

November 20, 2017

Edmonton Metropolitan Region Board  
#1100 Bell Tower  
10104 -103 Avenue NW  
Edmonton, AB T5J 0H8



**Attention: Neal Sarnecki**

Dear Mr. Sarnecki

**RE: REFERRAL OF FILE LDA16-0282, Horse Hill, Marquis Neighbourhood**

- **Hore Hill Area Structure Plan Amendment - draft Bylaw 18197**
- **Marquis Neighbourhood Structure Plan Amendment - draft Bylaw 18198**
- **Text Amendment to the Zoning Bylaw – draft Bylaw 18199**
- **Rezoning Bylaw – draft Bylaw 18200**

Please accept this letter as a request by the City of Edmonton for review of the proposed matter by the Edmonton Metropolitan Region Board.

This matter is being referred to the Edmonton Metropolitan Region Board due to the review requirements outlined in Sections 4.0 and 5.0 of Schedule A to Ministerial Order No. MSL:111/17, The Regional Evaluation Framework.

Applicable requirements under Section 4.0 - Statutory Plan Referral by a Municipality:

- 4.2 A Municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:
- 4.2 f) The boundaries of the proposed amendment to the statutory plan are within 0.8 km of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Region Growth Plan;
- i) The boundaries of the proposed statutory amendment intersect with a Recreation Trail Corridor as depicted on Schedule 10B: Transportation System – Regional Transit and Trails to 2044 in the Edmonton Region Growth Plan;

- j) The plan area of the proposed amendment to the statutory plan includes a Planned LRT line as identified on Schedule 10B: Transportation System – Regional Transit and Trails to 2044 in the Edmonton Region Growth Plan; and
- k) The boundaries of the proposed statutory amendment are within 1.6 km of the boundaries of Alberta's Industrial Heartland Area Structure Plan and the Edmonton Energy and Technology Park in Edmonton.

Applicable requirements under Section 5.0- Referral of Statutory Plans:

- 5.1 Statutory plans or statutory plan amendments referred to the Edmonton Metropolitan Region Board pursuant to sections 4 must be referred to the Board after 1<sup>st</sup> reading and before 3<sup>rd</sup> reading of a bylaw or bylaws; and
- 5.2 A statutory plan or statutory plan amendment referred by a municipality to the Board must include:
  - a) the proposed statutory plan or statutory plan amendment bylaw;
  - b) sufficient documentation to explain the statutory plan or statutory plan amendment;
  - c) sufficient information to ensure that the statutory plan or statutory plan amendment can be evaluated pursuant to the evaluation criteria in section 8.0; and
  - d) a copy of the most recent amended plan without the proposed amendment.

A copy of the required documents and information is enclosed. Associated proposed zoning bylaw amendments referenced in the Council Report are included for context.

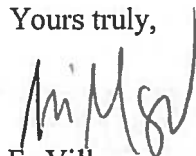
In summary, the subject plan amendments propose to redesignate uses within the Marquis neighbourhood Town Centre area and adjust maps and statistics in both the Horse Hill ASP and Marquis NSP for the Marquis neighbourhood (Neighbourhood 2) accordingly. The net difference in the statutory plans is accounting for a revision to the intersection of Manning Drive and Meridian Street (provincial road realignment plans), an increase in residential density, a decrease in commercial use area, and minor changes to service uses in the neighbourhood.

The Planning consultant on record for this application is Stantec Consulting Limited, Edmonton, Alberta.

For your information, the 4 related bylaws received first and second reading on November 15, 2017.

If you have any questions or require further assistance with this matter, please contact Beatrice McMillan (780)496-6177. Thank you for your time and attention to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Fe Villamayor', written in a cursive style.

Fe Villamayor, RPP, MCIP  
City of Edmonton  
City Planning Branch  
(780) 496 - 6194

FV  
Enclosure