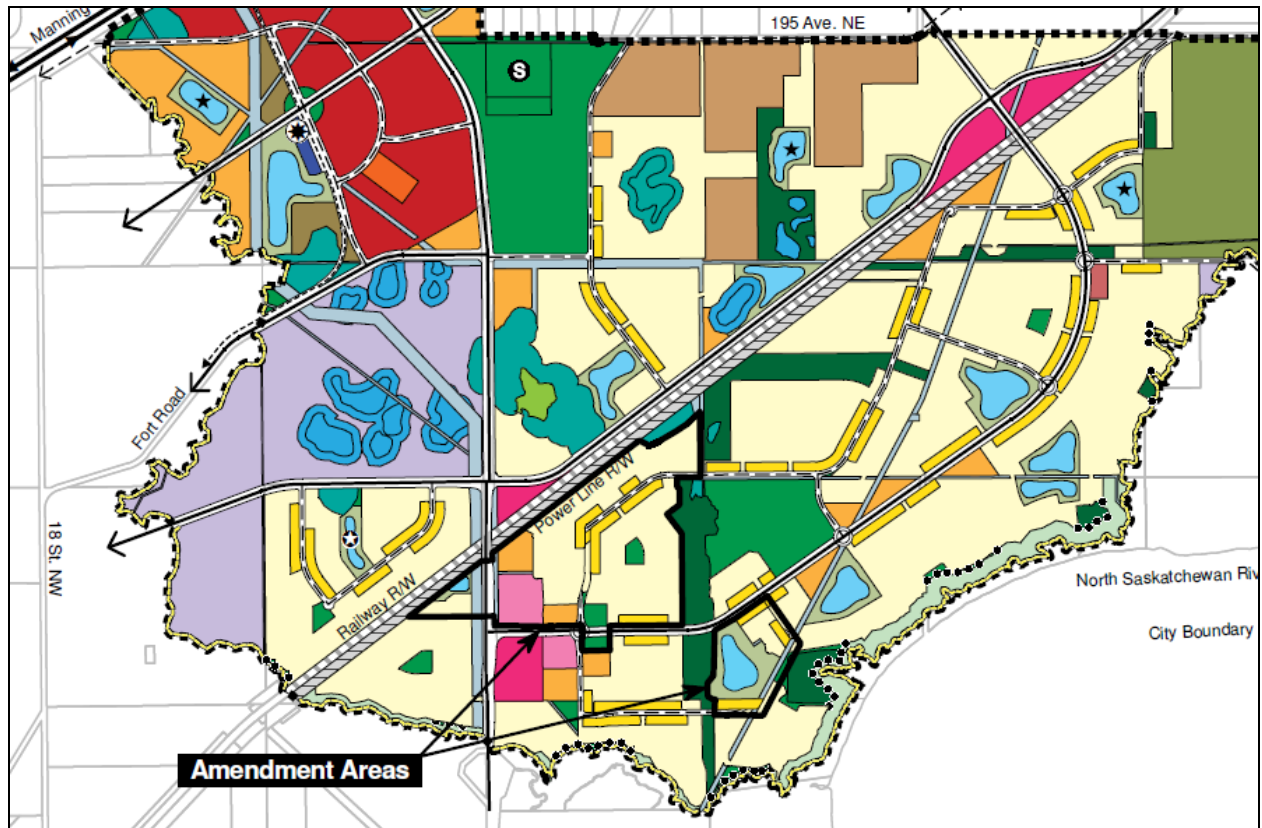




ADMINISTRATION REPORT PLAN AMENDMENT MARQUIS

South of the railway line, east and west of Meridian Street NW



Recommendation: That Bylaw 19606 to amend the Marquis Neighbourhood Structure Plan be APPROVED.

Administration is in **SUPPORT** of this application because:

- It evenly distributes open space amenities in the southeast portion of the NSP area;
- It improves accessibility and connectivity through the provision of more dispersed pocket parks within walking distance for surrounding property owners;
- It will facilitate the orderly development of the neighbourhood; and
- It will be compatible with existing and planned land uses.

Report Summary

This Plan amendment application was submitted by WSP on January 29, 2021 and is proposing to amend the Marquis Neighbourhood Structure Plan (NSP) to redistribute an urban village park into three smaller pocket parks, enlarge a stormwater management facility (SWMF), remove another SWMF, realign a collector roadway and adjust land uses accordingly.

