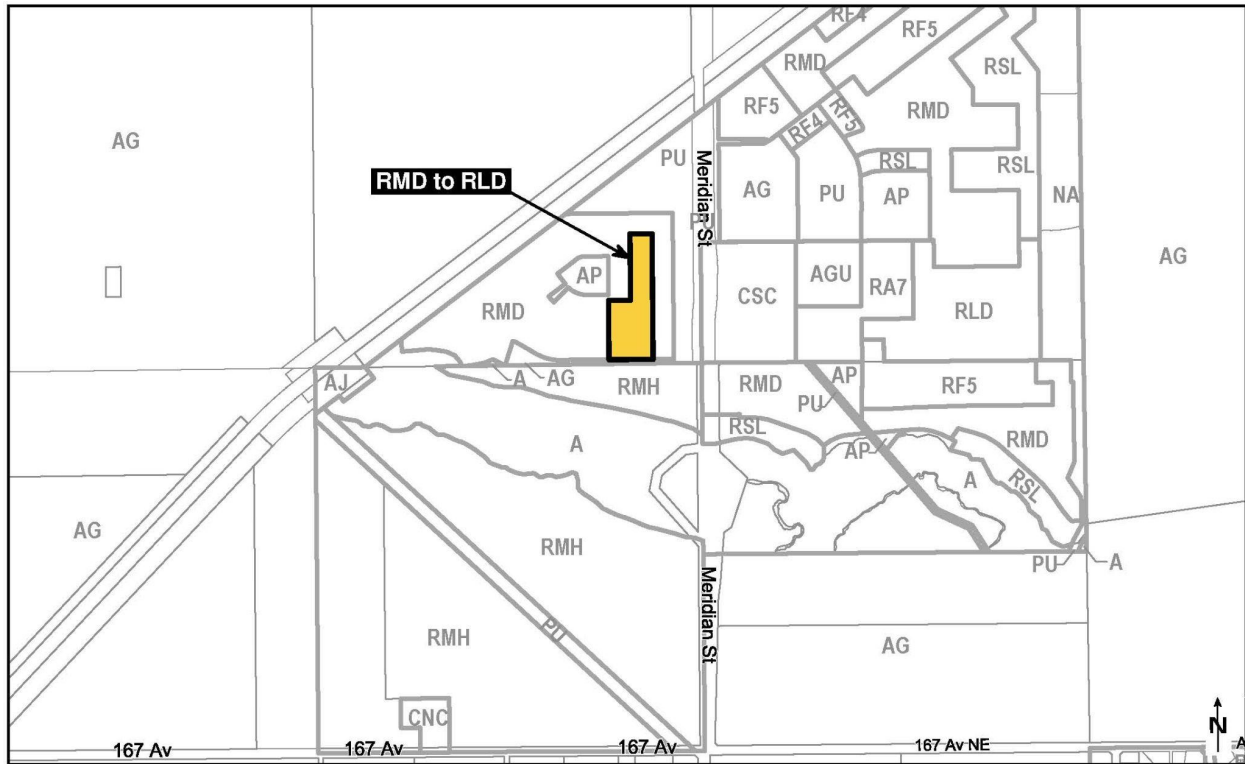




ADMINISTRATION REPORT REZONING MARQUIS

17404 - Meridian Street NW

To allow for a range of low density housing.



Recommendation: That Charter Bylaw 19727 to amend the Zoning Bylaw from (RMD) Residential Mixed Dwelling Zone to (RLD) Residential Low Density Zone be APPROVED.

