

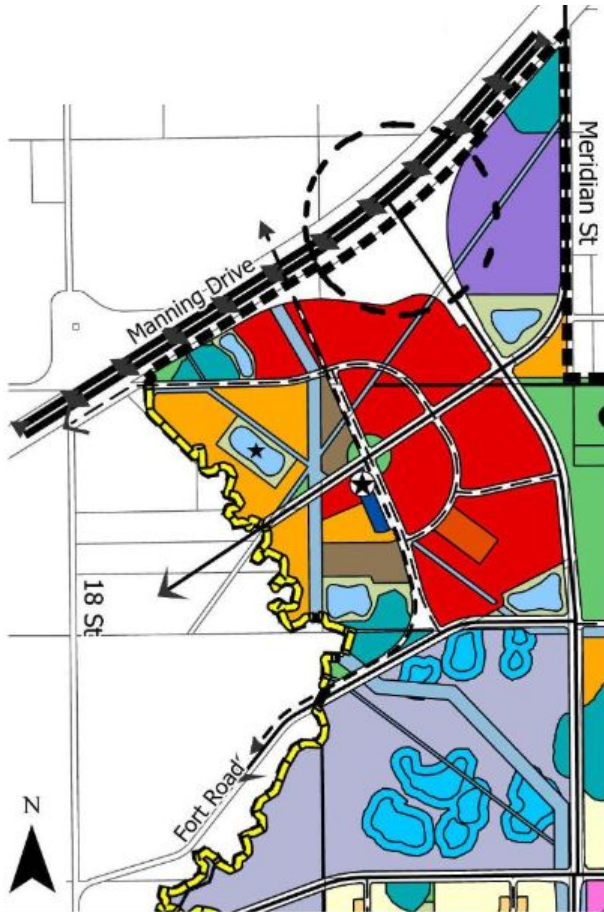
ITEMS 3.19, 3.20 & 3.21
 BYLAW 20824, 20825 & CHARTER BYLAW 20827
 MARQUIS

