

## CHARTER BYLAW 20254

### To allow for low density residential uses, park and open space uses, and a public utility lot, Marquis

#### Purpose

Rezoning from AG, A, and RMH to RLD, PU, AP and A; located at 17404 - Meridian Street NW and 1 - Evergreen Park NW.

#### Readings

Charter Bylaw 20254 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 20254 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on September 16, 2022 and September 24, 2022. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

Charter Bylaw 20254 proposes to amend the Zoning Bylaw from (RMH) Mobile Home Zone, (A) Metropolitan Recreation Zone, and (AG) Agricultural Zone to (RLD) Residential Low Density Zone, (PU) Public Utility Zone, (AP) Public Parks Zone and (A) Metropolitan Recreation Zone for the purpose of accommodating low density residential uses, park and open space uses, and a public utility lot. The proposed rezoning conforms to the Marquis Neighbourhood Structure Plan (NSP), which designates the rezoning area for low density residential uses, park and open space uses, and a public utility lot.

The proposed RLD Zone allows for the development of low density residential uses in the form of single detached housing with variation in lot sizes and widths, including the opportunity for zero lot line development. This Charter Bylaw will also provide park and open space uses (under the proposed AP and A zones) along the top-of-bank, and within the public utility lot.

## **CHARTER BYLAW 20254**

The application aligns with The City Plan and Horse Hills District Plan.

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

### **Community Insights**

Advance Notice was sent to surrounding property owners and the presidents of the Horse Hill and Evergreen Community Leagues on August 10, 2022. No responses were received

### **Attachments**

1. Charter Bylaw 20254
2. Administration Report