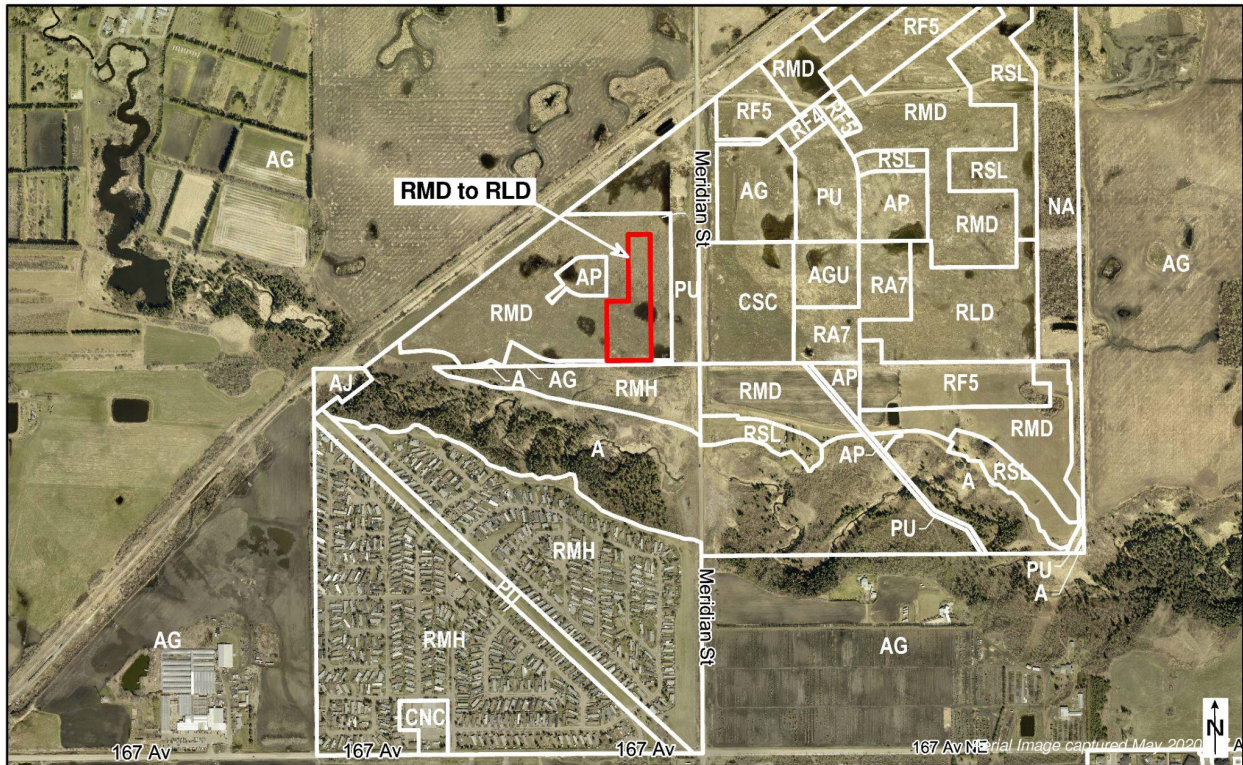
Administration is in **SUPPORT** of this application because it:

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

The Application

CHARTER BYLAW 19727 to amend the Zoning Bylaw to (RLD) Residential Low Density Zone to allow for a range of low density housing including: single detached, semi-detached and duplex housing with flexible lots sizes and widths, and with opportunities for zero lot line development.

Site and Surrounding Area



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RMD) Residential Mixed Dwelling Zone	Vacant land
CONTEXT		
North	(RMD) Residential Mixed Use Zone	Vacant land
East	(PU) Public Utility Zone	Vacant land
South	(RMD) Residential Mixed Use Zone (AP) Public Parks Zone	Vacant land
West	(RMD) Residential Mixed Use Zone	Vacant land

Planning Analysis

Plans in Effect

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

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 allow for the development of a variety of low density residential dwelling types with flexible lot sizes and widths, including zero lot line development, to support Edmonton's growing population and continue the sequential development of the Marquis neighbourhood.

Land Use Compatibility

Proposed Charter Bylaw 19727 is compatible with existing and planned land uses. Lands to the north, west and south are currently zoned RMD, which allows for a variety of residential uses that are compatible in scale and height with the RLD Zone 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.

Community Engagement

ADVANCE NOTICE April 7, 2021	<ul style="list-style-type: none">• Number of recipients: 263• No responses received: 0
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/marquisplanningapplications

