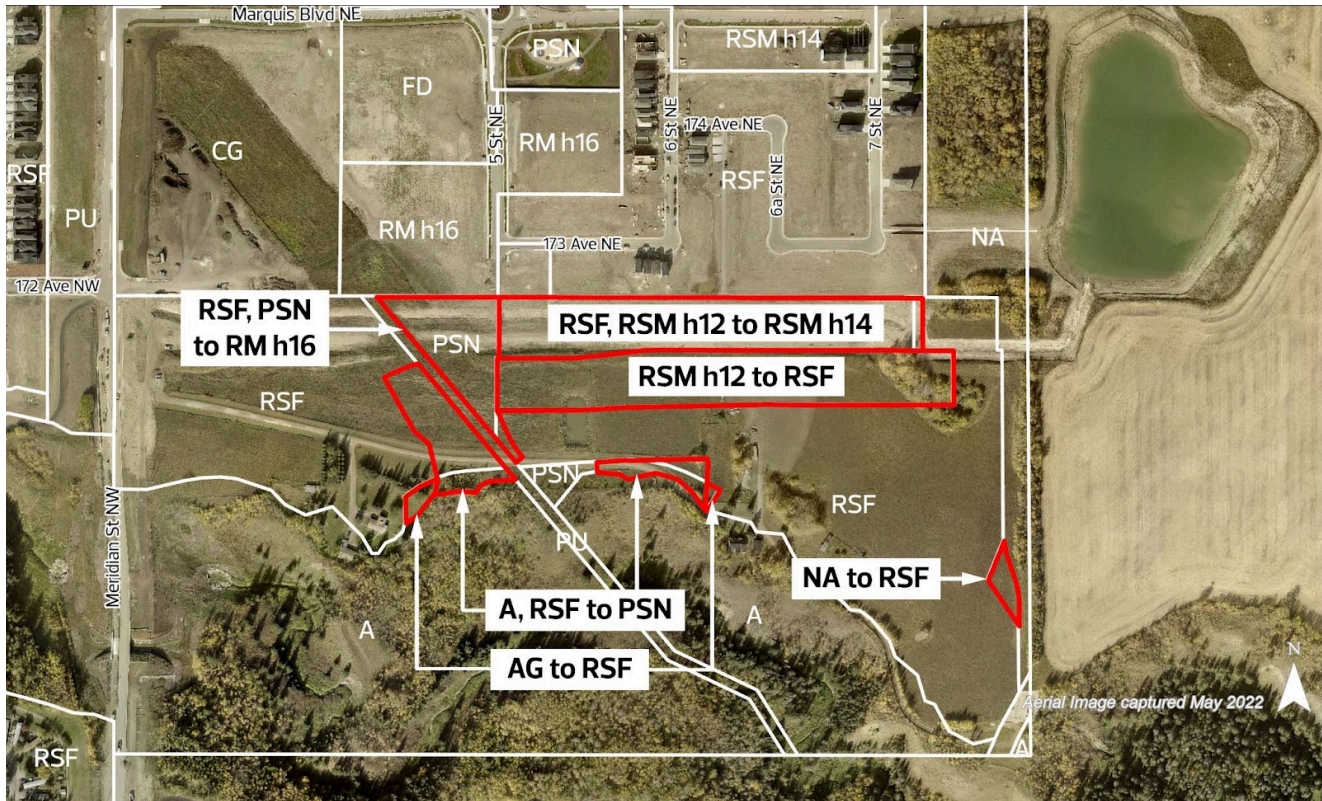


## 17311 - Meridian Street NE

### Position of Administration: Support



### Summary

Bylaw 21186 proposes a rezoning from the following zones:

- River Valley (A)
- Natural Areas (NA)
- Neighbourhood Parks and Services (PSN)
- Small Scale Flex Residential (RSF) and,
- Small-Medium Scale Transition Residential (RSM h12)

to the following zones:

- Neighbourhood Parks and Services (PSN)

- Small Scale Flex Residential (RSF)
- Small-Medium Scale Transition Residential (RSM h14) and,
- Medium Scale Residential (RM h16)

These zones will allow for a range of small to medium scale housing and smaller scale parks and amenities. Bylaw 21186 also proposes a text amendment to the North Saskatchewan River Valley and Ravine System Protection Overlay (RVO) to align the mapping of Appendix I of the overlay with the proposed and current River Valley Zoning (A).

