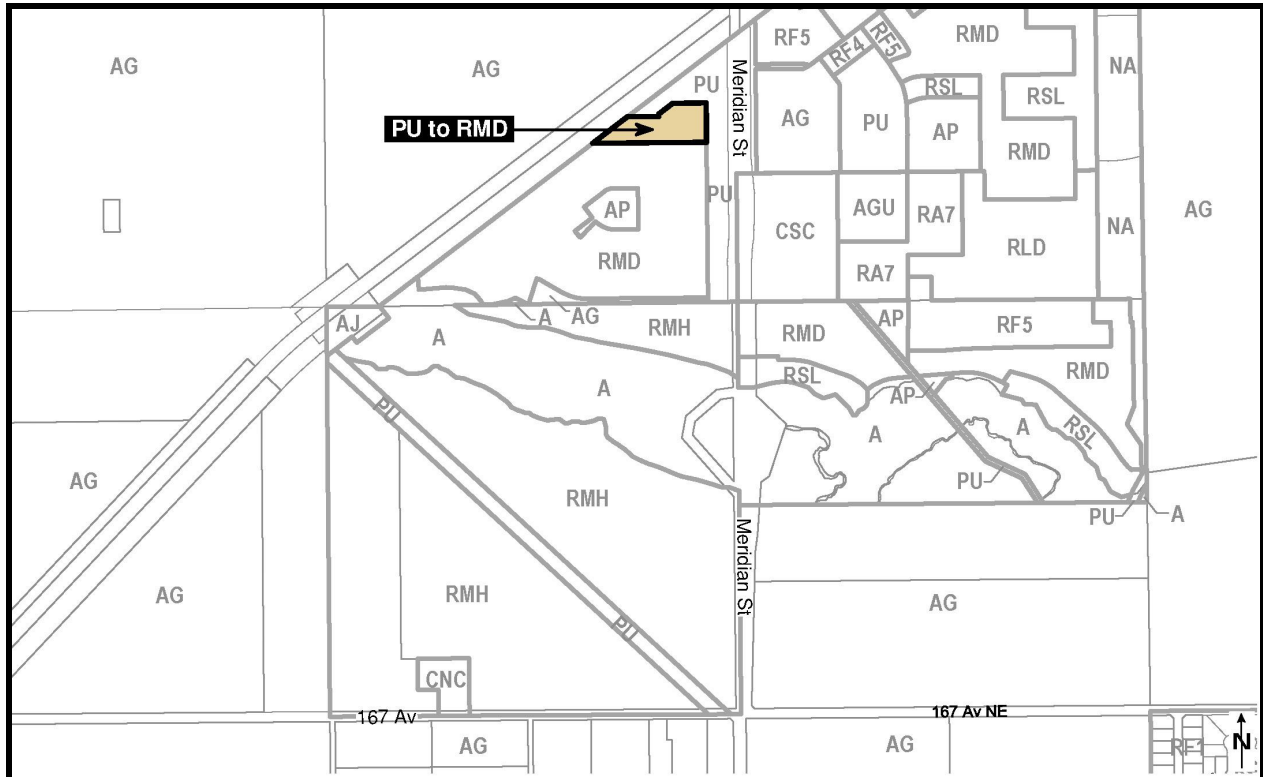




## ADMINISTRATION REPORT **REZONING** MARQUIS

### 17404 - Meridian Street NW

To allow for a variety of low density residential uses.



**Recommendation:** That Charter Bylaw 19702 to amend the Zoning Bylaw from (PU) Public Utility Zone to (RMD) Residential Mixed Dwelling Zone be APPROVED.