This proposal is in alignment with the applicable policies of The City Plan (MDP) by contributing towards accommodating all future growth for an additional 1.25 million population within Edmonton's existing boundaries.

Bylaw 19606 conforms with the approved Horse Hill Area Structure Plan (ASP) by aligning with policies related to ensuring schools and parks are interconnected and easily accessible to pedestrians, bicyclists and other users; locating residential uses in close proximity to parks and open spaces (for active recreation); and linking SWMFs with the pedestrian trail network and complementing the open space system by providing additional areas for passive recreation.

The Application

Bylaw 19606 proposes to amend the Marquis NSP for lands located south of the railway right-of-way; and, east and west of Meridian Street NW in the southwestern portion of the neighbourhood.

The proposed amendments to the Marquis NSP are as follows:

Parks and Open Space

- redistributing an urban village park into three smaller pocket parks;
- locating the two pocket parks north and south of the arterial roadway;
- introducing a third pocket park
- reducing natural area uses;

Stormwater Management Facilities

- removing the stormwater management facility (SWMF) located north of the arterial roadway;
- reducing the size of an existing (triangular-shaped) SWMF located west of Meridian Street NW;
- enlarging the SWMF located west of the natural area, south of the arterial roadway;

Roads

- realigning the collector roadway;

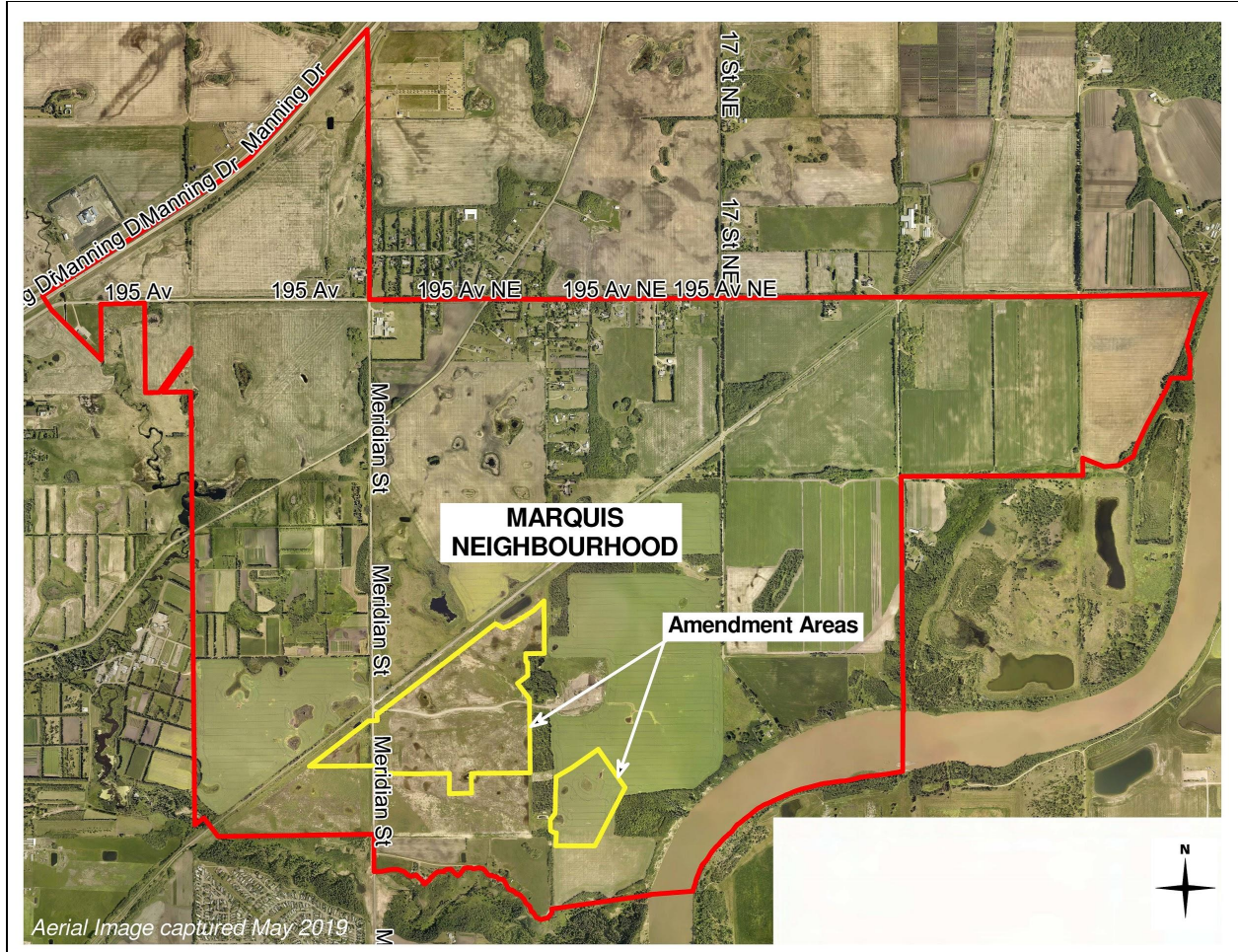
Residential Uses

- increasing single/semi-detached residential uses;
- reducing row housing uses; and
- reducing low-rise/multi-unit/medium-rise residential uses.

If approved, Bylaw 19606 will result in a slight decrease to Marquis NSP net residential density from 43.6 upnrha to 43.0 upnrha, while maintaining conformance to the approved Horse Hill Area Structure Plan (ASP).

Separate associated rezoning and subdivision applications are currently being processed.

Site and Surrounding Area



AERIAL VIEW OF APPLICATION AREA

	EXISTING LAND USES/ZONING	CURRENT USE
SUBJECT AREA	<ul style="list-style-type: none"> • variety of (primarily residential) uses zoned (but not developed) in accordance with the approved Marquis NSP; • (AG) Agricultural Zone & (AGU) Urban Reserve Zone 	Primarily vacant/undeveloped land; private agriculture; and north-south natural area
CONTEXT		
North	(AG) Agricultural Zone	Vacant/undeveloped land; power line and railway right-of-ways