Bylaw 21185 proposes an amendment to the Marquis Neighbourhood Structure Plan (NSP) to facilitate the proposed rezoning by aligning figures/maps, text and land use statistics and population statistics of the plan with the proposal.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Allows for the continued and orderly development of the neighbourhood.
- Is compatible with planned and current land uses.

## **Application Details**

This application was submitted by Stantec Consulting Ltd. on behalf of the Landowner (NH2 Land Company Inc.).

## **Rezoning**

The proposed Neighbourhood Parks and Services (PSN), Small Scale Flex Residential (RSF), Small-Medium Scale Transition Residential (RSM h14) Zones and Medium Scale Residential (RM h16) Zone would allow development with the following key characteristics:

### Neighbourhood Parks and Services (PSN)

- Amenities that support parkland, including playgrounds, pocket parks, sports fields, child care services and community gardens
- A maximum height of 14.0 metres (approximately 3 to 4 storeys)

### Small Scale Flex Residential (RSF)

- A range of small scale Residential development, including detached housing, attached housing and multi-unit housing.
- A maximum height of 12.0 metres (approximately 3 storeys)
- A maximum site coverage of 55%

### Small-Medium Scale Transition Residential (RSM h14)

- A range of small to medium scale row housing and multi-unit housing
- A maximum height of 14.0 metres (approximately 3 to 4 storeys).

- A maximum site coverage of 60% and minimum site density of 45 dwelling units per net residential hectare (upnr/ha)

#### Medium Scale Residential (RM h16)

- A range of medium scale multi-unit housing.
- A maximum height of 16.0 metres (approximately 4 storeys).
- Limited Commercial and Community Uses with additional regulations
- A maximum Floor Area Ratio of 2.3 and a minimum site density of 45 dwellings per net residential hectare (upnrha)

### **North Saskatchewan River Valley and Ravine System Protection Overlay (RVO)**

The proposed adjustment to the boundary and area of the North Saskatchewan River Valley and Ravine System Protection Overlay (Section 2.260 of Zoning Bylaw 20001) adjusts the overlay in to align with the boundaries of the River Valley, as shown on Schedule B of the Bylaw. The adjustment is based on updated technical reporting submitted to support this application.

### **Plan Amendment**

The proposed amendment to the Marquis Neighbourhood Structure Plan would amend the following in the plan in alignment with the proposed rezoning:

- Reconfigures the boundaries and locations of low density residential, row housing, medium density residential and park/greenway uses.
- Provides more density near future commercial uses.
- Maintains the neighbourhood density at 39 units/nrha.
- Swaps park land uses with environmental reserve based on updated technical reporting.
- Maintains resident access to open space.

### **Site and Surrounding Area**

	<b>Existing Zoning</b>	<b>Current Development</b>
<b>Subject Site</b>	River Valley Zone (A) Natural Areas Zone (NA) Neighbourhood Parks and Services (PSN) Small Scale Flex Residential Zone (RSF) Small-Medium Scale Transition Residential Zone (RSM h12)	Undeveloped
<b>North</b>	General Commercial Zone (CG) <i>Small-Medium Scale Transition Residential Zone (RSM h16)</i> <i>Small Scale Flex Residential Zone (RSF)</i>	Undeveloped Single-detached Housing

	Natural Area Zone (NA)	
<b>East</b>	Agriculture Zone (AG)	Farmland
<b>South</b>	River Valley Zone (A)	River Valley Ravine
<b>West</b>	Small Scale Flex Residential Zone (RSF)	Single-detached Housing



*View of site from Meridian Street NW looking east*

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because it received no responses during the advance notification period. The basic approach included:

### Mailed Notice, March 26, 2025

- Notification radius: 60 metres
- Recipients: 41
- Responses: 0

### Site Signage, April 22, 2025

- One rezoning information sign was placed on the property so as to be visible from Meridian Street NW

