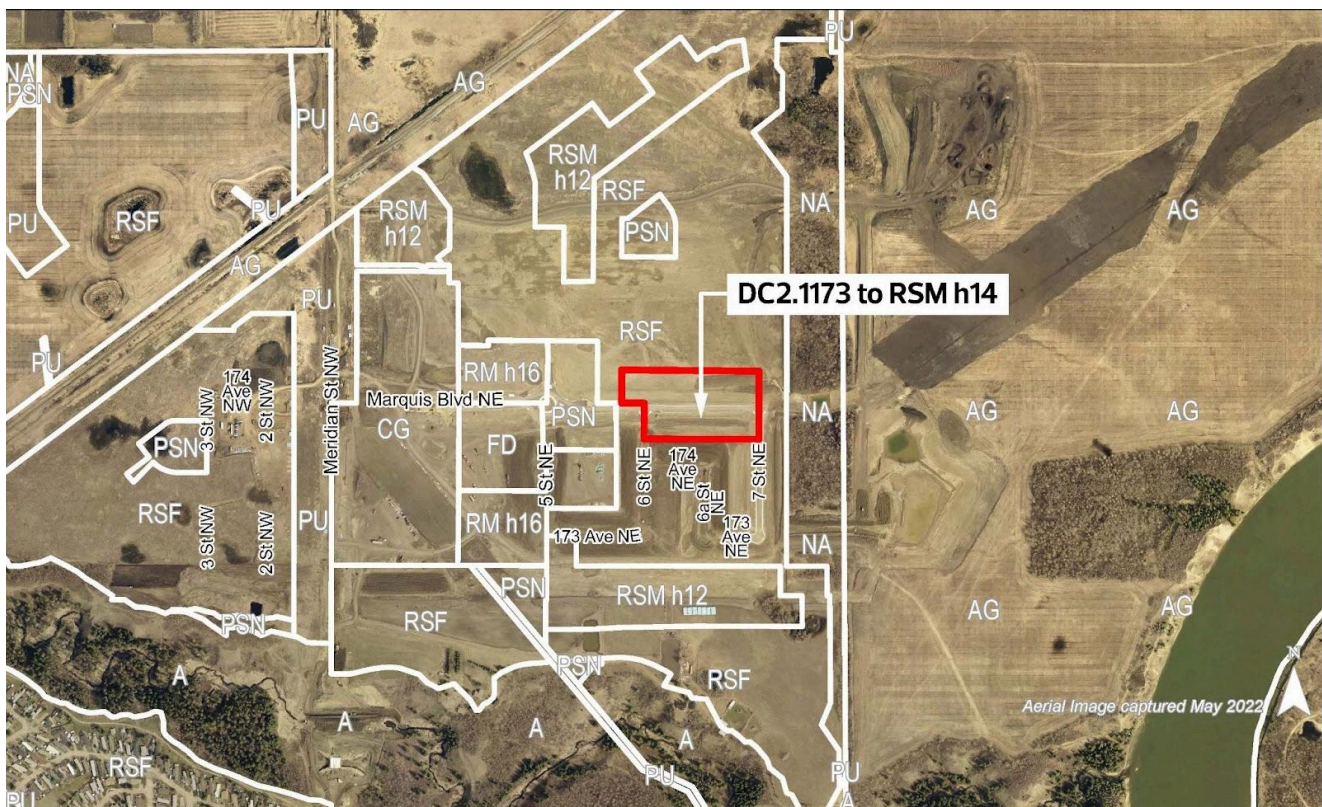


North of 174 Avenue NE and west of 7 Street NE Position of Administration: Support



Summary

Charter Bylaw 20805 proposes a rezoning from the Direct Control Zone (DC2.1173) to the Small-Medium Scale Transition Residential Zone (RSM h.14) to allow for a range of small to medium scale housing.

Public engagement for this application included mailed notice and information on the City's webpage. One response was received, citing increased density and safety concerns.

Administration supports this application because it:

- Will allow for the orderly development of the neighbourhood.

- Is compatible with the planned land uses.
- Conforms to the Marquis Neighbourhood Structure Plan.

Application Details

This application was submitted by Qualico Communities on behalf of Qualico Developments West Ltd., Horsehill Land Company Ltd., Streetside Development Corporation, John Velsaco, Francis Totten, Sheridan Barr, Dylan Matten Ganske, Emma Trigueros, Esha Rani and Lawal Yesufu.