East	(AG) Agricultural Zone	Vacant/undeveloped land designated for primarily residential uses and School/Park site
South	(AG) Agricultural Zone (AP) Public Parks Zone; RF5) Row Housing Zone; (RMD) Residential Mixed Dwelling Zone (RMH) Mobile Home Zone	Vacant/undeveloped land; Zoned (but undeveloped) land; Horsehills Creek Existing mobile home park
West	(AG) Agricultural Zone	Vacant/undeveloped land

Planning Analysis

Bylaw 19606 proposes to redistribute an urban village park into three smaller pocket parks, enlarge a stormwater management facility (SWMF), remove another SWMF, realign a collector roadway and adjust land uses accordingly.

The future arterial roadway (Marquis Boulevard) is identified in the approved Marquis Transportation Impact Assessment as an enhanced collector roadway that will accommodate parking on both sides of the street, as well as implement a “complete streets” vision.

The redistributed two pocket parks proposed north and south of the arterial roadways are compatible with the adjacent mixed use site, as well as (three) medium density residential sites. The introduction of the third proposed pocket park (to the north) will improve accessibility to open space amenities for planned surrounding low density residential dwellings.

In addition to improving accessibility to open space amenities for surrounding residential enclaves, proposed Bylaw 19606 contributes towards creating “complete” communities whereby the design of the neighbourhood provides a mixture of residential land uses that are well-connected to commercial and recreational opportunities by a multi-modal transportation network.

Land Use Compatibility

The table below summarizes the proposed land uses changes:

	Approved (Bylaw 18198)	Proposed (Bylaw #19606)	Difference
Open Space (ha)			
Natural Area	33.6	33.2	-0.4
SWMFs	54.0	52.0	-2.0
School/Park	54.2	54.2	0
Institutional (ha)			
Fire Station/Civic uses	0	0.8	+0.8
Commercial (ha)			
Business	18.2	15.2	-3.0
Main Street Commercial	1.8	2.4	-0.6
Community Commercial	11.9	11.8	-0.1
Mixed Use	3.9	2.8	-1.1
Residential (ha)			
Single/Semi-detached Residential Units	213.8	222.0	+8.2
Row Housing	28.6	28.3	-0.3
Low Rise?Multi/Medium Rise Units	33.0	32.6	-0.4
Medium to High Rise Units	4.7	4.6	-0.1

If approved, Bylaw 19606 will result in a decrease in net residential density from 43.6 upnrha in the approved Marquis NSP to 43.0 upnrha without affecting the approved Horse Hill ASP overall residential density. Referral to the Edmonton Metropolitan Regional Board (EMRB) is not required.