### Webpage

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



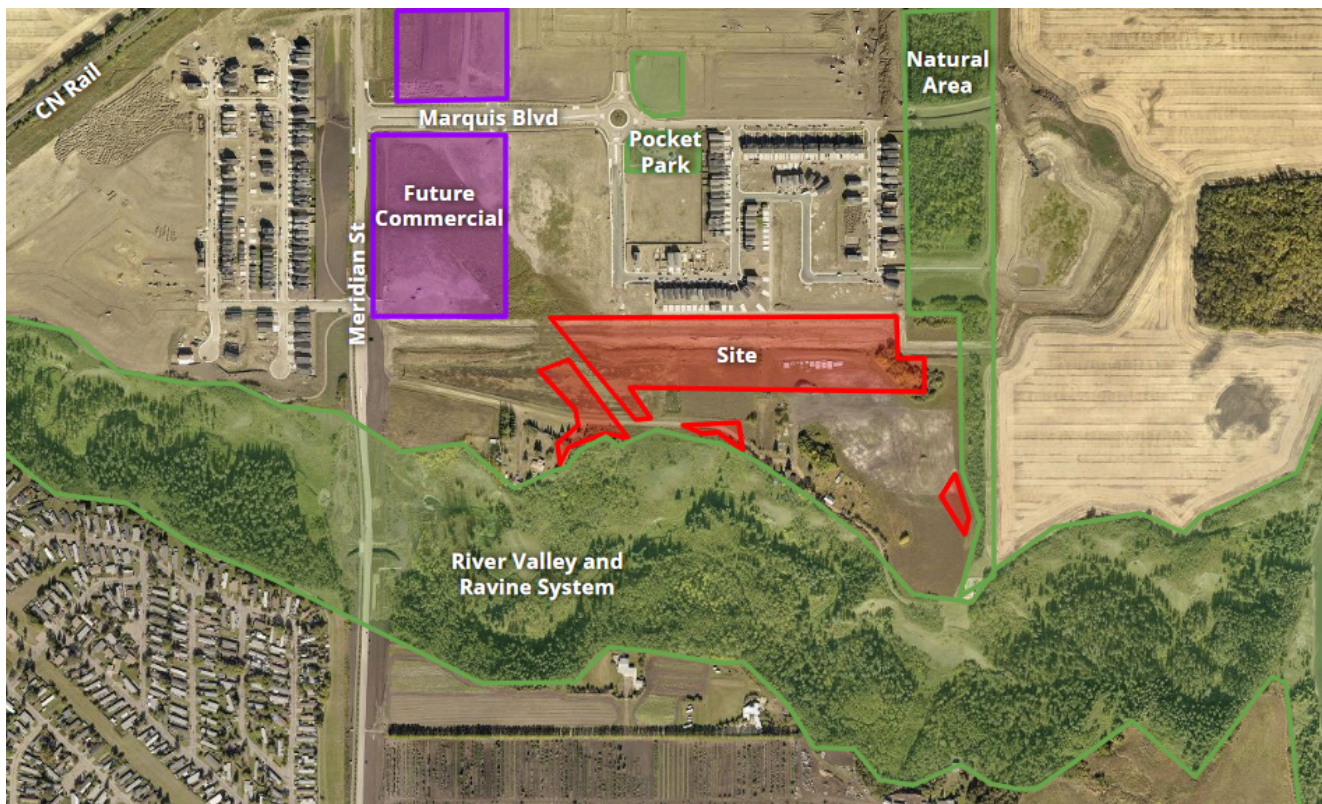
## Notified Community Organizations

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

## Comments

- No comments were received at the time of writing this report.

## Application Analysis



*Site analysis context*

## District Policy/Horse Hill District Plan

The site is not part of an identified node or corridor. The Horsehill District Plan designates the site as Urban Mix and Urban Service. Urban Mix includes housing, shops, services, and offices in one land use category, which includes residential, commercial, and mixed use development. Urban Service provides for areas that support publicly and privately owned facilities for the use of schools or utility, emergency, institutional, community services and cemeteries. The proposal aligns with District Policy and the Horsehill District Plan.

## Horse Hill Area Structure Plan (ASP)

The site is designated as residential in the ASP. This designation seeks to provide opportunities for a wide range of residential densities and locate residential developments in proximity to commercial and business employment areas, parks and open space, public transit, and other public services. The site's location close to future planned amenities such as commercial land

uses, parks and the top of bank pathway align with this goal. This application aligns with the plan and no amendment is required to the Horse Hill ASP.

### Marquis Neighbourhood Structure Plan (NSP)

This application proposes to reconfigure the boundaries and locations of low density residential, row housing, medium density residential and park/greenway uses. The proposal would see the addition of a Low Rise/Medium Density Housing near future commercial uses. A swap of park land uses with environmental reserve is proposed based on updated technical reporting, while maintaining resident access to open space. The proposal decreases Rowhousing and increases Single/Semi-Detached Housing and Low Rise/Medium Density Housing. This change maintains the overall net unit density of the Marquis plan area of 39 units/nrha. The planned population of the neighbourhood would decrease by 35 and the units would increase by 7 with this proposal.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Environmental Reserve	25.6	25.7	+0.1
Public Utility Lot	33.9	33.9	+0
Arterial Roadway	56.3	56.6	+0.3
School / Park	47.8	47.7	-0.1
Circulation	127.9	127.9	+0
Single/Semi-Detached Housing	254.2	254.6	+0.4
Rowhousing	31.6	30.3	-1.3
Low Rise / Medium Density Housing	32.7	33.3	+0.6

### North Saskatchewan River Valley Overlay

Minor amendments to the North Saskatchewan River Valley Overlay are proposed in alignment with updated technical review and analysis.

### Land Use Compatibility

The proposed residential zones are compatible with current and future land uses and align with the proposed plan amendment. The height, density and site coverage/FAR zones are comparable with other zones in the neighbourhood and in general conformance with statutory planning in the area.

Typical uses of the RSF zone include single/semi-detached housing with the potential for multi-unit housing. The RSM h14 zone is generally associated with multi-unit housing in the form of row houses. The RM h16 zone is generally associated with multi-unit housing in the form of

low-rise development, approximately 4 storeys in height. The location of the RM h16 zone places increased density close to future planned commercial uses. Allowing residents to conveniently meet their daily needs. The RM h16 zone provides the opportunity for limited Commercial and Community Uses with additional regulations.

The PSN zones align with the locations of proposed pocket parks that would provide residents with access to open space.

	<b>RSF Proposed</b>	<b>RSM h14 Proposed</b>	<b>RM h16 Proposed</b>
<b>Typical Uses</b>	Single/Semi Detached, Multi-Unit Housing	Row Housing, Multi-Unit Housing	Residential Limited Commercial and Community Uses with additional regulations
<b>Maximum Height</b>	12.0 m	14.0 m	16.0 m
<b>Minimum Density</b>	N/A	45 units/ha	45 units/ha
<b>Minimum Front Setback</b>	3.0 - 4.5 m	3.0 m	1.0 - 4.5 m
<b>Minimum Interior Side Setback</b>	1.2 - 1.5 m	1.2 - 1.5 m	1.5 - 3.0 m
<b>Minimum Flanking Side Setback</b>	2.0 m	2.0 m	1.0 - 4.5 m
<b>Minimum Rear Setback</b>	1.2 - 6.0 m	5.5 m	1.0 - 4.5 m
<b>Maximum Site Coverage/FAR</b>	55%	60%	2.3 - 3.0 Max FAR

## Mobility

The reconfiguration of the park and other land uses in this area was largely driven by challenges regarding cost, constructability, and approvals associated with a local road crossing of the pipeline corridor to access the RSF developments between the pipeline corridor and Meridian Street. These lands west of the pipeline will now be accessed via a local road intersection along Meridian Street NW instead, which eliminates the need for the pipeline crossing. This local road intersection will also accommodate access for the community commercial site directly to the north.

Given the reconfiguration of land uses and access, adjustments to Figure 14.0 - Active Mode Transportation Network were required to provide greater clarity on how the mobility network will be developed. This application includes additional walkway connections to Meridian Street and the top-of-bank pathway, a shared pathway within the pipeline corridor, and a tertiary bike route along portions of the impacted collector and local roads. The tertiary bike route will include wayfinding signage and curb extensions at appropriate intersections along the route in order to promote slower vehicle speeds and improve intersection sight lines.

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

## Open Space

The proposed changes to park location and configuration was reviewed. The shift in pocket park location provides a view corridor into Horsehill Creek, and a functional expansion of park space due to integration with the pipeline. All residents remain within walking distance of park space, and walkways along the creek will be developed in accordance with the Top-of-bank Policy c542A. Top-of-bank road frontage location has changed, but the total length of public interface with the river valley is maintained.