Small-Medium Scale Transition Residential Zone (RSM h14) would allow development with the following key characteristics:

- A range of small to medium scale housing.
- A maximum building height of 14.0 m (three or four stories).
- A minimum density of 45 dwellings per hectare.

Site and Surrounding Area

The subject site is located north of 174 Avenue NE and west of 7 Street NE in the south central portion of the Marquis Neighbourhood. The surrounding area is in the early stages of development and is planned for low and medium residential development, commercial uses and the preservation of natural areas.

	Existing Zoning	Current Development
Subject Site	Direct Control Zone (DC2.1173)	Undeveloped/Row Housing
North	Small Scale Flex Residential Zone (RSF)	Undeveloped
East	Small Scale Flex Residential Zone (RSF)	Undeveloped / Single Detached Housing
South	Small Scale Flex Residential Zone (RSF)	Undeveloped / Single Detached Housing
West	Small Scale Flex Residential Zone (RSF)	Undeveloped / Single Detached Housing

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application facilitates the continued development of the area in conformance with the Marquis NSP. The basic approach included:

Mailed Notice, March 4, 2024

- Notification radius: 60 metres
- Recipients: 53
- Responses: 1

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Evergreen Community Association
- Horse Hill Community Association
- Clareview and District Area Council

Application Analysis



Site analysis context

The City Plan

The proposed rezoning is supported by policies in The City Plan, which continue to provide Edmontonians with the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.

District Plan

The District Policy and District Plans are still in draft form. With consideration of this policy and these plans by Council anticipated in the near future, the following analysis is for information purposes only and was not a factor in Administration's recommendation.

This application falls within the Horse Hill District Plan where it is designated as Urban Mix. It supports the District General Policy 2.2.2.1. providing opportunities for a mix of housing types and tenures that cater to a diverse range of household needs by allowing for a range of small to medium scale housing.

Neighbourhood Structure Plan

The subject site is within the Marquis Neighbourhood Structure Plan (NSP) which designates the area for Row Housing. The proposed RSM Zone allows for Row Housing and conforms to the Marquis NSP.

Land Use Compatibility

The proposed RSM Zone will allow for the development of small to medium scale development in the form of row housing or multi-unit housing. Single detached, semi-detached and duplex housing are not intended in this zone unless they form part of a larger multi-unit residential development. It is the applicant's intent to develop row housing as prescribed by the Marquis NSP.

The proposed RSM Zone will have similar site and building regulations as the approved DC2.1173 Provision with the main difference being an increase in the maximum allowable height from 13.0 m to 14.0 m. The proposed land use change will not create an issue of legal non-conformity for those lots with already approved Development Permits. The table below summarizes the key regulations:

	DC2.1173 Current	RSM h14 Proposed
Typical Uses	Multi-unit housing Child Care Services Urban Gardens	Residential Child Care Services Community Services Urban Agriculture
Maximum Height	13.0 m	14.0 m
Minimum Front Setback	4.5 m	3.0 m - 4.5 m

Minimum Interior Side Setback	1.2 m	1.2
Minimum Flanking Side Setback	2.4 m	2.0 m
Minimum Rear Setback	5.5 m	5.5 m
Maximum Site Coverage	55%	60%

Mobility

The proposed rezoning does not have a significant impact on the transportation network in the area. With development, vehicular access will be restricted to the abutting alley. The applicant/owner will also be required to construct a shared pathway along the northside of Marquis Boulevard.

There is currently no conventional or On-demand bus service operating in Marquis. Edmonton Transit Service (ETS) intends to provide bus service in the future and is actively exploring service options for initial transit service to the neighbourhood. However, implementation depends on demand, neighbourhood build-out and available funding for transit.

In the future, ETS is anticipated to operate along Marquis Way NE and Marquis Boulevard NE. Based on anticipated transit routing and planned bus stop locations, all residents of the subject area are anticipated to be within 200 metres walking distance to transit service.

Utilities

The proposed rezoning area conforms to the Horse Hill Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. Sewer services are available by connecting to the existing system located within Marquis Boulevard NE. These existing systems have been designed and constructed to accommodate development under the proposed rezoning.

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

Appendices

1. Context Plan Map

Written By: Luke Cormier

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination