

CHARTER BYLAW 20209

To allow for a greater mix of uses and flexibility on the site through revisions to an existing (DC2) Site Specific Development Control Provision, Magrath Heights

Purpose

Rezoning from DC2.977 (Site Specific Development Control Provision) to DC2 (Site Specific Development Control Provision); located at 7107, 7109, 7111, 7113, 7115, 7117, 7131, 7133, 7135, 7145, 7147, 7149, 7151, 7153, 7155, 7157, 7121 & 7137 - May Crescent NW, Magrath Heights.

Readings

Charter Bylaw 20209 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 20209 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 29, 2022 and August 6, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports the proposed Charter Bylaw.

Report

Charter Bylaw 20209 proposes to rezone a 3.56 hectare site within the southeast portion of the Magrath Heights neighbourhood from DC2.977 (Site Specific Development Control Provision) to DC2 (Site Specific Development Control Provision). The revised DC2 zone will allow for additional opportunities for Major and Minor Home Based Businesses and Residential Sales Centre Uses, reduce the minimum density on the site from 63 to 58 dwelling units per hectare, and make administrative updates as summarized in the attached Administration Report.

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

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Community Insights

An Advance Notice was sent to surrounding property owners and the Terwillegar and Twin Brooks Community Leagues on June 3, 2022. Two responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20209
2. Administration Report