Small changes to the river valley boundary are proposed as a result of an updated technical review and analysis, and the North Saskatchewan River Valley Overlay will be adjusted to match. All lands within the confirmed river valley boundary are proposed to be zoned River Valley Zone (A). The change in NA zoning reflects the confirmed treestand boundary as outlined in the Site Specific Natural Area Management Plan. The Management Plan will provide future guidance with respect to ongoing maintenance and operations to support the integrity and health of the natural area.

## Risk

Planning Coordination (Risk) has reviewed the proposed rezoning and has no concerns. A risk assessment on file indicates that the risk presented by the pipeline is limited to the corridor for most uses. If a sensitive use such as Child Care Service is proposed at the development permit stage an additional risk assessment may be required.



## Utilities

As part of the application, an amendment to the Marquis Neighbourhood Design Report (NDR) was reviewed and accepted by Administration. The NDR amendment examined the impacts that the proposed amendment would have on existing and planned sewer systems in the neighbourhood. Through this review, it was identified that sufficient capacity is available in these systems to accommodate the development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

## Appendices

1. Marquis NSP Land Use Concept Map Comparison
2. Current Marquis NSP Land Use and Population Statistics
3. Proposed Marquis NSP Land Use and Population Statistics

Written By: Evan Wong

Approved By: Tim Ford

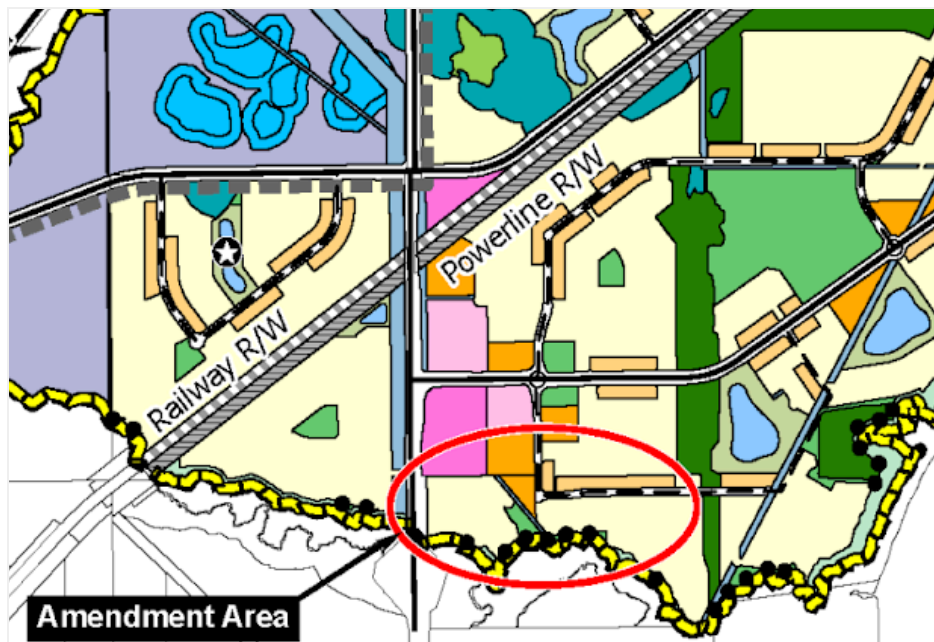
Branch: Development Services

Section: Planning Coordination

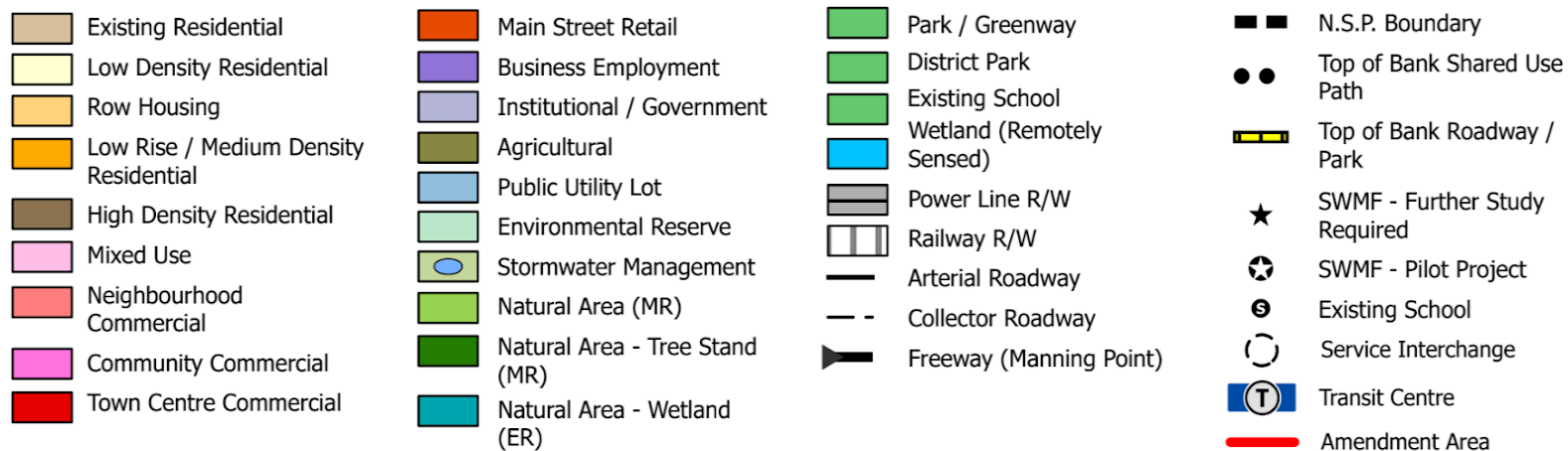
## Plan Land Use Concept Map Comparison



Current Land Use Concept Map



Proposed Land Use Concept Map



## Current NSP Land Use and Population Statistics – Bylaw 20825

### Marquis Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20825

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>1004.7</b>	<b>100.0%</b>	
Environmental Reserve			
Natural Area - Wetland	25.5	2.5%	
Other ER	25.6	2.5%	
Remotely Sensed Wetland*	3.8	0.4%	
Pipeline & Utility Right-of-Way			
Pipeline	33.9	3.4%	
Power transmission	14.4	1.4%	
Transportation			
Manning Drive	15.0	1.5%	
Arterial Roadway	56.3	5.6%	
Railway	11.8	1.2%	
	186.3		
<b>Gross Developable Area</b>	<b>818.4</b>		
Existing Land Uses			
Residential	36.6	3.6%	
Institutional - Provincial Government	79.0	7.9%	
Institutional - Municipal Government	0.8	0.1%	
Municipal Reserve / School Site	6.3	0.6%	
Agricultural Land	56.6	5.6%	
	179.3		
<b>Adjusted Gross Developable Area</b>	<b>639.1</b>		
Commercial			
Business Employment	16.9		2.6%
Town Centre Commercial	13.8		2.2%
Community Commercial	15.1		2.4%
Neighbourhood Commercial	0.8		0.1%
Mixed Uses**			
Residential / Commercial (non-residential portion)	2.3		0.4%
Residential / Commercial - Town Centre (non-residential portion)	0.6		0.1%
Parkland, Recreation, School (Municipal Reserve)			
School / Park	47.8		7.5%
Natural Area	33.6		5.3%
Institutional			
Fire Station	0.0		0.0%
Transportation			
Circulation	127.9		20.0%
Transit Centre	0.8		0.1%
Infrastructure & Servicing			
Stormwater Management	50.9		8.0%
<b>Total Non-Residential Area</b>	<b>310.5</b>		<b>48.6%</b>
<b>Net Residential Area (NRA)</b>	<b>328.6</b>		<b>51.4%</b>

### RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/ Unit	Population
Single/Semi-Detached	254.2	25	6,355	77.4%	2.8	17,794
Rowhousing	31.6	45	1,422	9.6%	2.8	3,982
Low-rise / Multi / Medium Units	32.7	90	2,943	10.0%	1.8	5,297
Medium to High Rise Units	4.9	225	1,103	1.5%	1.5	1,654

Mixed Uses (residential portion)	2.3	90	207	0.7%	1.8	373
Mixed Uses - Town Centre (residential portion)	2.9	225	653	0.9%	1.5	979
<b>Total</b>	<b>328.6</b>		<b>12,682</b>	<b>100%</b>		<b>30,078</b>

## SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/nrha)						91.5
Dwelling Units Per Net Residential Hectare (du/nrha)						39
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio				77.4%		22.6%
Population (%) within 500m of Parkland (Park sites 2 ha or greater)						33.0%
Population (%) within 400m of Transit Service						99.0%
Population (%) within 600m of Commercial Service						70.0%
Presence/Loss of Natural Areas**						
Protected as Environmental Reserve			55.1			
Conserved as Naturalized Municipal Reserve (ha)			33.7			
Protected through other means (ha)			0			
Lost to Development (ha)			31.9			

## STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	1,279	639
Junior High School	639	320
Senior High School	639	320
Total	2,557	1,279

\*Excludes wetlands on Provincial Gov't lands.

