

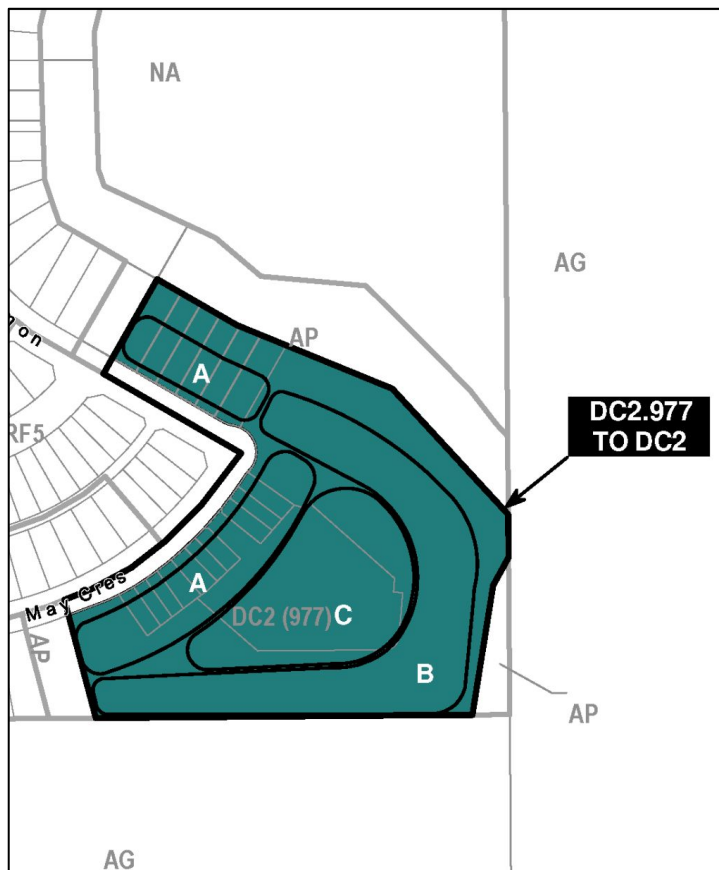


ITEM 4.7
CHARTER BYLAW 20209
MAGRATH HEIGHTS

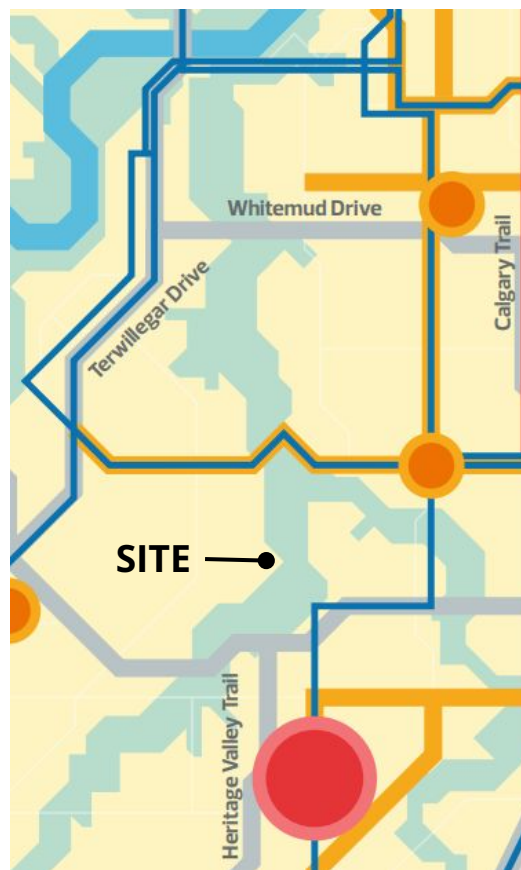
DEVELOPMENT
SERVICES
August 16, 2022



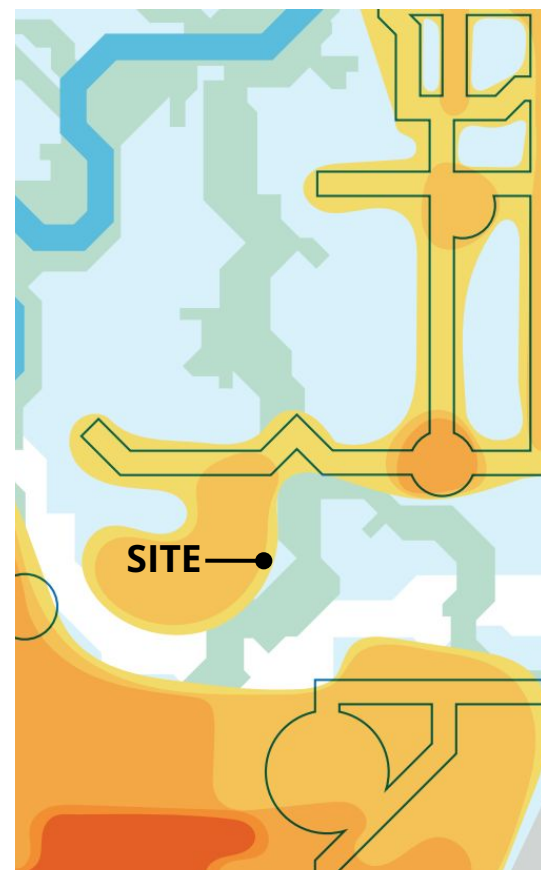




REZONING MAP

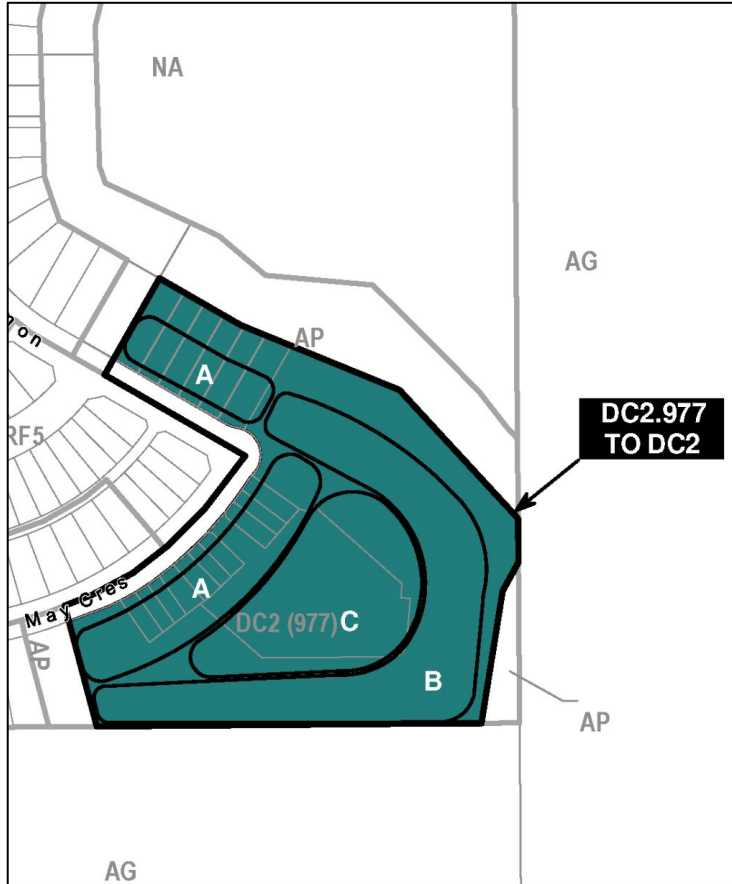


THE CITY PLAN - CONCEPT



THE CITY PLAN - 1.25 MILLION

4 PROPOSED ZONING



REGULATION	DC2.977 Current Zoning	DC2 Proposed Zoning
Max. Height	Area A: 10.0 m Area B: 14.0 m Area C: 23.0 m	Area A: 10.0 m Area B: 14.0 m Area C: 23.0 m
Min. Density	63 du/ha (~224 units)	58 du/ha (~206 units)
Setbacks May Crescent Public Parks Whitemud Creek Ravine	3.0 m 4.5 m Established by geotechnical	3.0 m 4.5 m Established by geotechnical

Comments

- Impact of Major Home Based Businesses on traffic and parking
- Impact of densification on the adjacent natural area



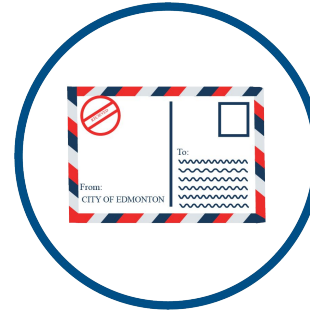
APPLICANT'S PRE-APPLICATION NOTICE
February 23, 2022



ADVANCE NOTICE
June 3, 2022



CITY WEBPAGE
June 27, 2022



PUBLIC HEARING
NOTICE
July 21, 2022



JOURNAL AD
July 29, 2022 &
August 6, 2022



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**