DEVELOPMENT
 SERVICES
 JUL 2, 2024



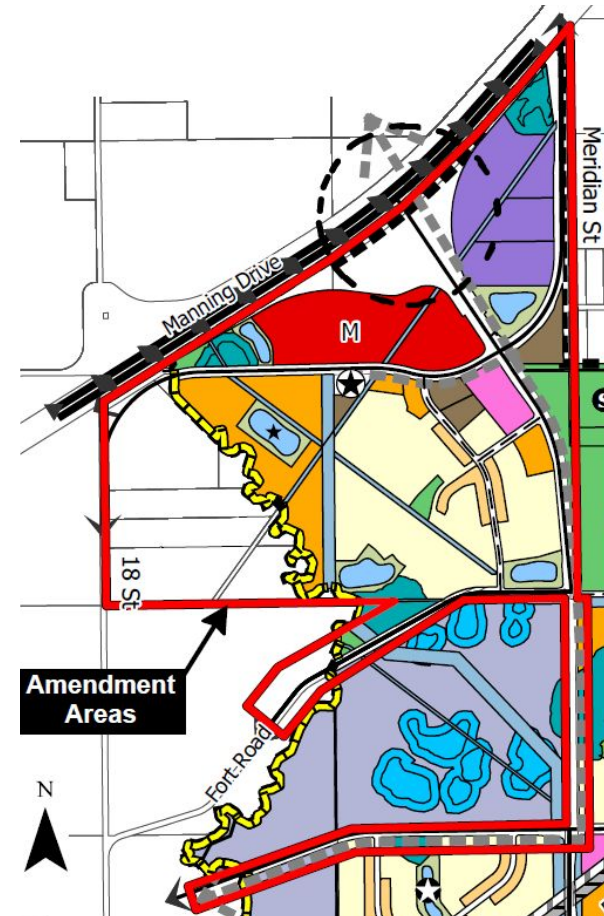


PLAN AMENDMENTS



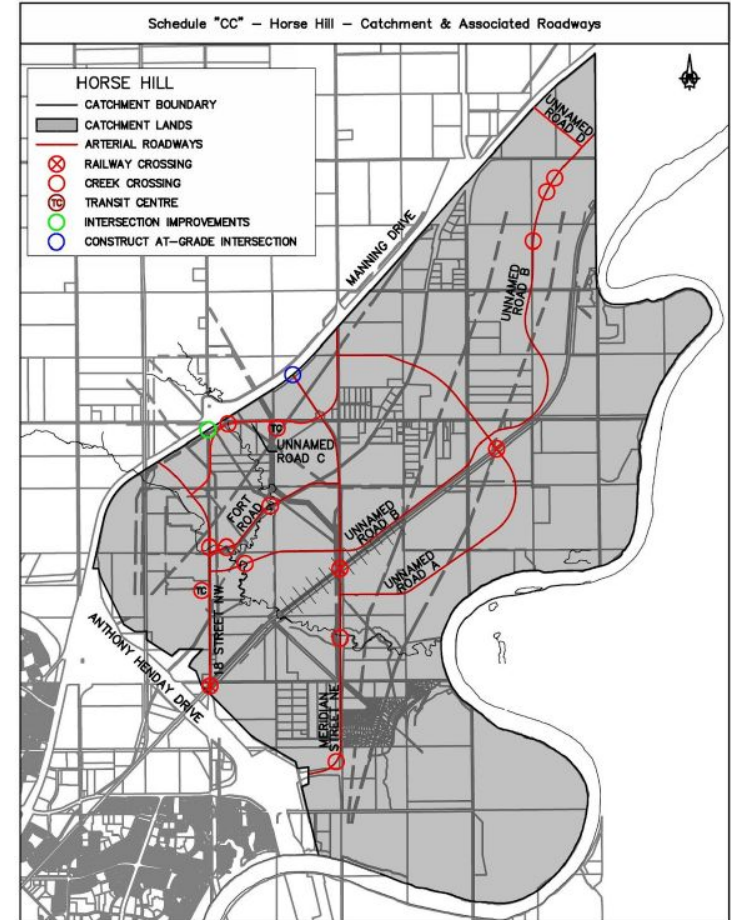
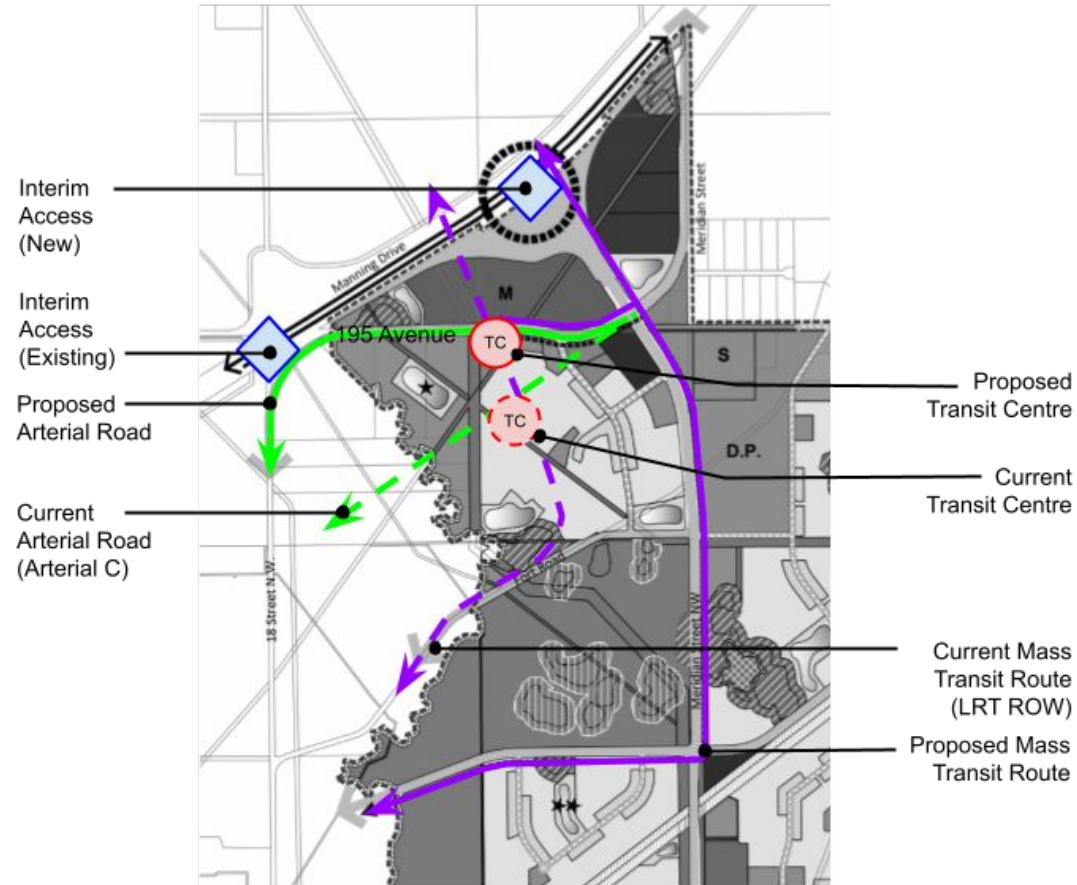
CURRENT NSP LAND USE CONCEPT

