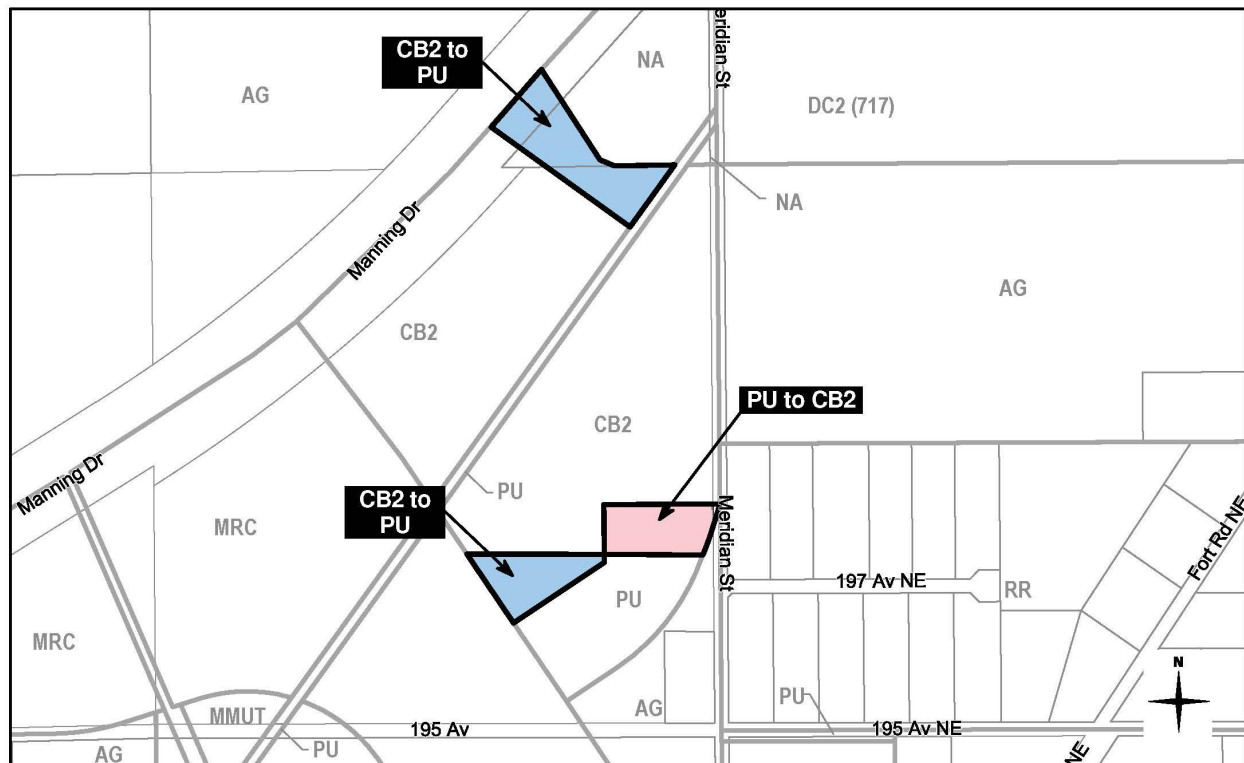




## ADMINISTRATION REPORT PLAN AMENDMENTS & REZONING MARQUIS

### 19610 - Meridian Street NW

To reconfigure stormwater management facilities and realign the Business/Employment Areas in the Marquis Town Centre.



**Recommendation:** That Bylaw 19350 to amend the Horse Hill Area Structure Plan, Bylaw 19351 to amend the Marquis Neighbourhood Structure Plan and Charter Bylaw 19352 to amend the Zoning Bylaw be APPROVED.

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

- redistributes stormwater management facilities more evenly throughout the Marquis neighbourhood;
- contributes to the overall development of the Town Centre, Business/Employment Area and the open space network; and
- is compatible with existing and planned surround land uses.

## Report Summary

The application was submitted by Stantec Consulting on December 12, 2019. The purpose of the application is to redistribute the stormwater management facilities within the Marquis Town Centre and Business/Employment Area.

As a result of more detailed engineering work, amendments to the Horse Hill Area Structure Plan (ASP) and Marquis Neighborhood Structure Plan (NSP) are proposed to update the configuration, location and distribution of SWMFs in the Marquis Town Centre and Business/Employment Area. A rezoning application to allow for development of these facilities accompanies these proposed amendments.

This proposal aligns with the applicable goals and policies of *CityPlan* (MDP) by contributing towards accommodating all future growth for an additional 1.25 million population within Edmonton's existing boundaries; and accommodating future open space amenities to service existing and future residents and visitors. 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.

## The Application

1. **BYLAW 19350** to amend the Horse Hill Area Structure Plan (ASP).
2. **BYLAW 19351** to amend the Marquis Neighbourhood Structure Plan (NSP) to redistribute stormwater management facilities.
3. **CHARTER BYLAW 19352** to amend the Zoning Bylaw to allow for future development of stormwater management facilities.

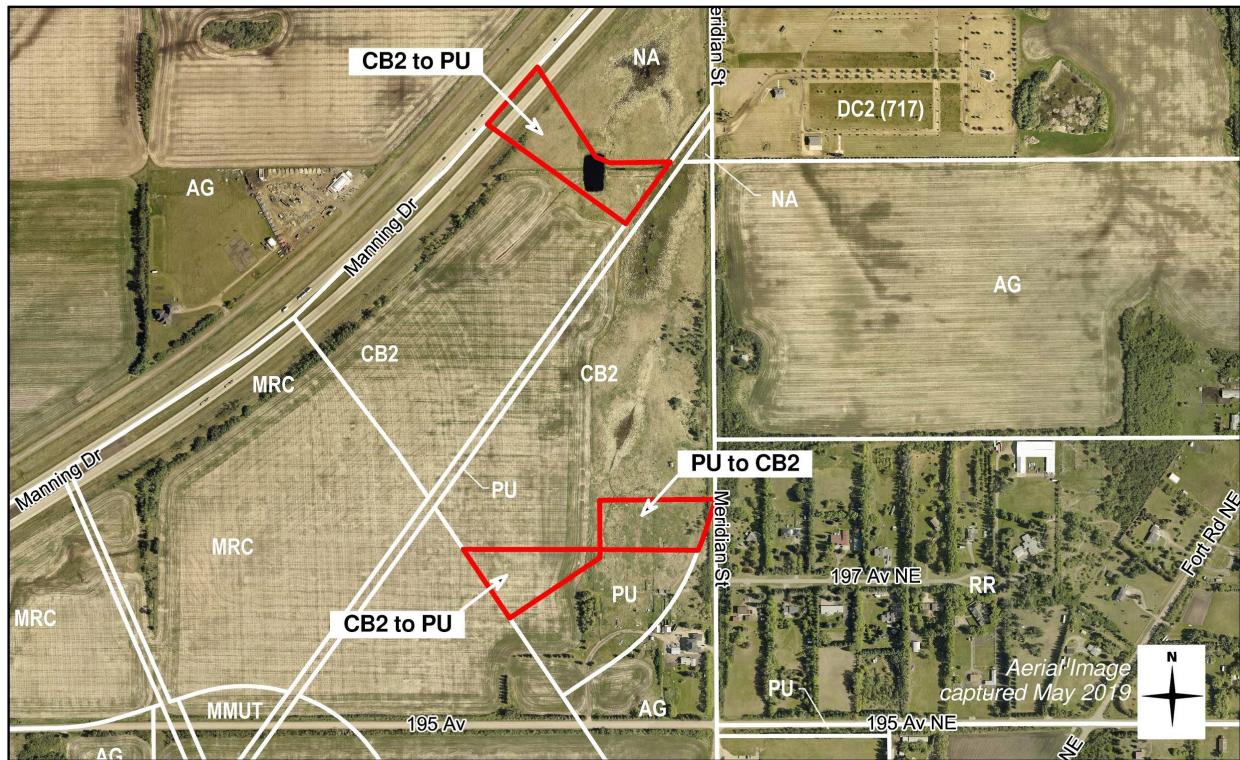
**Bylaw 19350** proposes to amend the Horse Hill Area Structure Plan (ASP) to update the land use map, associated figures, and statistics to reflect the proposed changes to the stormwater management facilities (SWMFs) within the Marquis Town Centre and Business/Employment areas with Bylaw 19351. As a result of more detailed engineering concept planning, adjustments to arterial roadways within the Horse Hill ASP are included with this Bylaw.

**Bylaw 19351** proposes to amend the Marquis Neighborhood Structure Plan (NSP) to redistribute the SWMFs by reducing the size of three (3) existing SWMFs and adding two (2) additional facilities.

**Charter Bylaw 19352** proposes to rezone portions of NE and SE 17-54-23-4, located east of Meridian Street NW and south of Manning Drive, from (CB2) General Business Zone and (PU) Public Utility Zone to (PU) Public Utility Zone and (CB2) General Business Zone by adjusting the zoning boundaries to allow for the development of stormwater management facilities in the Business/Employment Area.

## SITE AND SURROUNDING AREA

The area affected by the proposed Horse Hill ASP and Marquis NSP amendments is approximately 16.9 ha. The proposed rezoning, is approximately 4.2 ha, in the northwest portion of the Marquis neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(CB2) General Business Zone (PU) Public Utility Zone	Vacant/Undeveloped land
<b>CONTEXT</b>		
North	(NA) Natural Area Zone	Vacant land
East	(DC2) Site Specific Development Control Provision (AG) Agricultural Zone (RR) Rural Residential Zone	cemetery Vacant/undeveloped land Developed rural residential lots
South	(PU) Public Utility Zone (MRC) Marquis Retail Centre Zone	Vacant/undeveloped land
West	(CB2) General Business Zone	Vacant/undeveloped land

(MRC) Marquis Retail Centre Zone
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## Planning Analysis

The purpose of the application is to more evenly distribute the stormwater management facilities (SMWFs) throughout the Town Centre and Business/Employment Area within the Marquis neighbourhood. If approved, the redistributed SWMFs will allow visitors, employees and residents improved access to open space amenities and more efficient connections from residential areas to the Town Centre and Business/Employment Area.

### PLANS IN EFFECT

Bylaw 19350 and Bylaw 19351 will facilitate the proposed redistribution and addition of SWMFs within the Marquis Town Centre and Business/Employment areas by amending the plans in effect for the neighbourhood, the Horse Hill ASP and Marquis NSP.

The proposed redistribution of the SWMFs in the Horse Hill ASP will result in a decrease in the amount of land dedicated for SWMFs and trigger adjustments to other statistics, including updating the statistics for arterial roadways as a result of more detailed engineering concept plans.

If approved, the proposed amendment to the Horse Hill ASP will result in a slight increase in net residential density from 33.4 units per net residential hectare (upnrha) to 35.2 upnrha. The proposed amendment to the Marquis NSP will result in changes to residential and commercial land uses within the Town Centre, while maintaining the overall density of 43.6 up/nrha.

Administrative amendments to both the ASP and NSP are also included to make corrections, where required. For example, the statistics for the existing Horse Hill Elementary School which was counted both under the Municipal Reserve and School Site categories will not be included in the School/Park uses under the Developable Area.

### REGIONAL CONSIDERATIONS

The application was circulated to the adjacent municipalities of Strathcona County, the City of St. Albert, Sturgeon County and the City of Fort Saskatchewan. No concerns were expressed.

### DEPARTMENT OF NATIONAL DEFENCE

The Business/Employment Area falls within the prescribed Department of National Defence (DND) consultation zone as identified in the Horse Hill ASP (*Figure 4.0 - Site Features*). The application was circulated to DND and no concerns were expressed.

### LAND USE COMPATIBILITY

Special Area Zoning has been approved for the Marquis Town Centre in order to create a vibrant, mixed use, pedestrian-friendly community node within the neighbourhood.

Compatible mixed use residential, commercial and business employment uses are proposed north of the southwestern pond. The two new SWMFs (located at the northwest intersection of Meridian Street NW and 195 Avenue NE and, the other, in the northern portion of the

Business/Employment Area) are proposed adjacent to wetlands, which may provide opportunities to implement low impact development practices.

The application contributes to ASP and NSP objectives related to walkability and promoting continuous activity (which contributes to safety and vibrancy) by creating additional opportunities for medium to high rise residential uses and commercial/business employment uses with the reduction in size of the southwestern SWMF being proposed.

## TECHNICAL REVIEW

The application was reviewed by all necessary City Departments and utility agencies. The proposed changes in land use can be accommodated by the planned civic and utility infrastructure. All comments and concerns from these agencies have been addressed.

### DRAINAGE

An update to the Neighbourhood Design Report (NDR) was submitted and approved in support of the application.

Drainage supports the application and advises that permanent storm servicing for the subject lands requires the construction of a downstream storm trunk, for eventual discharge into the North Saskatchewan River, in general accordance with the accepted Horse Hill Neighbourhood 2 NDR Amendment. Additionally, interim stormwater servicing options may be explored, in collaboration and consultation with Planning Coordination (Drainage) and EPCOR Drainage.

### TRANSPORTATION

Transportation supports the application and advises that ultimate access to the subject area will be provided by a future interchange located along Manning Drive (Highway 15) west of the existing Meridian Street NW alignment. In order to facilitate interim access to the subject lands, the owner will be required to construct the first stage of the ultimate future arterial adjacent to the subject lands.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICES</b> November 18, 2020 February 4, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 107</li><li>• No responses received: 0</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="http://edmonton.ca/marquis">edmonton.ca/marquis</a></li></ul>

## CONCLUSION

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



## APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw #18197
- 2 Proposed ASP Land Use and Population Statistics – Bylaw #19350
- 3 Approved NSP Land Use and Population Statistics – Bylaw #19606
- 4 Proposed NSP Land Use and Population Statistics – Bylaw #19351
- 5 Approved ASP – Bylaw #18197
- 6 Proposed ASP – Bylaw #19350
- 7 Approved NSP – Bylaw #19606
- 8 Proposed NSP – Bylaw #19351
- 9 Application Summary

**Horse Hill Area Structure Plan**  
**Approved Land Use Concept and Population Statistics**  
**Bylaw 18197**

**Table 3: Land Use & Population Statistics**

	Area (ha)	% GA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
<b>GROSS AREA</b>	<b>2,792.6</b>	<b>100%</b>	<b>443.9</b>	<b>1004.7</b>	<b>374.5</b>	<b>367.6</b>	<b>601.9</b>
Natural Area (Environmental Reserve)*	63.9	2.3%	0.0	55.6	5.7	0.0	1.8
Railway	34.7	1.2%	5.1	11.8	5.9	0.9	11.0
Pipeline & Utility Right-of-Way	59.2	2.1%	4.2	49.0	0.0	5.6	0.0
Express Highway	168.3	6.0%	0.0	15.1	6.5	72.2	74.4
Arterial Road Right-of-Way	97.2	3.3%	6.7	52.7	14.2	8.5	15.0
<b>Existing Land Uses</b>							
Existing Residential	198.5	7.1%	107.4	36.6	0.0	30.0	24.5
Existing Cemetery	25.4	0.9%	0.0	0.0	0.0	25.4	0.0
Existing Golf Course	48.6	1.8%	48.6	0.0	0.0	0.0	0.0
Institutional/ Government	366.1	13.1%	0.0	79.7	221.2	0.0	64.4
Existing School/Municipal Reserve	11.0	0.2%	4.7	6.3	0.0	0.0	0.0
Agricultural				1.6	0.0	0.0	0.0
College of Agriculture	21.9	0.8%	0.0	0.0	21.9	0.0	0.0
Private Agricultural	180.6	6.5%	49.2	56.6	0.0	0.0	74.8
<b>GROSS DEVELOPABLE AREA</b>	<b>1,517.4</b>	<b>54%</b>	<b>218.0</b>	<b>641.6</b>	<b>99.2</b>	<b>224.9</b>	<b>336.0</b>
	Area (ha)	% GDA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
<b>Commercial</b>							
Major Commercial /Business Employment	65.3	4.3%	0.0	58.6	0.0	0.0	0.0
Commercial/Retail/Mixed Use	24.7	1.6%	7.2	16.6	0.0	2.6	0.0
Main Street Commercial/Retail	2.4	0.2%	0.0	1.8	0.0	0.0	0.0
<b>Parkland, Recreation, School (Municipal Reserve)**</b>							
School/Park	109.0	7.2%	13.0	54.2	7.5	15.0	19.0
Natural Area (Municipal Reserve)	44.0	2.9%	10.4	33.6	0.0	0.0	0.0
Natural Area (Other)	19.9	1.3%	0.0	0.0	0.0	18.6	1.3
<b>Institutional</b>							
Fire Station	0.8	0.1%	0.0	0.0	0.0	0.0	0.0
<b>Transportation</b>							
Circulation	304.9	20.1%	43.6	128.3	21.1	45.0	67.2
Transit Centre / Park & Ride/LRT	5.0	0.3%	0.0	3.2	1.2	1.2	0.0
<b>Infrastructure &amp; Servicing</b>							
Stormwater Management	107.4	7.1%	14.3	54.0	10.6	12.0	16.4
<b>Total Non-Residential Area</b>	<b>677.5</b>	<b>45%</b>	<b>88.5</b>	<b>350.4</b>	<b>40.4</b>	<b>94.3</b>	<b>103.9</b>
<b>Net Residential Area</b>	<b>842.2</b>	<b>55%</b>	<b>129.5</b>	<b>291.2</b>	<b>58.8</b>	<b>130.6</b>	<b>232.1</b>

\*Additional ER may be identified within the ASP area at the NSP stage and dedicated at the time of subdivision for wetland protection/preservation and/or to address creek stability.

\*\*Additional MR requirements may be identified at the NSP stage.

**RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT**

Land Use		ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Single/Semi-detached	Area (ha)	700.5	114.0	214.8	51.7	114.9	204.2
25 du/nrha	Units	17,514	2,849	5,369	1,293	2,873	5,105
2.8 p/du	Population	49,038	7,977	15,033	3,620	8,044	14,295
Row Housing	Area (ha)	67.1	9.1	28.6	4.1	9.1	16.2
45 du/nrha	Units	3,020	408	1,285	185	411	731
2.8 p/du	Population	8,456	1,142	3,597	518	1,152	2,047
Low-rise/Medium Housing	Density						
	Area (ha)	56.4	5.2	35.3	2.4	5.2	9.3
90 du/nrha	Units	5,075	466	3,173	212	470	835
1.8 p/du	Population	9,135	839	5,712	381	846	1,504
Medium to High Rise Housing	Area (ha)	10.1	1.3	12.7	0.6	1.3	2.3
225 du/nrha	Units	2,272	291	2,851	132	294	522
1.5 p/du	Population	3,408	437	4,276	198	441	783
<b>Total Residential</b>							
	Area (ha)	834.1	129.5	291.2	58.8	130.6	232.1
	Units	27,881	4,015	12,678	1,822	4,048	7,194
	Population	70,038	10,396	28,619	4,718	10,483	18,629

**SUSTAINABILITY MEASURES**

	ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Population Per Net Hectare (p/nha)	84.0	80.3	98.3	80.3	80.3	80.3
Dwelling Units Per Net Residential Hectare du/nrha)	33.4	31.0	43.5	31.0	31.0	31.0
Population (%) within 500m of Parkland*	87%					
Population (%) within 400m of Transit Service*	100%					
Population (%) within 600m of Commercial Service*	43%					
Presence/Loss of Natural Areas						
Protected as Environmental Reserve	64.1	0.0	56.6	5.7	0.0	1.8
Conserved as Naturalized Municipal Reserve (ha)	42.7	10.4	32.3	0.0	0.0	0.0
Protected through other means (ha)	19.9	0.0	0.0	0.0	18.6	1.3
Lost to Development (ha)**	56.0		31.9			

**STUDENT GENERATION COUNT**

	ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
<b>Public School Board</b>						
Elementary School	3,035	436	1,283	198	450	672
Junior High	1,517	218	642	102	225	336
Senior High	1,517	218	642	99	225	336
<b>Separate School Board</b>						
Elementary School	1,517	218	642	99	225	336
Junior High	759	109	321	50	112	168
Senior High	759	109	321	50	112	168
<b>Total Student Population</b>	9,104	1,308	3,850	595	1,350	2,016

\*Calculated at ASP level. Does not include neighbourhood parks or neighbourhood commercial.

\*\*Estimate based on City of Edmonton Natural Areas database. Area to be determined at NSP level.



**Horse Hill Area Structure Plan**  
**Proposed Residential Unit Count, Dwelling Unit & Population Count**  
**Bylaw 19350**

	Area (ha)	% GA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
<b>GROSS AREA</b>	<b>2,792.6</b>	<b>100%</b>	<b>443.9</b>	<b>1004.7</b>	<b>374.5</b>	<b>367.6</b>	<b>601.9</b>
Natural Area (Environmental Reserve)*	62.5	2.2%	0.0	55.1	5.7	0.0	1.8
Railway	34.7	1.2%	5.1	11.8	5.9	0.9	11.0
Pipeline & Utility Right-of-Way	56.8	2.0%	4.2	47.0	0.0	5.6	0.0
Express Highway	168.1	6.0%	0.0	15.0	6.5	72.2	74.4
Arterial Road Right-of-Way	98.5	3.5%	6.7	54.7	13.5	8.5	15.0
Existing Land Uses							
Existing Residential	198.5	7.1%	107.4	36.6	0.0	30.0	24.5
Existing Cemetery	25.4	0.9%	0.0	0.0	0.0	25.4	0.0
Existing Golf Course	48.6	1.7%	48.6	0.0	0.0	0.0	0.0
Institutional/Government	373.9	13.4%	0.0	79.7	229.8	0.0	64.4
Existing School / Municipal Reserve	11.0	0.4%	4.7	6.3	0.0	0.0	0.0
Agricultural							
College of Agriculture	21.2	0.8%	0.0	0.0	21.2	0.0	0.0
Private Agricultural	180.6	6.5%	49.2	56.6	0.0	0.0	74.8
<b>GROSS DEVELOPABLE AREA</b>	<b>1,513.0</b>	<b>54%</b>	<b>218.0</b>	<b>642.2</b>	<b>92.0</b>	<b>224.9</b>	<b>336.0</b>
	Area (ha)	% GDA	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Commercial							
Major Commercial / Business Employment	52.5	3.5%	0.0	52.5	0.0	0.0	0.0
Commercial/Retail/Mixed Use (Commercial)	24.1	1.6%	7.2	14.4	0.0	2.6	0.0
Main Street Commercial/Retail	1.8	0.1%	0.0	1.8	0.0	0.0	0.0
Parkland, Recreation, School (Municipal Reserve)**							
School / Park	102.4	6.8%	13.0	47.9	7.5	15.0	19.0
Natural Area (Municipal Reserve)	44.0	2.9%	10.4	33.6	0.0	0.0	0.0
Natural Area (Other)	19.9	1.3%	0.0	0.0	0.0	18.6	1.3
Institutional							
Fire Station***	-	0.0%	0.0	0.0	0.0	0.0	0.0
Transportation							
Circulation	305.3	20.2%	43.6	128.4	21.1	45.0	67.2
Transit Centre / Park & Ride / LRT	5.5	0.4%	0.0	3.1	1.2	1.2	0.0
Infrastructure & Servicing							
Stormwater Management	107.2	7.1%	14.3	53.9	10.6	12.0	16.4
<b>Total Non-Residential Area</b>	<b>662.8</b>	<b>44%</b>	<b>88.5</b>	<b>335.7</b>	<b>40.4</b>	<b>94.3</b>	<b>103.9</b>
<b>Net Residential Area</b>	<b>850.2</b>	<b>56%</b>	<b>129.5</b>	<b>306.5</b>	<b>51.6</b>	<b>130.6</b>	<b>232.1</b>

\*Additional ER may be identified within the ASP area at the NSP stage and dedicated at the time of subdivision for wetland protection/preservation and/or to address creek stability.

\*\*Additional MR requirements may be identified at the NSP stage.

\*\*\* Preliminary planning suggests Fire Stations may be located in Neighbourhoods 1 and 4. Actual locations to be determined through future planning

RESIDENTIAL LAND USE AREA, DWELLING UNIT & POPULATION COUNT							
Land Use		ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Single/Semi-detached 25 du/nrha 2.8 p/du	Area (ha)	701.0	114.0	222.5	45.4	114.9	204.2
	Units	17,525	2,849	5,563	1,135	2,873	5,105
	Population	49,071	7,977	15,577	3,177	8,044	14,295
Row Housing 45 du/nrha 2.8 p/du	Area (ha)	66.6	9.1	28.6	3.6	9.1	16.2
	Units	2,997	408	1,285	162	411	731
	Population	8,393	1,142	3,597	455	1,152	2,047
Low-rise/Medium Density Housing 90 du/nrha 1.8 p/du	Area (ha)	57.4	5.2	35.7	2.1	5.2	9.3
	Units	5,170	466	3,213	186	470	835
	Population	9,307	839	5,783	334	846	1,504
Medium to High Rise Housing 225 du/nrha 1.5 p/du	Area (ha)	18.8	1.3	13.4	0.5	1.3	2.3
	Units	4,236	291	3,013	116	294	522
	Population	6,354	437	4,519	174	441	783
Total Residential							
	Area (ha)	843.9	129.5	300.2	51.6	130.6	232.1
	Units	29,929	4,015	13,074	1,599	4,048	7,194
	Population	73,125	10,396	29,477	4,141	10,483	18,629

SUSTAINABILITY MEASURES		ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Population Per Net Residential Hectare (p/nrha)		86.0	80.3	98.2	80.3	80.3	80.3
Dwelling Units Per Net Residential Hectare (du/nrha)		35.2	31.0	43.6	31.0	31.0	31.0
Population (%) within 500m of Parkland*		83%					
Population (%) within 400m of Transit Service*		100%					
Population (%) within 600m of Commercial Service*		42%					
Presence/Loss of Natural Areas							
Protected as Environmental Reserve		64.1	-	56.6	5.7	-	1.8
Conserved as Naturalized Municipal Reserve (ha)		42.7	10.4	32.3	-	-	-
Protected through other means (ha)		19.9	-	-	-	18.6	1.3
Lost to Development (ha)**		56.0		31.9			

STUDENT GENERATION COUNT		ASP	Nbhd 1	Nbhd 2	Nbhd 3	Nbhd 4	Nbhd 5
Public School Board							
Elementary School		3,026	436	1,284	184	450	672
Junior High		1,513	218	642	92	225	336
Senior High		1,513	218	642	92	225	336
Separate School Board							
Elementary School		1,513	218	642	92	225	336
Junior High		756	109	321	46	112	168
Senior High		756	109	321	46	112	168
Total Student Population		9,078	1,308	3,853	552	1,350	2,016

\*Calculated at ASP level. Does not include neighbourhood parks or neighbourhood commercial.

\*\*Estimate based on City of Edmonton Natural Areas database. Area to be determined at NSP level.

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

<b>GROSS AREA</b>	1,004.7	
<b><i>Environmental Reserve</i></b>		
Natural Area – Wetland	26.2	2.6%
Other ER	25.6	2.5%
Remotely Sensed Wetland**	3.8	0.4%
<b><i>Pipeline &amp; Utility Right-of-Way</i></b>		
Pipeline	32.8	3.3%
Power transmission	14.4	1.4%
<b><i>Transportation</i></b>		
Manning Drive	15.1	1.5%
Arterial Roadway	52.7	5.2%
Railways	11.8	1.2%
<b>GROSS DEVELOPABLE AREA</b>	<b>822.3</b>	
<b><i>Existing Land Uses</i></b>		
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%
<b>ADJUSTED GROSS DEVELOPABLE AREA</b>	<b>642.3</b>	<b>100.00%</b>
<b><i>Commercial</i></b>		
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%
<b><i>Mixed Use</i></b>		
Residential/Commercial (non-residential portion)	2.8	0.4%
<b><i>Parkland, Recreation, School (Municipal Reserve)</i></b>		
School/Park	54.2	8.4%
Natural Area	33.2	5.2%
<b><i>Institutional</i></b>		
Fire Station/Civic Use	0.8	0.1%
<b><i>Transportation</i></b>		
Circulation	128.5	20.0%
Transit Centre and LRT Station	1.1	0.2%
Light Rail Transit Corridor	2.1	0.3%
<b><i>Infrastructure &amp; Servicing</i></b>		
Stormwater Management Facilities	52	8.1%
<b>TOTAL Non-Residential Area</b>	<b>347.2</b>	<b>54.1%</b>
<b>Net Residential Area (NRA)</b>	<b>295.1</b>	<b>45.9% 100.0%</b>

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						
Separate School Board		1,285					
Elementary	642		**Areas deducted to Municipal Reserve to be confirmed by legal survey.				
Junior High	321		1 Circulation				
Senior High	321		area calculations assume 20% of the single/semi-detached land area will be circulation area.				
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.

**Marquis Neighbourhood Structure Plan  
Proposed Land Use and Population Statistics  
Bylaw 19351**

	Area (ha)	% of GA	% of GDA
<b>Gross Area</b>	<b>1,004.7</b>	<b>100.0%</b>	
Environmental Reserve			
Natural Area - Wetland	25.7	2.6%	
Other ER	25.6	2.5%	
Remotely Sensed Wetland*	3.8	0.4%	
Pipeline & Utility Right-of-Way			
Pipeline	32.6	3.2%	
Power transmission	14.4	1.4%	
Transportation			
Manning Drive	15.0	1.5%	
Arterial Roadway	54.7	5.4%	
Railway	11.8	1.2%	
<b>Gross Developable Area</b>	<b>821.3</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>642.2</b>		<b>100.0%</b>
Commercial			
Business Employment	15.3		2.4%
Town Centre Commercial	37.2		5.8%
Main Street Commercial	1.8		0.3%
Community Commercial	11.9		1.9%
Neighbourhood Commercial	0.8		0.1%
Mixed Uses**			
Residential / Commercial (non-residential portion)	2.3		0.4%
Residential / Commercial - Town Centre (non-residential portion)	1.6		0.3%
Parkland, Recreation, School (Municipal Reserve)			
School / Park	47.9		7.5%
Natural Area	33.6		5.2%
Institutional			
Fire Station	-		0.0%
Transportation			
Circulation	128.4		20.0%
Transit Centre and LRT Station	1.0		0.2%
Light Rail Transit Corridor	2.1		0.3%
Infrastructure & Servicing			
Stormwater Management	53.9		8.4%
Environmental Corridor	4.0		0.6%
<b>Total Non-Residential Area</b>	<b>342.0</b>		<b>53.3%</b>
<b>Net Residential Area (NRA)</b>	<b>300.2</b>		<b>46.7%</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	222.5	25	5,563	74.1%	2.8	15,577	43%
Rowhousing	28.6	45	1,285	9.5%	2.8	3,597	10%
Low-rise / Multi / Medium Units	33.4	90	3,010	11.1%	1.8	5,417	23%
Medium to High Rise Units	5.4	225	1,213	1.8%	1.5	1,819	9%
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	2.7%	1.5	2,700	14%
<b>Total</b>	<b>300.2</b>		<b>13,074</b>	<b>100%</b>		<b>29,477</b>	

**SUSTAINABILITY MEASURES**

Population Per Net Residential Hectare (p/nrha)	98.2
Dwelling Units Per Net Residential Hectare (du/nrha)	43.6
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	42.6%
Population (%) within 500m of Parkland (Park sites 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	56.6
Conserved as Naturalized Municipal Reserve (ha)	32.3
Protected through other means (ha)	0.0
Lost to Development (ha)	31.9

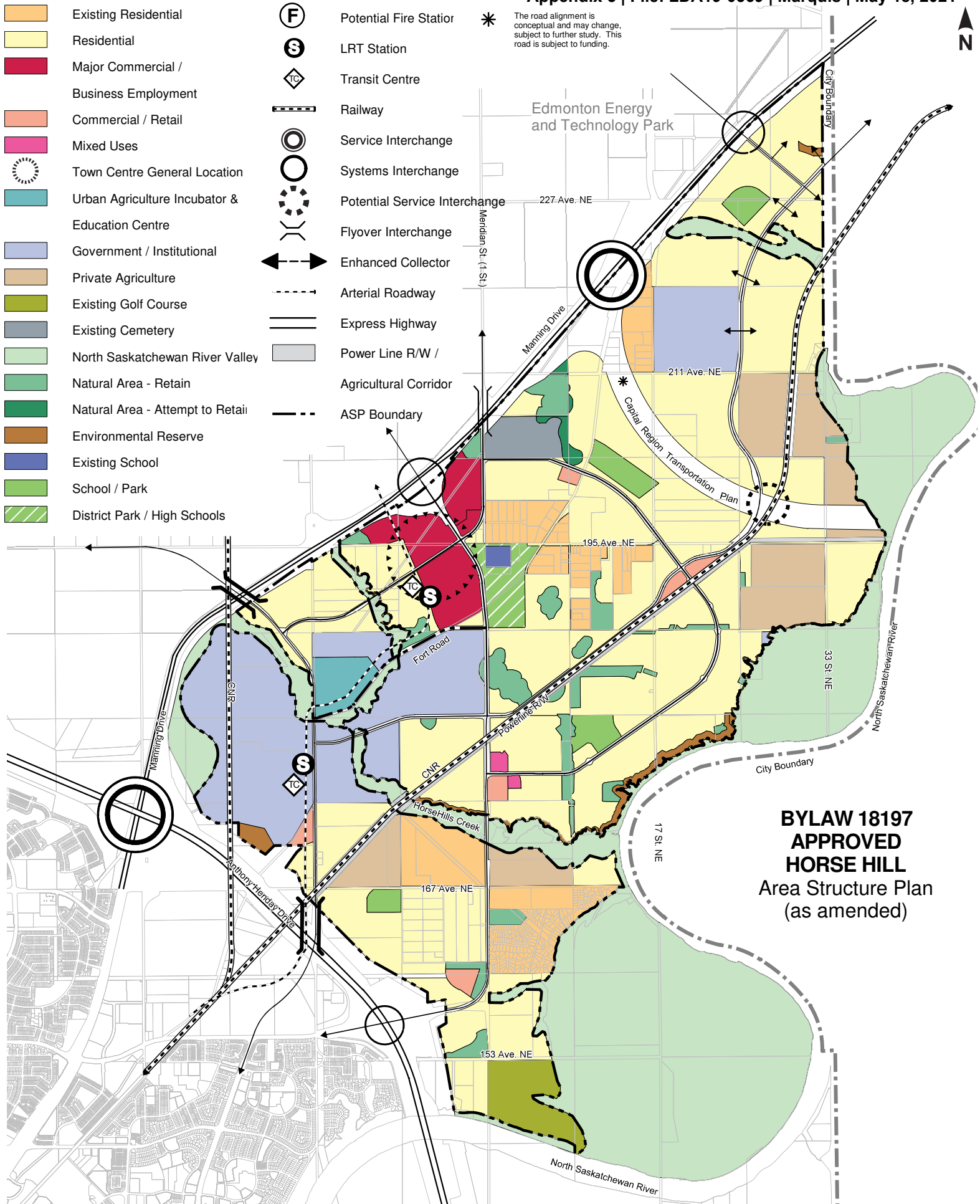
**STUDENT GENERATION STATISTICS**

Level	Public	Separate
Elementary	1,284	642
Junior High School	642	321
Senior High School	642	321
<b>Total</b>	<b>2,569</b>	<b>1,284</b>

\*Excludes wetlands on Provincial Gov't lands.

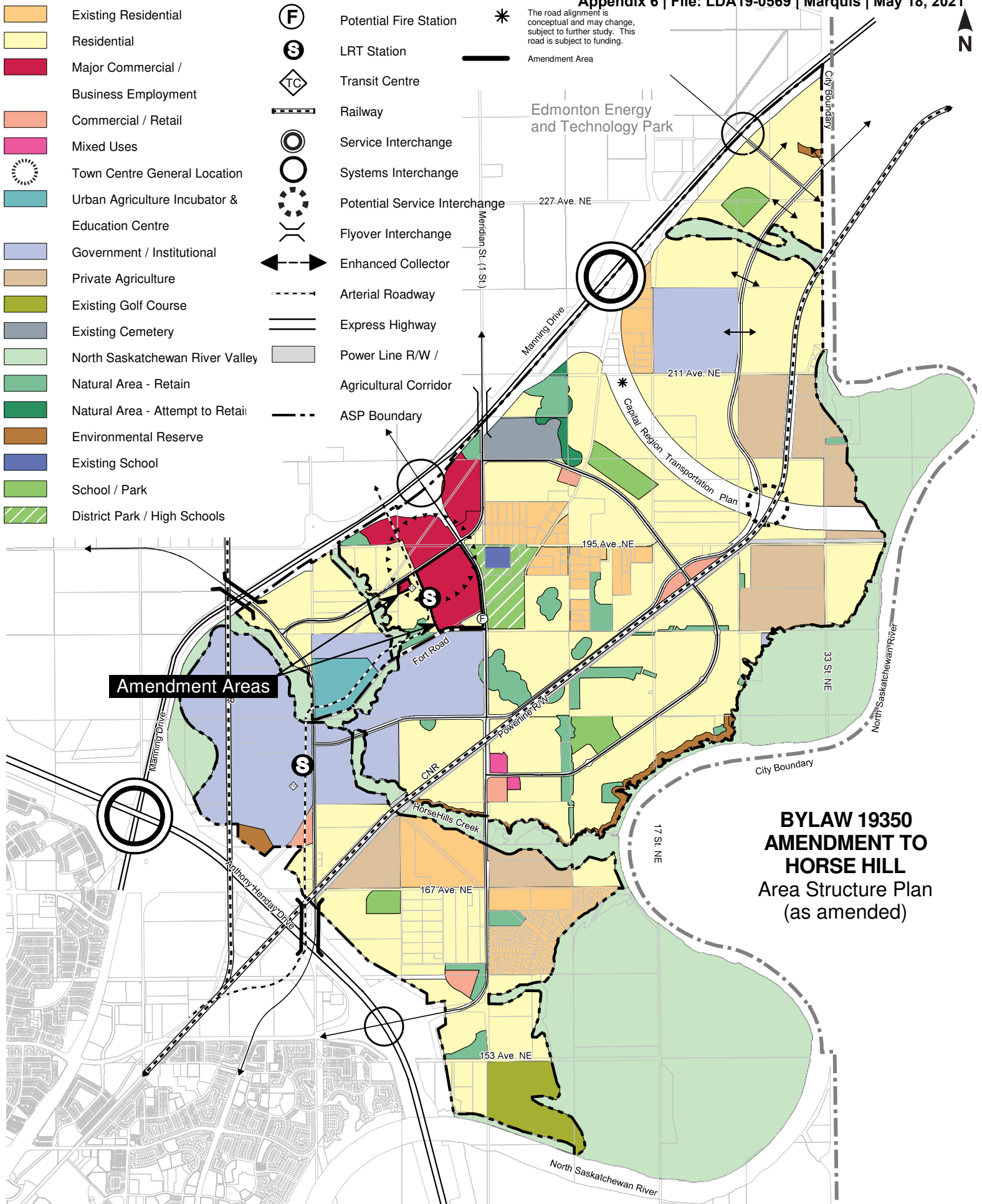
\*\*Town Centre Mixed Use assumes 83% residential, 17% commercial; remaining Mixed Use assumes 50% residential, 50% commercial

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



**BYLAW 18197  
APPROVED  
HORSE HILL  
Area Structure Plan  
(as amended)**

**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.



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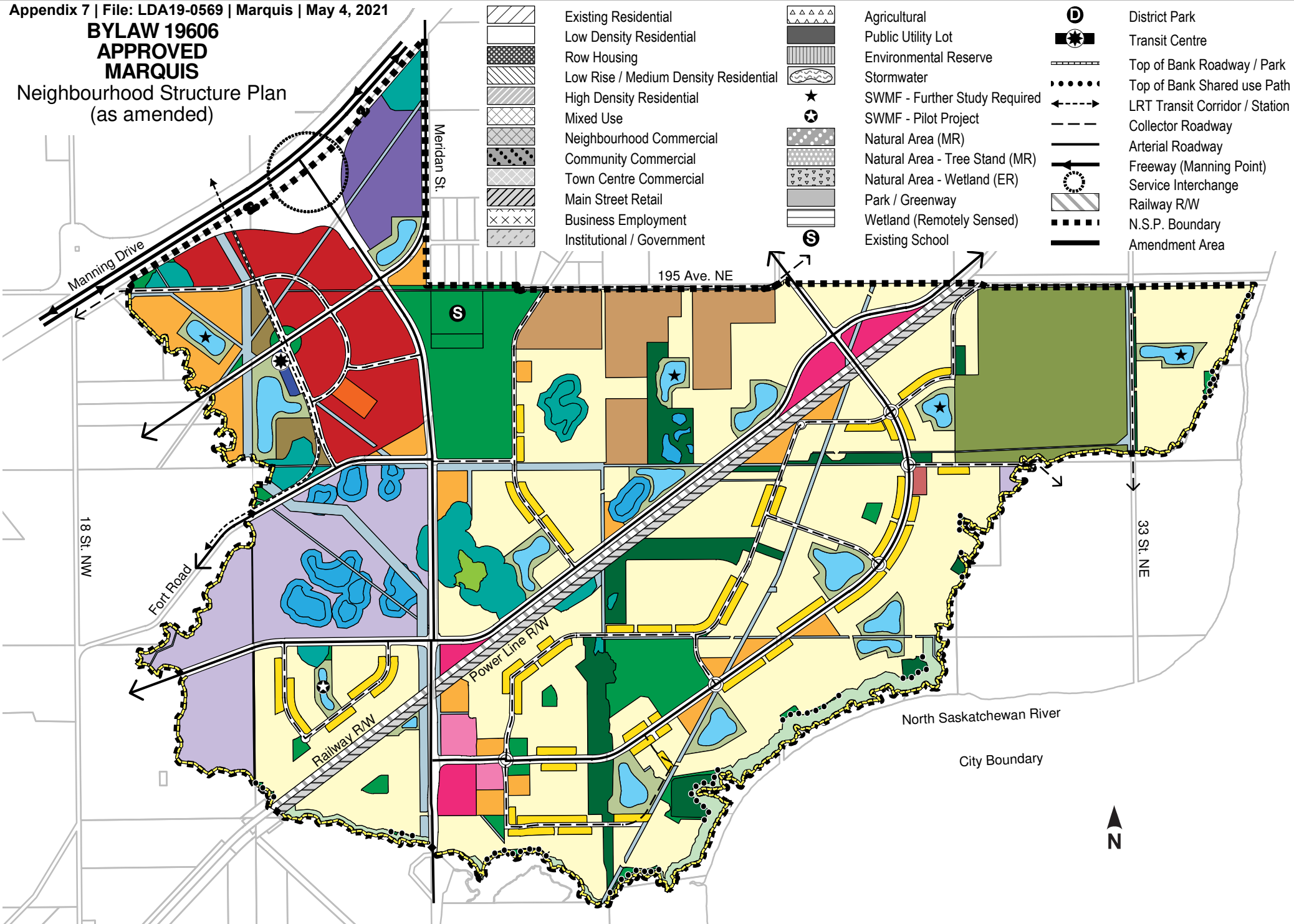
**BYLAW 19606**

