

## Bylaw 18227

To allow for greater flexibility and diversity of low and medium density housing on the site, Magrath Heights

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### Purpose

Rezoning from DC2 to DC2, located at 7105 - May Crescent, Magrath Heights.

### Readings

Bylaw 18227 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 Bylaw 18227 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 17, 2017, and Saturday, November 25, 2017. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

The application proposes to rezone land from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. It allows for a broader range of uses under the medium density residential designation on the site, in accordance with the Magrath Heights Neighbourhood Area Structure Plan. The existing DC2 Provision is divided into three sub areas which allow for Semi-detached and Row Housing in Area A, Row and Stacked Row Housing in Area B, and Apartment Housing with small scale commercial uses in Area C. The proposed rezoning will allow for Semi-detached and Row Housing uses in all three areas. This will allow for a more flexible layout, ensuring efficient use of the site and maintaining pedestrian access.

### Policy

The proposed rezoning supports the Municipal Development Plan, *The Way We Grow*, including:

- accommodating growth and supporting contiguous development with varied housing choice
- provide connectivity for pedestrians and cyclists through the site

### Corporate Outcomes

This application supports policies of the City of Edmonton's Strategic Plan, *The Way Ahead*, including:

- Edmonton is attractive and compact.

- Edmontonians use facilities and services that promote healthy living.

### **Public Consultation**

Pre-notification letters were sent by the applicant to the surrounding property owners, Terwillegar Community League and Twin Brooks Community League on July 17, 2017.

Advance notification was sent on September 25, 2017, to surrounding property owners, Terwillegar Community League and Twin Brooks Community League.

A summary of comments and concerns received in response to this public consultation is contained in the attached Urban Form and Corporate Strategic Development report.

### **Attachments**

1. Bylaw 18227
2. Urban Form and Corporate Strategic Development Report