- Low Density Residential
- Row Housing
- Low Rise / Medium Density Residential
- High Density Residential
- Business Employment
- Community Commercial
- Town Centre Commercial
- Institutional / Government
- Stormwater Management
- Park / Greenway
- District Park
- Natural Area - Wetland (ER)
- Wetland (Remotely Sensed)
- Arterial Roadway
- Mass Transit
- ★ Transit Centre
- ★ SWMF - Further Study Required



PROPOSED NSP LAND USE CONCEPT

ARA Bylaw



Comments

Questions (5)

Opposition (2)

- Infill instead of building on prime agricultural land
- More engagement
- Keep LRT
- Commercial and high density areas together
- Good to have Town Centre isolated and not bisected by arterial roadways



CITY WEBPAGE
Sep 15, 2022



MAILED NOTICE
Sep 15, 2022
Nov 7, 2023



1:1 COMMUNICATION



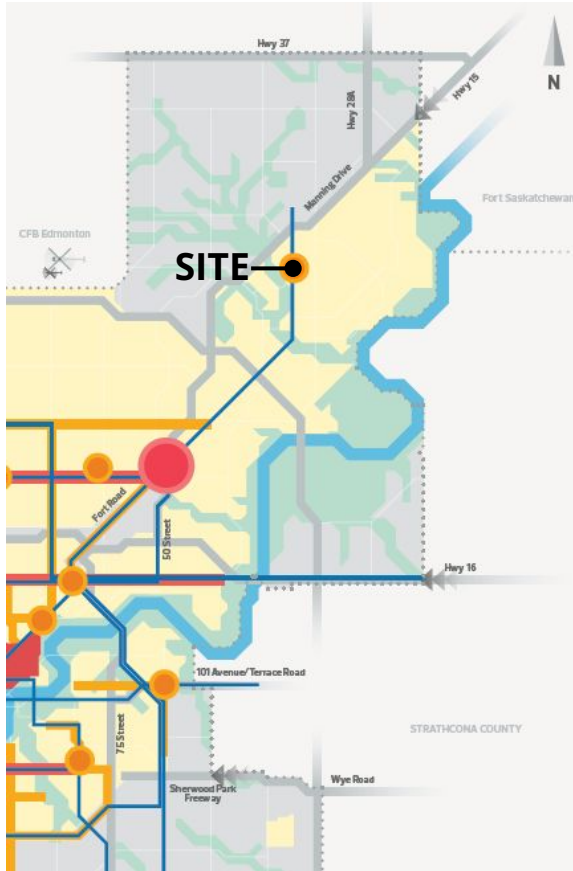
ONLINE
ENGAGEMENT
Nov 13 - Dec 3, 2023



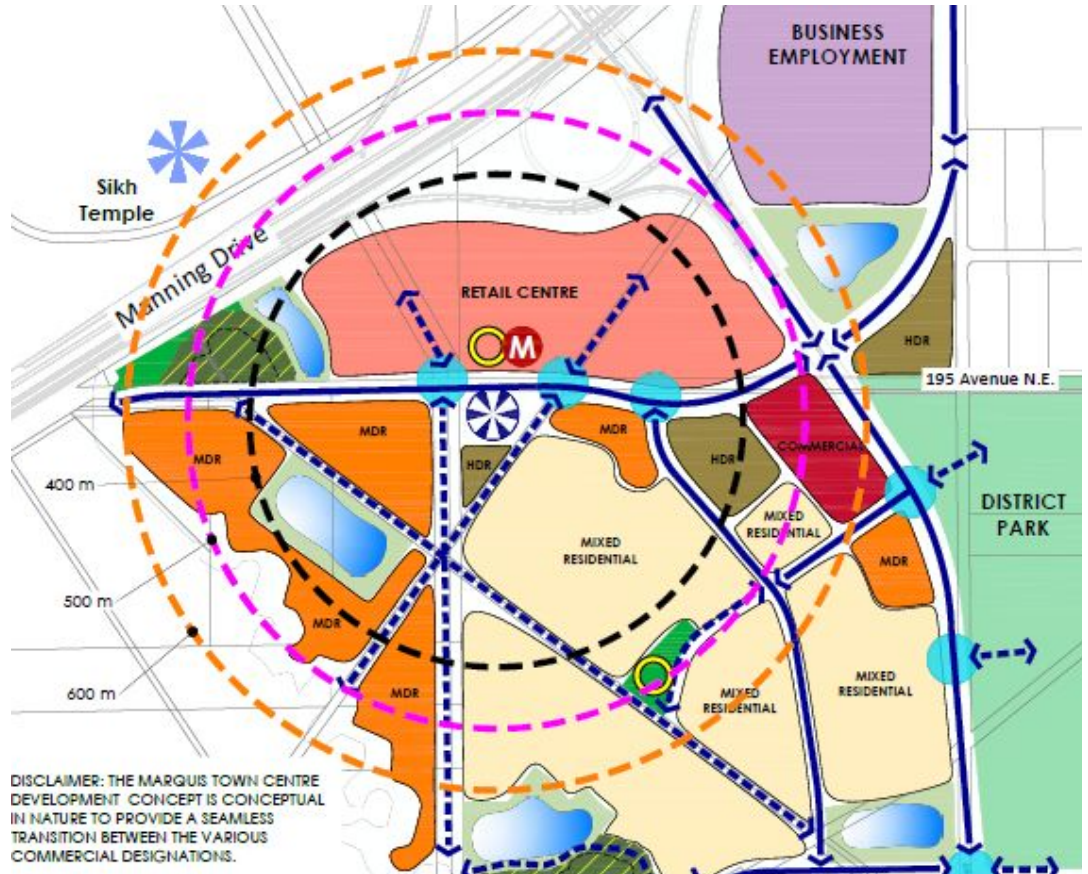
PUBLIC HEARING
NOTICE
Jun 6, 2024



