

## CHARTER BYLAW 20329

### To modify the existing DC2 Provision by adding commercial use opportunities, Ermineskin

#### Purpose

Rezoning from DC2 to DC2; located at 10920 - 25 Avenue NW, 11025 - 26 Avenue NW, 2401 & 2611 - 111 Street NW, 2610 - 109 Street NW and 2815 & 2831 - 109A Street NW

#### Readings

Charter Bylaw 20329 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 20329 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 18, 2022 and November 26, 2022. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

This application proposes to add Veterinary Services and Animal Hospitals and Shelters to the list of Uses within the current DC2. Regulations that control building height, Floor Area Ratio and number of dwelling units have not changed. Administrative updates have been applied to align with current zoning regulations, including updated Use classes and alignment with Open Option Parking.

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 Blue Quill, Ermineskin and Yellowbird East Community Leagues and the Southwest Area Council on September 12, 2022. No responses were received.

# **CHARTER BYLAW 20329**

## **Attachments**

1. Charter Bylaw 20329
2. Administration Report