

CHARTER BYLAW 20470

To allow for low-rise and mid-rise multi-unit housing, Malmo Plains

Purpose

Rezoning from DC2 to DC2; located at 11703C, 11703 and 11711 - 51 Avenue NW.

Readings

Charter Bylaw 20470 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 20470 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 6, 2023, and April 15, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20470 is to change the zoning from (DC2) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision; Units 1-2, Condominium Plan 1522454. The proposed rezoning retains much of the existing regulations of the current DC2.830 provisions for a medium density residential development consisting of low-rise to mid-rise multi-unit housing buildings.

The application enables the completion of the residential portion of the site (Area A) by updating the DC2 provision to meet current zoning bylaw regulations and by making design changes that reflect and compliment existing buildings (Area B).

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

Community Insights

A pre-application notification and subsequent notification for the proposed DC2 were sent to surrounding property owners and the presidents of the Malmo Plains Community Leagues and

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Southwest Area Council of Community Leagues on April 24, 2022 and August 26, 2022 respectively. Fourteen (14) responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 20470
2. Administration Report