Conclusion

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













APPENDICES












- 1 Context Map (Bylaw 19606)
- 2 Application Summary

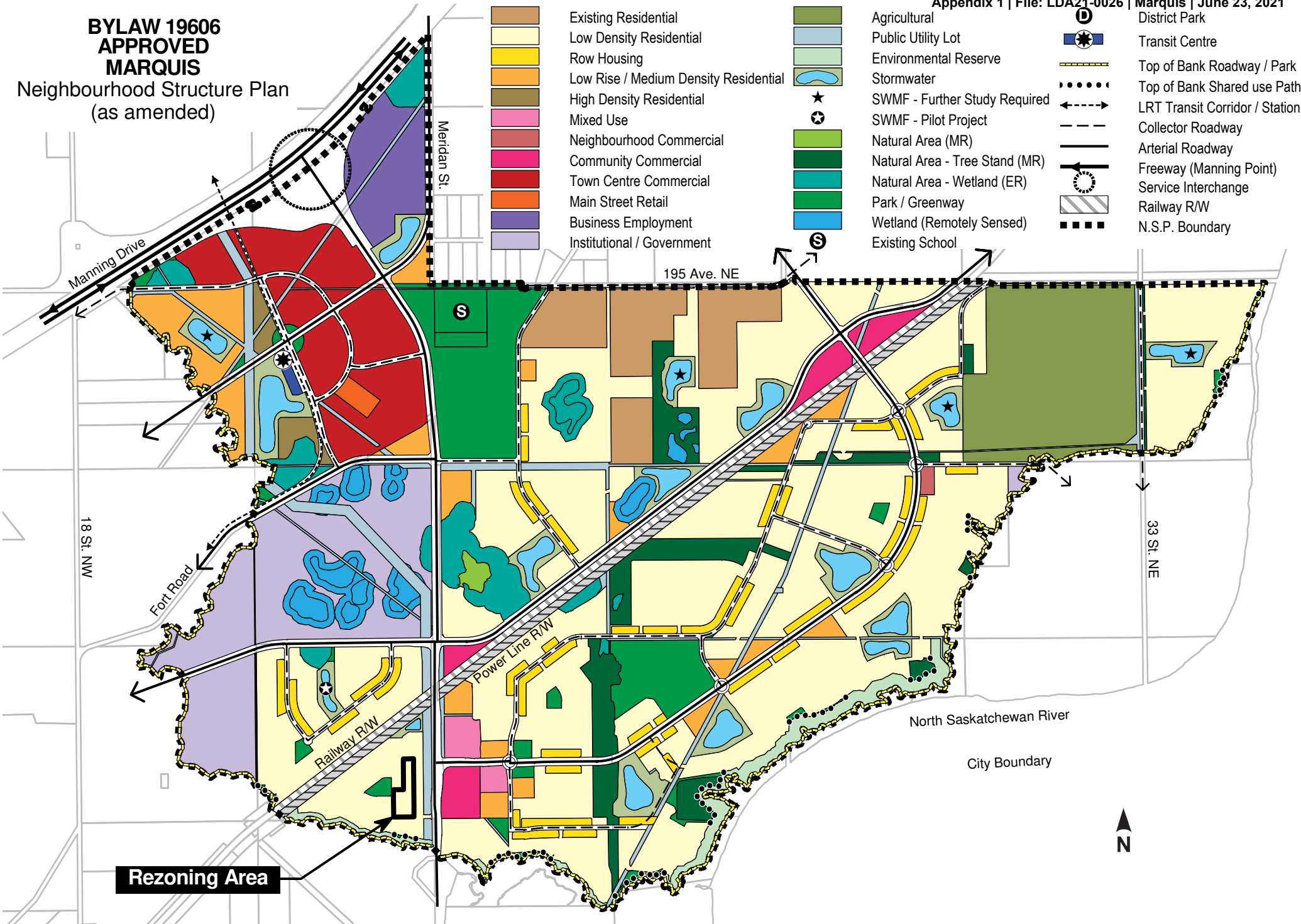
**BYLAW 19606
APPROVED
MARQUIS**

**Neighbourhood Structure Plan
(as amended)**

-  Existing Residential
-  Low Density Residential
-  Row Housing
-  Low Rise / Medium Density Residential
-  High Density Residential
-  Mixed Use
-  Neighbourhood Commercial
-  Community Commercial
-  Town Centre Commercial
-  Main Street Retail
-  Business Employment
-  Institutional / Government

-  Agricultural
-  Public Utility Lot
-  Environmental Reserve
-  Stormwater
-  SWMF - Further Study Required
-  SWMF - Pilot Project
-  Natural Area (MR)
-  Natural Area - Tree Stand (MR)
-  Natural Area - Wetland (ER)
-  Park / Greenway
-  Wetland (Remotely Sensed)
-  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



Rezoning 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:	Rezoning
Charter Bylaw:	19727
Location:	South of the railway right-of-way and west of Meridian Street NW
Address:	17404 - Meridian Street NW
Legal Description:	Portion of Lot 2, Block 1, Plan 1822466
Site Area:	1.81 ha
Neighbourhood:	Marquis
Notified Community Organizations:	Horse Hill Community League Association Clareview and District Area Council Area Council
Applicant:	Mike Vivian & Elise Shillington, Stantec

PLANNING FRAMEWORK

Current Zone:	(RMD) Residential Mixed Dwelling Zone
Proposed Zone:	(RLD) Residential Low Density Zone
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