**APPROVED  
MARQUIS**

**Neighbourhood Structure Plan  
(as amended)**

	Existing Residential		Agricultural
	Low Density Residential		Public Utility Lot
	Row Housing		Environmental Reserve
	Low Rise / Medium Density Residential		Stormwater
	High Density Residential		SWMF - Further Study Required
	Mixed Use		SWMF - Pilot Project
	Neighbourhood Commercial		Natural Area (MR)
	Community Commercial		Natural Area - Tree Stand (MR)
	Town Centre Commercial		Natural Area - Wetland (ER)
	Main Street Retail		Park / Greenway
	Business Employment		Wetland (Remotely Sensed)
	Institutional / Government		Existing School

	District Park
	Transit Centre
	Top of Bank Roadway / Park
	Top of Bank Shared use Path
	LRT Transit Corridor / Station
	Collector Roadway
	Arterial Roadway
	Freeway (Manning Point)
	Service Interchange
	Railway R/W
	N.S.P. Boundary
	Amendment Area

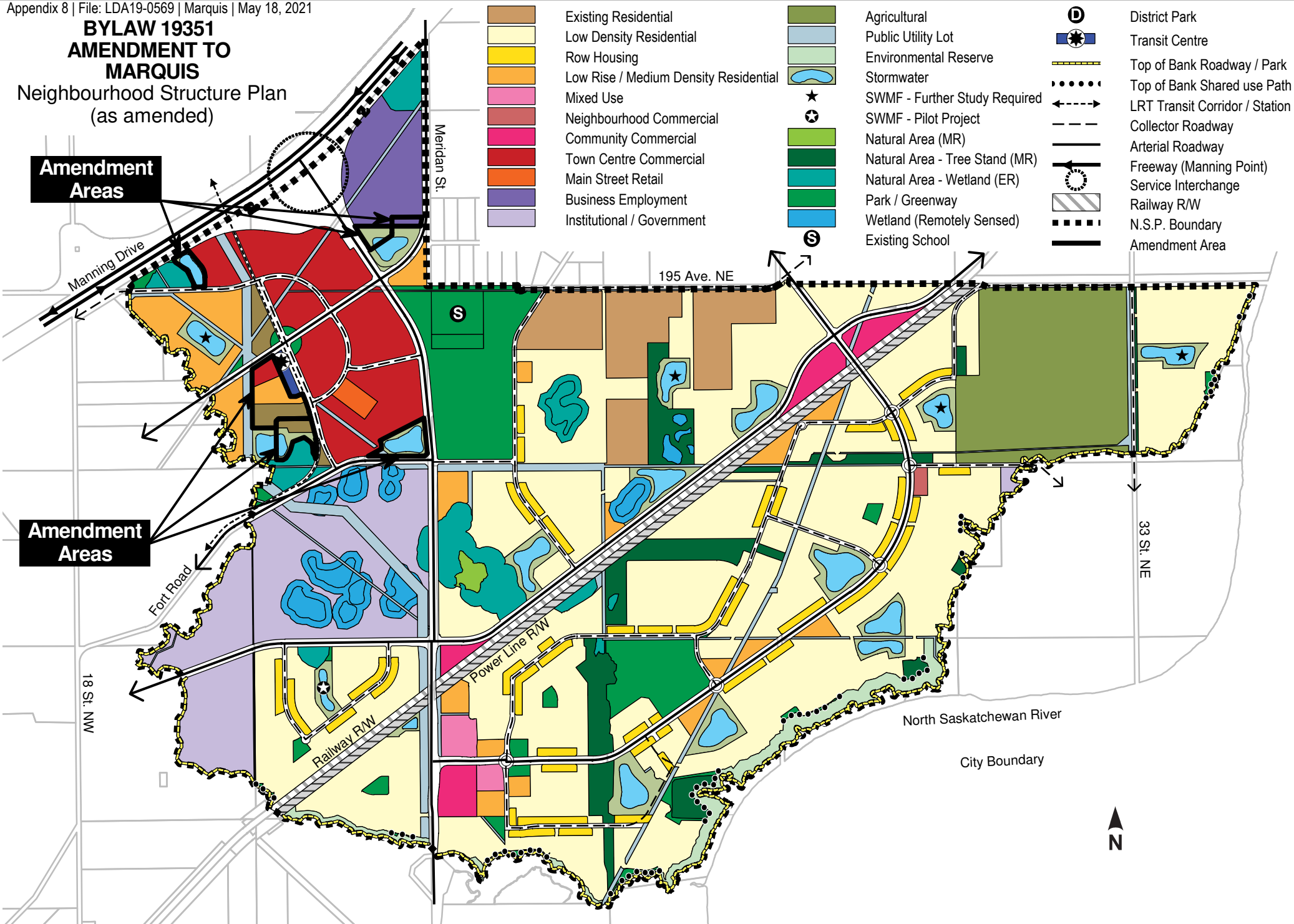


**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



# **BYLAW 19351 AMENDMENT TO MARQUIS**

## **Neighbourhood Structure Plan (as amended)**



**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:	ASP Plan Amendment NSP Plan Amendment Rezoning
Bylaws	19350
Bylaw	19351
Charter Bylaw:	19352
Location:	South of Manning Drive, and east and west of Meridian Street NW
Address:	19610 Meridian Street NW
Legal Descriptions:	Portions of NE & SE 17-54-23-4
Site Area:	Amendment area: 16.9 ha Rezoning area: 4.17 ha
Neighbourhood:	Marquis
Notified Community Organization:	Horse Hill Community League Clareview & District Area Council Area Council
Applicant:	Yolanda Lew & Victoria Pham, Stantec

### PLANNING FRAMEWORK

Current Zones:	(CB2) General Business Zone (PU) Public Utility Zone
Proposed Zones:	(PU) Public Utility Zone (CB2) General Business Zone
Plans in Effect:	Horse Hill Area Structure Plan Marquis Neighbourhood Structure Plan

Written By:  
Approved By:  
Branch:  
Section:

Carla Semeniuk  
Tim Ford  
Development Services  
Planning Coordination