

Charter Bylaw 19797

To allow for site-specific multi-unit (row) housing, Marquis

Purpose

Rezoning from RMD and AP to DC2; located at 17861 - Meridian Street NE.

Readings

Charter Bylaw 19797 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Charter Bylaw 19797 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 30, 2021 and August 7, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19797 proposes to rezone 2.1 hectares, located along the future Marquis Boulevard NW, to a DC2 Provision to allow for narrow, shallow lot, multi-unit (row) housing with additional height and density compared to the standard (RF5) Row Housing Zone and existing RMD Zone.

The proposed DC2 maintains the current RMD setback requirements, but allows for a maximum height of 13.0 m; narrower (3.65 m) and shallower (25.0 m) lots resulting in a denser and more compact form of row housing.

This proposed Charter Bylaw conforms to the Marquis Neighbourhood Structure Plan, which designates the site for Row Housing uses.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners, the Horse Hill Community League and Clareview and District Area Council Area Council on May 19, 2021. No responses were received.

Attachments

1. Charter Bylaw 19797
2. Administration Report (Attached to Charter Bylaw 19796 - item 3.17)