JOURNAL AD
Jun 14 & 22, 2024



THE CITY PLAN



PROPOSED TOWN CENTRE DEVELOPMENT CONTEXT

7 KEY NSP LAND USE STATISTICS

800 M - 1 KM
ACROSS

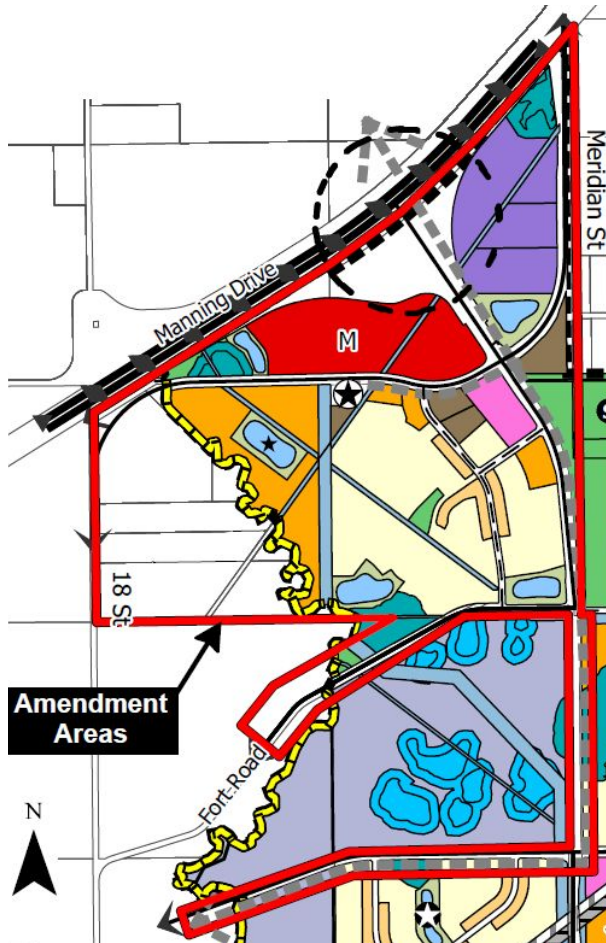


Minimum 150 people
and/or jobs per hectare



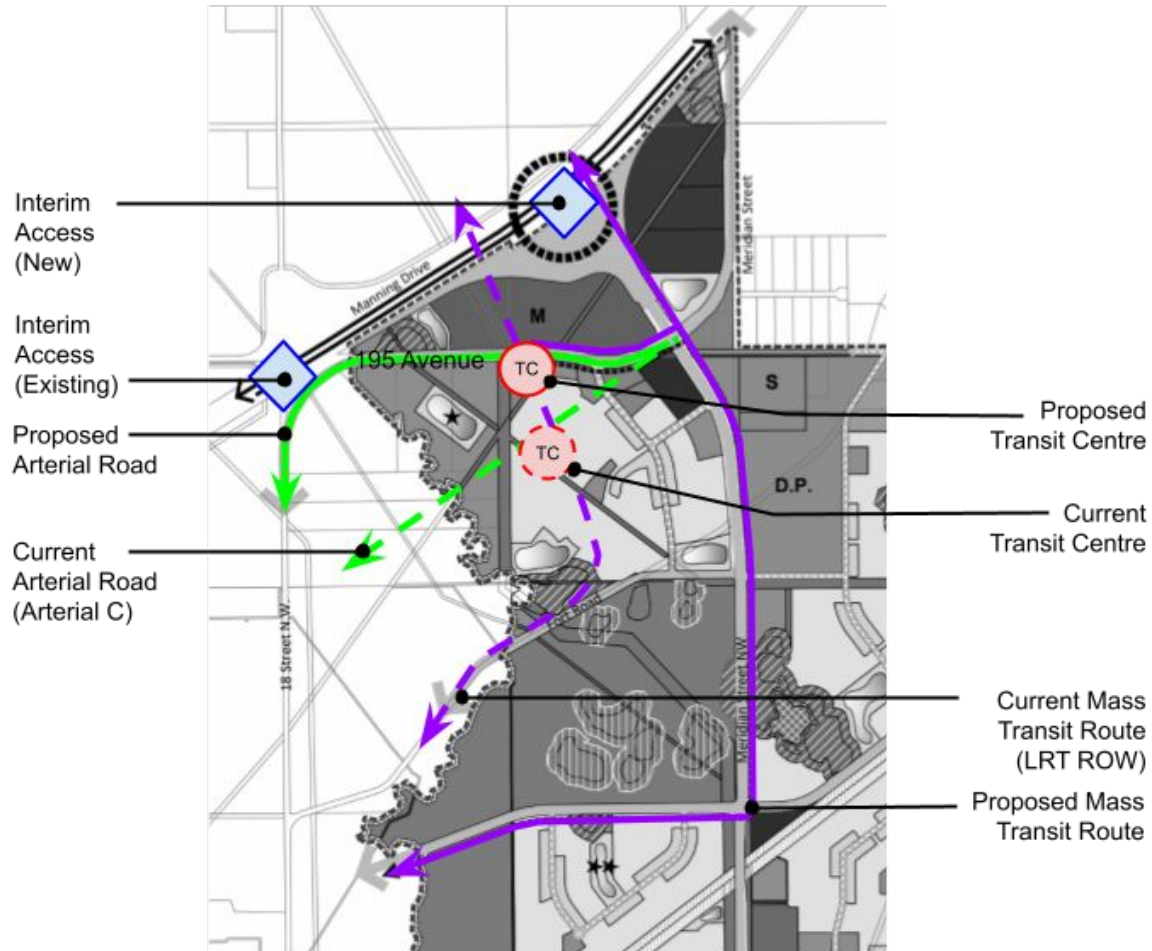
MID RISE ^{SOME} HIGH RISE

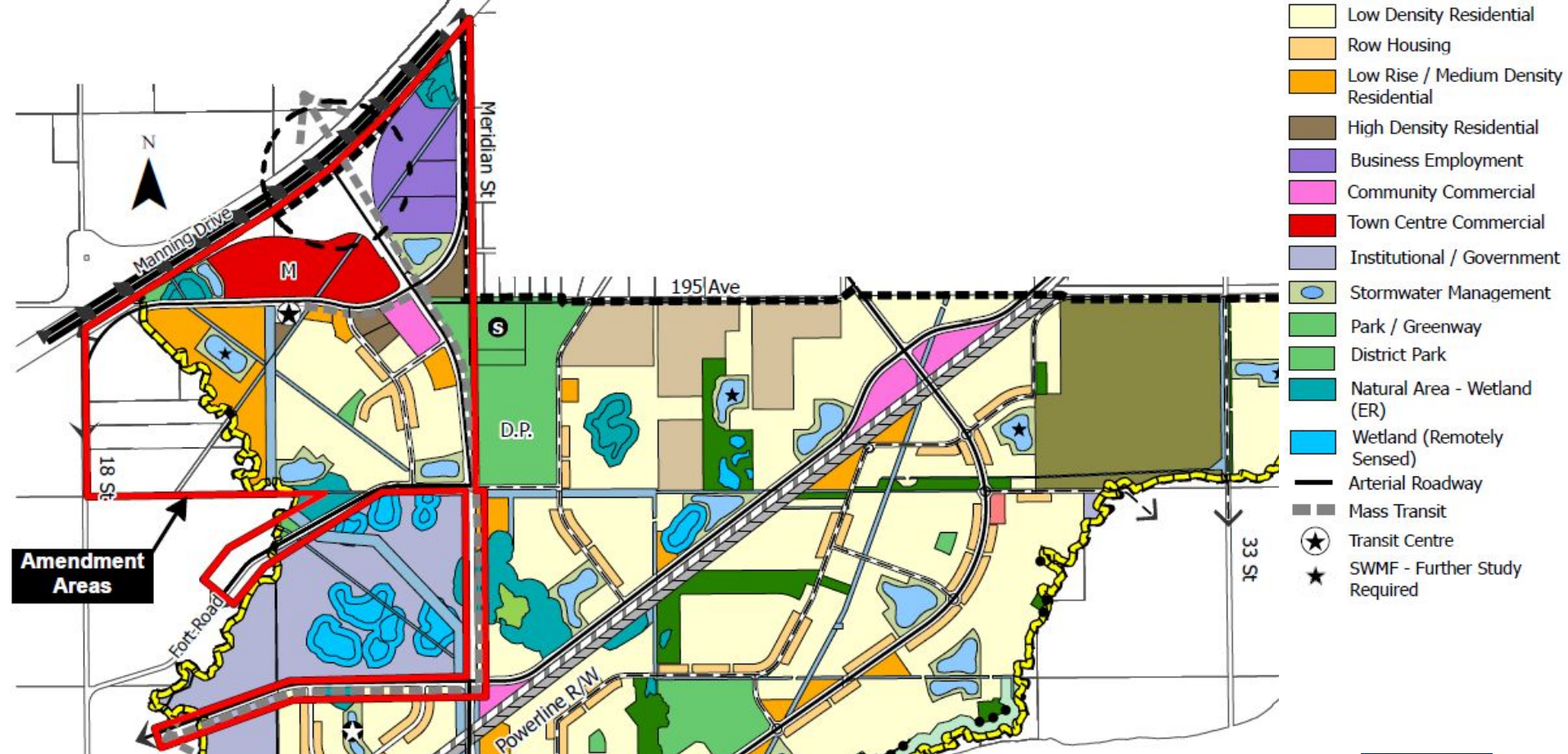
LAND USE	CURRENT Hectares	PROPOSED Hectares	DIFFERENCE Proposed Zoning
Town Centre	37.2	13.8	-23.4
Single/ Semi-Detached	222.5	254.5	+32.0
Row Housing	28.6	31.6	+3.0
Mixed Uses - town Centre (Res. Portion)	8.0	2.9	-5.1



LAND USE	CURRENT	PROPOSED
Net Residential Area (hectares)	300.2	328.6
Total Number of Dwellings	13,074	12,682
Planned Residential Population	29,477	30,078
Dwellings per Net Residential Hectare	43.6	38.6

Edmonton Regional Growth Plan Target (2017 onward) - 45 du/nrha
 Capital Region Growth Plan Target (2008 - 2017) - 30 to 40 du/nrha





ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**