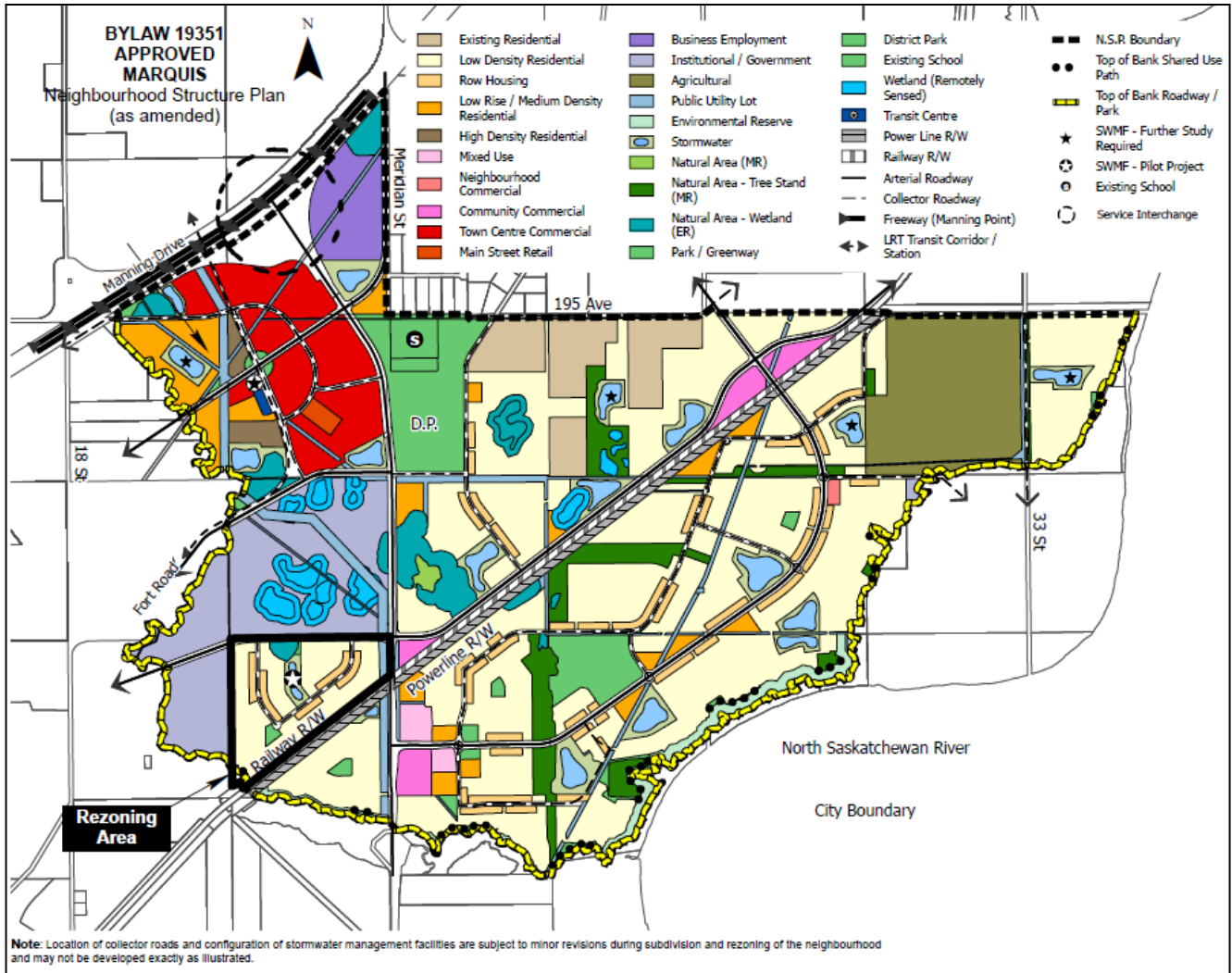
The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

## **Appendices**

- 1 Context Plan Map
- 2 Application Summary

## Context Plan Map



## Application Summary

### Information

<b>Application Type:</b>	Rezoning
<b>Charter Bylaw:</b>	20508
<b>Location:</b>	West of Meridian Street NW, north of the CN rail line at approximately 178 Avenue NW
<b>Address:</b>	17510 - Meridian Street NW
<b>Legal Description:</b>	Lot 1, Block 1, Plan 1822466
<b>Site Area:</b>	39.8 hectares
<b>Neighbourhood:</b>	Marquis
<b>Ward:</b>	Dene
<b>Notified Community Organizations:</b>	Horse Hill Community League Clareview and District Area Council of Community Leagues
<b>Applicant:</b>	Stantec

### Planning Framework

<b>Current Zone:</b>	Agricultural Zone (AG) North Saskatchewan River Valley and Ravine System Protection Overlay
<b>Proposed Zones:</b>	(RLD) Residential Low Density Zone (RMD) Residential Mixed Dwelling Zone (A) Metropolitan Recreational Zone (AP) Public Parks Zone (NA) Natural Areas Protection Zone (PU) Public Utility Zone North Saskatchewan River Valley and Ravine System Protection Overlay
<b>Plans in Effect:</b>	Marquis Neighbourhood Structure Plan Horse Hill Area Structure Plan
<b>Historic Status:</b>	None

Written By:

Approved By:

Branch:

Section:

Andrew McLellan

Tim Ford

Development Services

Planning Coordination