\*\*Town Centre Mixed Use assumes 83% residential, 17% commercial; remaining Mixed Use assumes 50% residential, 50% commercial

\*\*\*Approximate Areas. See ENR for details.



## Proposed NSP Land Use and Population Statistics – Bylaw 21185

### Marquis Neighbourhood Structure Plan Land Use and Population Statistics Bylaw \*

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>1004.7</b>	<b>100.0%</b>	
Environmental Reserve			
Natural Area - Wetland	25.5	2.5%	
Other ER	25.7	2.6%	
Remotely Sensed Wetland*	3.8	0.4%	
Pipeline & Utility Right-of-Way			
Pipeline	33.9	3.4%	
Power transmission	14.4	1.4%	
Transportation			
Manning Drive	15.0	1.5%	
Arterial Roadway	56.6	5.6%	
Railway	11.8	1.2%	
	186.7		
<b>Gross Developable Area</b>	<b>818.0</b>		<b>100.0%</b>
Existing Land Uses			
Residential	36.6	3.6%	
Institutional - Provincial Government	79.0	7.9%	
Institutional - Municipal Government	0.8	0.1%	
Municipal Reserve / School Site	6.3	0.6%	
Agricultural Land	56.6	5.6%	
<b>Adjusted Gross Developable Area</b>	<b>638.7</b>		<b>100.0</b>
Commercial			
Business Employment	16.9		2.6%
Town Centre Commercial	13.8		2.2%
Community Commercial	15.1		2.4%
Neighbourhood Commercial	0.8		0.1%
Mixed Uses**			
Residential / Commercial (non-residential portion)	2.3		0.4%
Residential / Commercial - Town Centre (non-residential portion)	0.6		0.1%
Parkland, Recreation, School (Municipal Reserve)			
School / Park	47.7		7.5%
Natural Area	33.6		5.3%
Institutional			
Fire Station	0.0		0.0%
Transportation			
Circulation	127.9		20.0%
Transit Centre	0.8		0.1%
Infrastructure & Servicing			
Stormwater Management	50.9		8.0%
<b>Total Non-Residential Area</b>	<b>310.4</b>		<b>48.6%</b>
<b>Net Residential Area (NRA)</b>	<b>328.3</b>		<b>51.4%</b>

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of NRA	People/Unit	Population	% of Total
Single/Semi-Detached	254.60	25	6365	77.5%	2.8	17822	50.2%
Rowhousing	30.33	45	1365	9.2%	2.8	3822	10.8%
Low-rise / Multi / Medium Units	33.30	90	2997	10.1%	1.8	5395	23.6%
Medium to High Rise Units	4.90	225	1103	1.5%	1.5	1654	8.7%
Mixed Uses (residential portion)	2.30	90	207	0.7%	1.8	373	1.6%
Mixed Uses - Town Centre (residential portion)	2.90	225	653	0.9%	1.5	979	5.1%
<b>Total</b>	<b>328.33</b>		<b>12689</b>			<b>30043</b>	

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (p/nrha)		91.5
Dwelling Units Per Net Residential Hectare (du/nrha)		39
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	77%	22.6%
Population (%) within 500m of Parkland (Park sites 2 ha or greater)		33.0%
Population (%) within 400m of Transit Service		99.0%
Population (%) within 600m of Commercial Service		70.0%
Presence/Loss of Natural Areas**		
Protected as Environmental Reserve	55.1	
Conserved as Naturalized Municipal Reserve (ha)	33.7	
Protected through other means (ha)	0	
Lost to Development (ha)	31.9	

STUDENT GENERATION STATISTICS

Level	Public	Separate
Elementary	1279	639
Junior High School	639	320
Senior High School	639	320
Total	2557	1279

\*Excludes wetlands on Provincial Gov't lands.

\*\*Town Centre Mixed Use assumes 83% residential, 17% commercial; remaining Mixed Use assumes 50% residential, 50% commercial

\*\*\*Approximate Areas. See ENR for details.