

Charter Bylaw 19702

To allow for a variety of low density residential uses, Marquis

Purpose

Rezoning from PU to RMD; located at 17404 - Meridian Street NW. Marquis

Readings

Charter Bylaw 19702 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 19702 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 30, 2021 and May 8, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 19702 proposes to rezone the subject site to (RMD) Residential Mixed Dwelling Zone to allow for the opportunity to develop a variety of dwelling types and densities including single-detached housing, semi-detached housing and limited row housing.

The application conforms to the Marquis Neighbourhood Structure Plan, which designates the site for Low Density Residential uses and a stormwater management facility to the north.

This proposal aligns with 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 range of low density residential uses to support Edmonton’s growing population and continue the sequential development of the Marquis neighbourhood.

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 Association and Clareview and District Area Council Area Council on March 15, 2021. No responses were received.

Attachments

1. Charter Bylaw 19702
2. Administration Report