PLANS IN EFFECT

The plans in effect are the Horse Hill ASP and Marquis NSP, the latter of which is proposed to be amended with this Bylaw 19606.

The Horse Hill ASP designates the amendment area for residential, mixed, commercial, school/park and open space uses.

Bylaw 19606 aligns with the ASP objectives and policies related to ensuring schools and parks are interconnected and easily accessible to pedestrians, bicyclists and other users; locating residential uses in close proximity to parks and open spaces (for active recreation); and linking SWMFs with the pedestrian trail network and complementing the open space system by providing additional areas for passive recreation.

CITYPlan Alignment

Bylaw 19606 aligns the applicable policies of *CityPlan* (MDP) related to accommodating all future growth for an additional 1.25 million population within Edmonton's existing boundaries. This application will contribute to the sequential development of the neighbourhood and will accommodate a future residential population that will help support the Marquis Town Centre District Node.

Technical Review

The application was revised after the technical review in order to address Urban Growth (Parks) and Transportation comments.

Transportation

Transportation expressed concern regarding the design of the (proposed) realigned collector roadway and its ability to achieve a 120 m radius. The applicant provided a Shadow Plan and turning radius sketch to address Transportation concerns. The alignment of the collector roadway will be further reviewed at the engineering drawing stage.

Transportation supports proposed Bylaw 19606.

Parks

The first iteration of the application sited the two pocket parks to the east and west of the collector roadway. The applicant's rationale for this layout was that, though bisected, the two parks would function as one larger park space while achieving the minimum pocket park sizing requirement of 0.5 ha. This proposed redistribution of the urban village park also resulting in an increase (0.13 ha) in Municipal Reserve (MR) dedication for park/school uses.

Parks deemed the eastern pocket park to have limited programmability and Urban Growth (Parks) requested that the applicant prepare a Parkland Impact Assessment (PIA) report to rationalize the short-term design and long-term vision for the pocket parks. The original

proposed redistribution of the urban village park also resulted in an increase (0.13 ha) in Municipal Reserve (MR) dedication for park/school uses, which was not supported by Parks as the Marquis NSP is currently overdedicated for MR land.

Following discussions and the review of the PIA report, the applicant revised the location of these two pockets parks, which are located north and south of the (future) arterial roadway (Marquis Boulevard), as proposed under this Bylaw. This revision also resulted in maintaining the approved NSP statistics for school/park (MR) land.

Parks support this Bylaw.

Drainage

An updated Neighbourhood Design Report (NDR) was prepared in support of this application.

Drainage supports this Bylaw and advises that permanent sanitary and storm servicing for the amendment area must be in general accordance with the servicing schemes identified in the accepted *Horse Hill Neighbourhood 2 (Marquis) Neighbourhood Design Report Amendment* (December 2019) and the subsequent update (December 2020) for this application.

EPCOR Water

EPCOR Water supports this Bylaw and advises that there are no existing water mains adjacent to significant portions of the amendment area and extensive off-site water main construction will be required if growth of adjacent municipal facilities has not occurred before development of Marquis. To ensure fire flows and water main looping, EPCOR Water will require Hydraulic Network Analysis (HNA) for each stage of development at the rezoning stage.

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

Community Engagement

ADVANCE NOTICE April 1, 2020	<ul style="list-style-type: none">● Number of recipients: 271● No responses received
WEBPAGE	<ul style="list-style-type: none">● edmonton.ca/marquis

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Approved Marquis NSP Land Use and Population Statistics – Bylaw #18198
- 2 Proposed Marquis NSP Land Use and Population Statistics – Bylaw #19606
- 3 Approved Marquis NSP Development Concept – Bylaw #18198
- 4 Proposed Marquis NSP Development Concept – Bylaw #19606
- 5 Application Summary

**Marquis Neighbourhood Structure Plan
Approved Land Use and Population Statistics
Bylaw 18198**

GROSS AREA	1,004.7	100.0%
Environmental Reserve		
Natural Area – Wetland	26.2	2.6%
Other ER	25.6	2.5%
Remotely Sensed Wetland**	3.8	0.4%
Pipeline & Utility Right-of-Way		
Pipeline	32.8	3.3%
Power transmission	14.4	1.4%
Transportation		
Manning Drive	15.1	1.5%
Arterial Roadway	52.7	5.2%
Railways	11.8	1.2%
GROSS DEVELOPABLE AREA	822.5	100.0%
Existing Land Uses		
Residential	36.6	3.6%
Institutional – Provincial Government	79.7	7.9%
Institutional – Municipal Reserve	0.8	0.1%
Municipal Reserve/School Site	6.3	0.6%
Agricultural Land	56.6	5.6%
ADJUSTED GROSS DEVELOPABLE AREA	642.7	100.0%
Commercial		
Business Employment	18.2	2.8%
Town Centre Commercial	42.3	6.6%
Main Street Commercial	1.8	0.3%
Community Commercial	11.9	1.9%
Neighbourhood Commercial	0.8	0.1%
Mixed Use		
Residential/Commercial (non-residential portion)	3.9	0.6%
Parkland, Recreation, School (Municipal Reserve)		
School/Park	54.2	8.4%
Natural Area	33.6	5.2%
Institutional		
Fire Station/Civic Use	0.0	0.0%
Transportation		
Circulation	128.5	20.0%
Transit Centre and LRT Station	1.0	0.2%
Light Rail Transit Corridor	2.1	0.3%
Infrastructure & Servicing		
Stormwater Management Facilities	54.0	8.4%
TOTAL Non-Residential Area	352.4	54.8%
Net Residential Area (NRA)	290.3	45.2%

RESIDENTIAL LA9+ND USE, UNIT AND POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population	% of Total
Single/Semi-Detached	213.8	25	5,345	73.7%	2.8	14,965	42
Row Housing	28.6	45	1,285	9.8%	2.8	3,597	10
Low-rise/Multi/Medium Rise Units	33.0	90	2,970	11.4%	1.8	5,346	23
Medium to High Rise Units	4.7	225	1,051	1.6%	1.5	1,576	8
Mixed Uses (residential portion)	2.3	90	203	0.8%	1.8	366	2
Mixed Uses – Town Centre (residential portion)	8.0	225	1,800	2.8%	1.5	2,700	14
Total	290.3		12,654	100%		28,551	

SUSTAINABILITY MEASURES

Population Density (p/mha)	98.4
Units Density (du/mha)	43.6
Single/Semi-detached / Row Housing; Low-Rise/Medium Density; Medium to High Rise Unit Ratio	42.2%
Population (%) within 500m of Parkland (park site 2 ha or greater)	33%
Population (%) within 400m of Transit Service	99%
Population (%) within 600m of Commercial Service	70%
Presence/Loss of Natural Areas***	
Protected as Environmental Reserve (ha)	56.6
Conserved as Naturalized Municipal Reserve (ha)	32.3
Protected through other means (ha)	0.0
Loss to Development (ha)	31.9

STUDENT GENERATION STATISTICS

Public School Board	2,571
Elementary	1,285
Junior High	643
Senior High	643
Separate School Board	1,285
Elementary	643
Junior High	321
Senior High	321
Total Student Population	3,856

* Numbers have been rounded. Totals are correct but sub-areas may not sum accurately.

* Excludes wetlands on Provincial government's lands

** Approximate areas. See ENR for details.

**Marquis Neighbourhood Structure Plan
Proposed Land Use and Population Statistics
Bylaw 19606**

GROSS AREA	1,004.7		
Environmental Reserve			
Natural Area – Wetland	26.2	2.6%	
Other ER	25.6	2.5%	
Remotely Sensed Wetland**	3.8	0.4%	
Pipeline & Utility Right-of-Way			
Pipeline	32.8	3.3%	
Power transmission	14.4	1.4%	
Transportation			
Manning Drive	15.1	1.5%	
Arterial Roadway	52.7	5.2%	
Railways	11.8	1.2%	
<hr/>			
GROSS DEVELOPABLE AREA	822.3		
Existing Land Uses			
Residential	36.6	3.6%	
Institutional – Provincial Government	79.7	7.9%	
Institutional – Municipal Reserve	0.8	0.1%	
Municipal Reserve/School Site	6.3	0.6%	
Agricultural Land	56.6	5.6%	
<hr/>			
ADJUSTED GROSS DEVELOPABLE AREA	642.3		100.00%
<hr/>			
Commercial			
Business Employment	15.2	2.4%	
Town Centre Commercial	42.3	6.6%	
Main Street Commercial	2.4	0.4%	
Community Commercial	11.8	1.8%	
Neighbourhood Commercial	0.8	0.1%	
Mixed Use			
Residential/Commercial (non-residential portion)	2.8	0.4%	
Parkland, Recreation, School (Municipal Reserve)			
School/Park	54.2	8.4%	
Natural Area	33.2	5.2%	
Institutional			
Fire Station/Civic Use	0.8	0.1%	
Transportation			
Circulation	128.5	20.0%	
Transit Centre and LRT Station	1.1	0.2%	
Light Rail Transit Corridor	2.1	0.3%	
Infrastructure & Servicing			
Stormwater Management Facilities	52	8.1%	
<hr/>			
TOTAL Non-Residential Area	347.2	54.1%	
Net Residential Area (NRA)	295.1	45.9%	100.0%

Residential Land Use, Dwelling Unit Count and Population							
	Area (ha)	Units/ha.	Units	% of Total	People/ Units	Population	% of NRA
Single/Semi-Detached	220	25	5,500	43%	2.8	15,400	74.6%
Rowhousing	28.3	45	1,274	10%	2.8	3,566	9.6%
Low-rise/Multi-/Medium Rise Units	32.6	90	2,934	23%	1.8	5,281	11.0%
Medium to High Rise Units	4.6	225	1,035	8%	1.5	1,553	1.6%
Mixed Use (Residential Portion)	1.6	90	144	1%	1.8	259	0.5%
Mixed Uses - Town Centre (Residential Portion)	8	225	1,800	14%	1.5	2,700	2.7%
Total Residential	295.1		12,687	100%		28,759	100%

Sustainability Measures

Population Density (ppnrha.)	97.5
Unit Density (upnrha.)	43.0
Single/Semi-Detached/Rowhousing; LowRise/Multi-/Medium Units and high Rise	53% 47%
Population(%) within 500m of Parkland	33%
Population(%) within 400m of Transit	99%
Population(%) within 600m of Commercial Service	70%

Presence/Loss of Natural Area Features




































	Land	Water
Protected as Environmental Reserve (ha)	56.6	n/a
Conserved as Naturalized Municipal Reserve (ha)	32.3	n/a
Protected through other means (ha)	0	n/a
Lost to Development (ha)	31.9	n/a

Student Generation

		Notes
Public School Board	2,569	* As per TOB Policy c542, the area between the TOB roadway and the residual land between the roadway and the Urban Development Line shall be deducted from the gross area to reduce the MR entitlement. Exact areas to be confirmed at time of subdivision and by legal survey. This area is subject to ARA and PAC.
Elementary	1,285	
Junior/Senior High	1,285	** Areas deducted to Municipal Reserve to be confirmed by legal survey. 1 Circulation area calculations assume 20% of the single/semi-detached land area will be circulation area.
Separate School Board	1,285	
Elementary	642	
Junior High	321	
Senior High	321	
Total Student Population	3,854	

For Public School student generation is based on GDA x 2 for Elementary and Junior/Senior High School. For Separate School student generation is based on 1x for elementary and 0.5 for junior/senior High.





