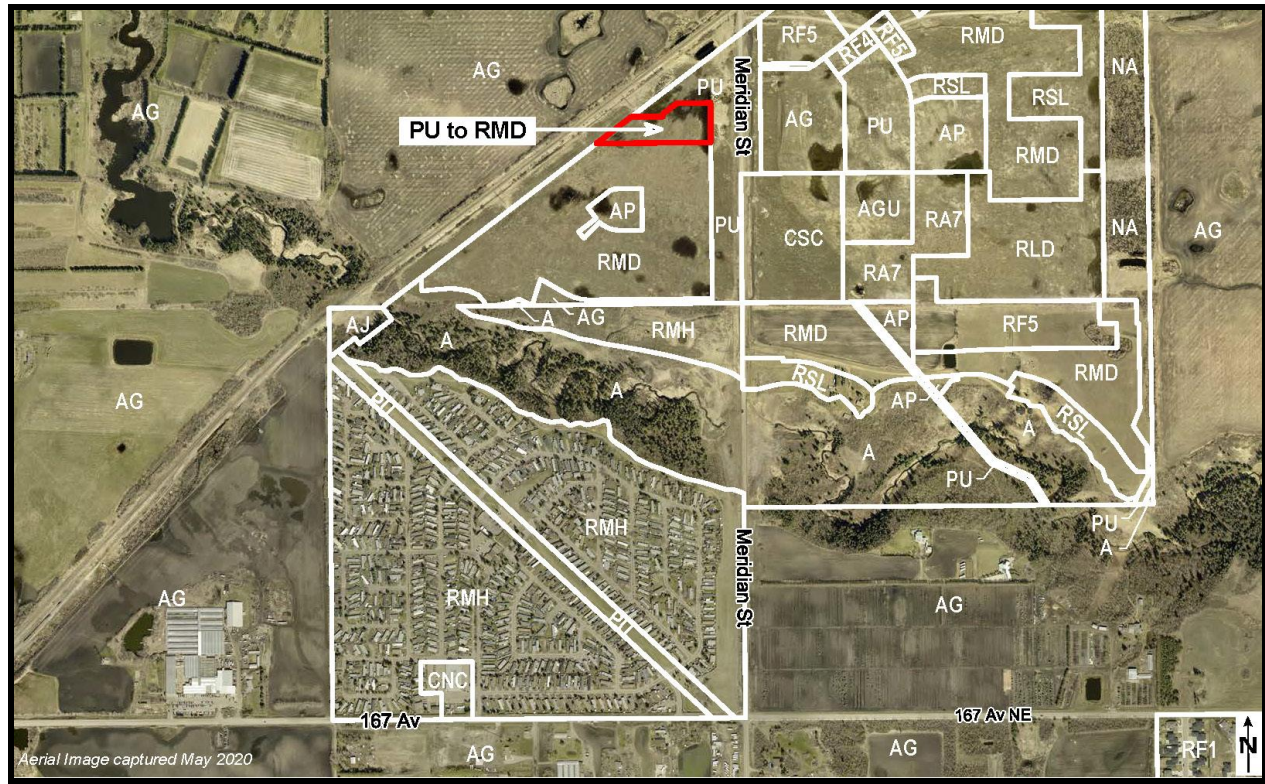
Administration is in **SUPPORT** of this application because it:

- provides a variety of housing options;
- is compatible with existing and planned land uses; and
- conforms to the Marquis Neighbourhood Structure Plan.

## The Application

**CHARTER BYLAW 19702** proposes to amend the Zoning Bylaw to (RMD) Residential Mixed Dwelling Zone to allow for the opportunity to develop a range of dwelling types and densities including single-detached housing, semi-detached housing and limited row housing.

## Site and Surrounding Area



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(PU) Public Utility Zone	Vacant land
<b>CONTEXT</b>		
North	(PU) Public Utility Zone	Vacant land
East	(PU) Public Utility Zone	Utility corridor right-of-way
South	(RMD) Residential Mixed Dwelling Zone	Vacant land
	(AP) Public Parks Zone	
West	(AG) Agricultural Zone	Vacant land

## Planning Analysis

### Plans in Effect

The Horse Hill Area Structure Plan and Marquis NSP are in effect for the subject site. The proposed RMD zone conforms to the low density residential designation in the approved NSP, and the Residential designation in the Horse Hill ASP.

On March 16, 2021, the Marquis NSP was amended under Bylaw 19606 to redistribute open spaces (pockets parks and stormwater management facilities) in this portion of the neighbourhood and resulted in the reduction in size of the stormwater management facility to the north of the proposed rezoning area.

### CITYPlan Alignment

This proposal aligns with applicable policies of *CityPlan* (MDP) by accommodating future growth for an additional 1.25 million population within Edmonton's existing boundaries. The application will add allow for the development of a variety of housing types to support Edmonton's growing population and continue the sequential development of the Marquis neighbourhood.

### Land Use Compatibility

Charter Bylaw 19654 is compatible with existing and planned land uses. Land to the south is zoned RMD which is the same as the zoning being sought under this Charter Bylaw.

## Technical Review

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated by the planned civic and utility infrastructure.

### Transportation

Nearby subdivisions have been conditionally approved with significant transportation infrastructure that will impact development on the subject site. Currently Meridian Street is constructed to a two-lane rural cross-section and requires upgrades to address safety concerns. It is understood that there are financial challenges and complexities within the Horse Hill area and that conversations are ongoing between Subdivision Planning and the area developers on how best to achieve safe intersections, maintenance of Meridian Street, and pedestrian connections. It is expected that current or approved subdivision applications will be amended to reflect the outcomes of these conversations. The full urban upgrades of Meridian Street from 153 Avenue to 167 Avenue may be deferred to future developments with the following conditions to be shared among area developers:

- Upgrade Meridian Street from 153 Avenue to 167 Avenue to rural cross-section including base repair.
- Ten year maintenance agreement on Meridian Street from 153 Avenue to 167 Avenue.
- Temporary southbound left turn bay at 161 Avenue.
- Temporary street lighting and temporary shared-use path connection on Meridian Street from 153 Avenue to 167 Avenue.

- Full urban intersection upgrades at 167 Avenue and Meridian Street including construction of all turn bays and payment of signal.
- Two lane urban upgrades on Meridian Street from 167 Avenue to Marquis Boulevard including all necessary crossings (e.g.: culverts, wildlife passages, pipeline crossings), lighting, and shared-use paths.

### Transit

Currently there is no bus service to the Marquis neighbourhood and no regular bus service will be added in the 2021 ETS new bus network. Long-term plans for bus services are planned but the timing of service implementation is not available at this time.

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

## Community Engagement

<b>ADVANCE NOTICE</b> March 15, 2021	<ul style="list-style-type: none"><li>• Number of recipients: 262</li><li>• No responses received</li></ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="https://edmonton.ca/marquisplanningapplications">edmonton.ca/marquisplanningapplications</a></li></ul>

## CONCLUSION

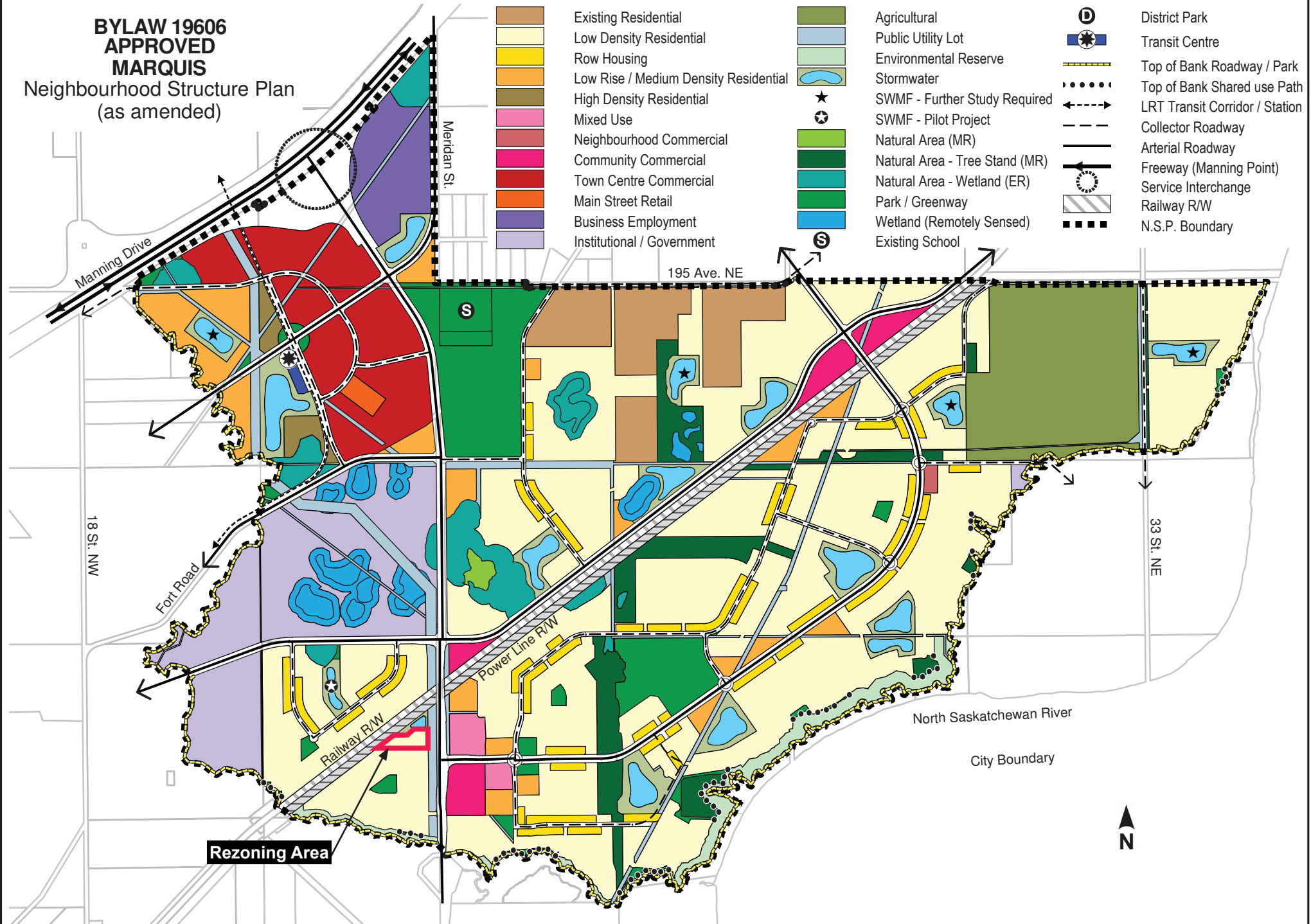
Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



**BYLAW 19606  
APPROVED  
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:	Rezoning
Charter Bylaw:	19702
Location:	South of the railway right-of-way and west of Meridian Street Nw
Address:	Portion of 17404 - Meridian Street NW
Legal Description:	Portion of Lot 2, Block 1, Plan 1822466
Site Area:	1.8 ha
Neighbourhood:	Marquis
Notified Community Organizations:	Horse Hill Community League Association Clareview and District Area Council Area Council
Applicant:	Mike Vivian, Stantec Consulting

### PLANNING FRAMEWORK

Current Zone:	(PU) Public Utility Zone
Proposed Zone:	(RMD) Residential Mixed Dwelling Zone
Plans in Effect:	Marquis Neighbourhood Structure Plan Horse Hill Area Structure Plan

Written By:  
Approved By:  
Branch:  
Section:

Carla Semeniuk  
Tim Ford  
Development Services  
Planning Coordination