**BYLAW 18198
APPROVED
MARQUIS
Neighbourhood Structure Plan
(as amended)**

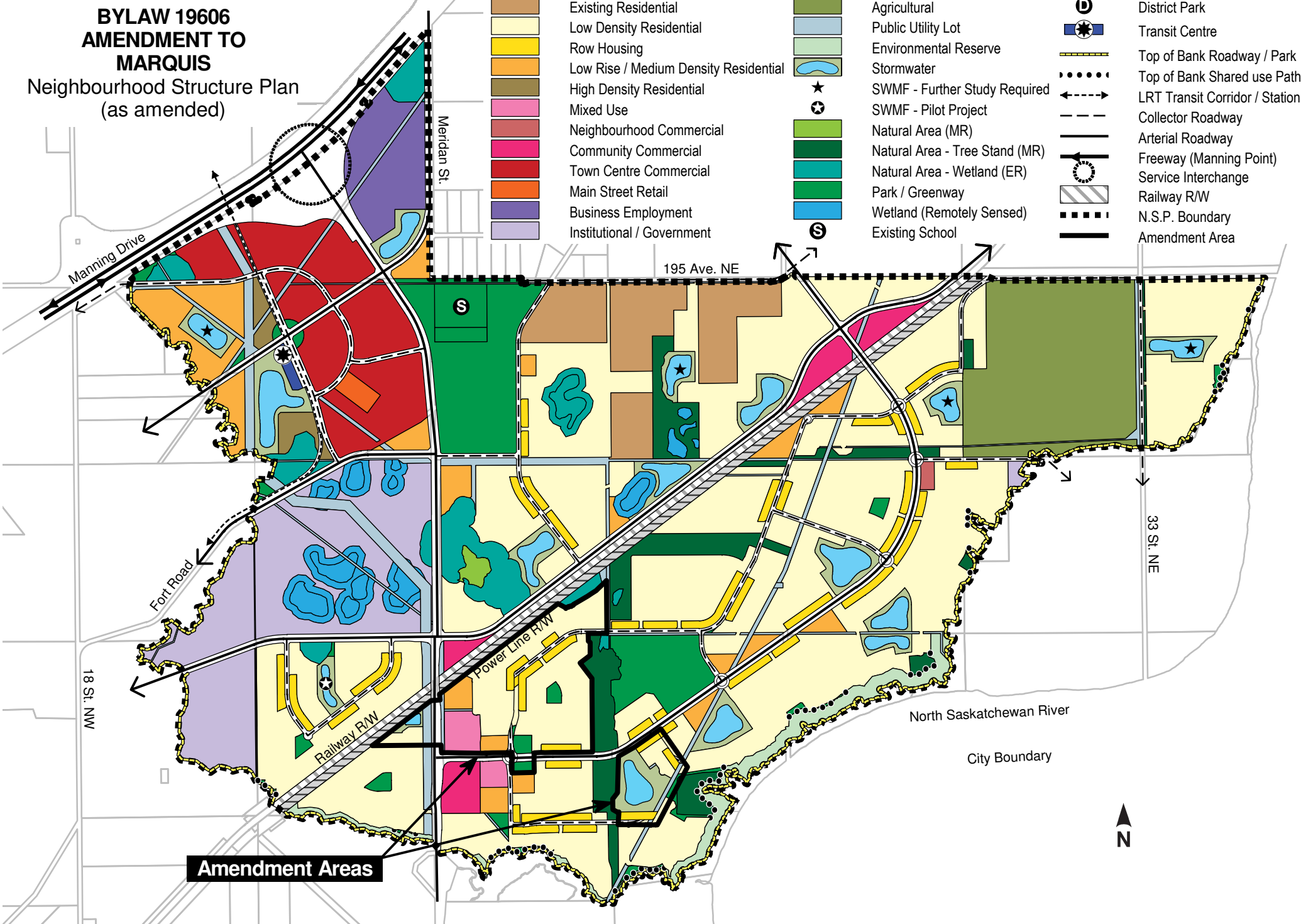
- | | | | | | |
|---|---------------------------------------|---|--------------------------------|---|--------------------------------|
|  | Existing Residential |  | Agricultural |  | District Park |
|  | Low Density Residential |  | Public Utility Lot |  | Transit Centre |
|  | Row Housing |  | Environmental 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.

BYLAW 19606 AMENDMENT TO 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 |  | Amendment Area |



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

Application Type:	NSP Amendment
Bylaw:	19606
Location:	South of the railway ROW, east and west of Meridian Street NW
Addresses:	Portions of: 17861 - Meridian Street NE; 17871 - Meridian Street NE; 17404 Meridian Street NW; and 17311 - Meridian Street NE; and
Legal Descriptions:	Portions of: NE & SE 4-54-23-4; Lot 2, Block 1, Plan 1822466; and Lot 1, Block 1, Plan 1720869
Site Area:	51 ha
Neighbourhood:	Marquis
Notified Community Organizations:	Horse Hill Community League and Clareview and District Area Council Area Council
Applicant:	Om Joshi & Tanya McNeil, WSP

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	n/a
Proposed Zone(s) and Overlay(s):	n/a
Plans in Effect:	Horse Hill Area Structure Plan Marquis Neighbourhood Structure Plan

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