



August 26, 2022

Reference No.: LDA21-0353

**Re: Notice of Proposed Land Use Changes**

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Dear Sir/Madam:

An application has been made to rezone 11703 and 11711 - 51 Avenue NW (Malmo Plains).

The **current zoning** is (DC2.830) Site Specific Development Control Provision.

The **proposed zoning** is a new (DC2) Site Specific Development Control Provision.

The proposed application would allow the completion of the residential project of the site within Area A on the northwest portion of the property as shown on the attached map. 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 and includes the following characteristics:

- A maximum heights as follows:
  - Area A - 23.0 - 30.0 m or approximately 6-8 Storeys (no change proposed)
  - Area B - 13.0 m or approximately 3.5 storeys (no change proposed)
- A maximum Floor Area Ratio of 2.25 (no change proposed)
- Up to 475 residential dwellings (previously 505 residential dwellings)
- Surface and below grade parking
- A minimum of 600 m<sup>2</sup> publicly accessible private park in the southeast corner of the site (already constructed).

This application intended to update the existing DC2 provision to meet current zoning bylaw regulation standards, introduce design changes within Area A and to reflect other as-built details found within Area B.

A summary of the proposed updates include the following:

- Update the general purpose of the zone to focus on housing opportunities for a broader range of demographic types, including families
- Update the vehicle and bicycle parking regulations based on current Zoning Bylaw standards while providing parking underground, maintaining visitor parking at ground level
- Increasing the overall number of bicycle parking spaces
- Decreasing the overall allowable residential density that is no longer required
- Within the Area A portions, updates to the building building design and to increase the building length fronting on 51 Avenue while utilising architectural features to provide articulation and visual interest to the facades
- Update waste enclosure and location requirements to better respond to City of Edmonton Waste Management operations
- Updating landscape requirements to include people of all ages and abilities.

Urban Planning and Economy  
Development Services

City of Edmonton  
6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton AB T5J 0J4



The City is looking for your feedback on this proposal.

For more information including the proposed DC2 Provisions and Appendices, please see:

**[edmonton.ca/malmoaplainsplanningapplications](http://edmonton.ca/malmoaplainsplanningapplications)**

(Details will be online within 10 business days of this notice)

If you have any comments or questions, please do not hesitate to contact me at 780-495-1948 or email [marty.vasquez@edmonton.ca](mailto:marty.vasquez@edmonton.ca).

Yours truly,

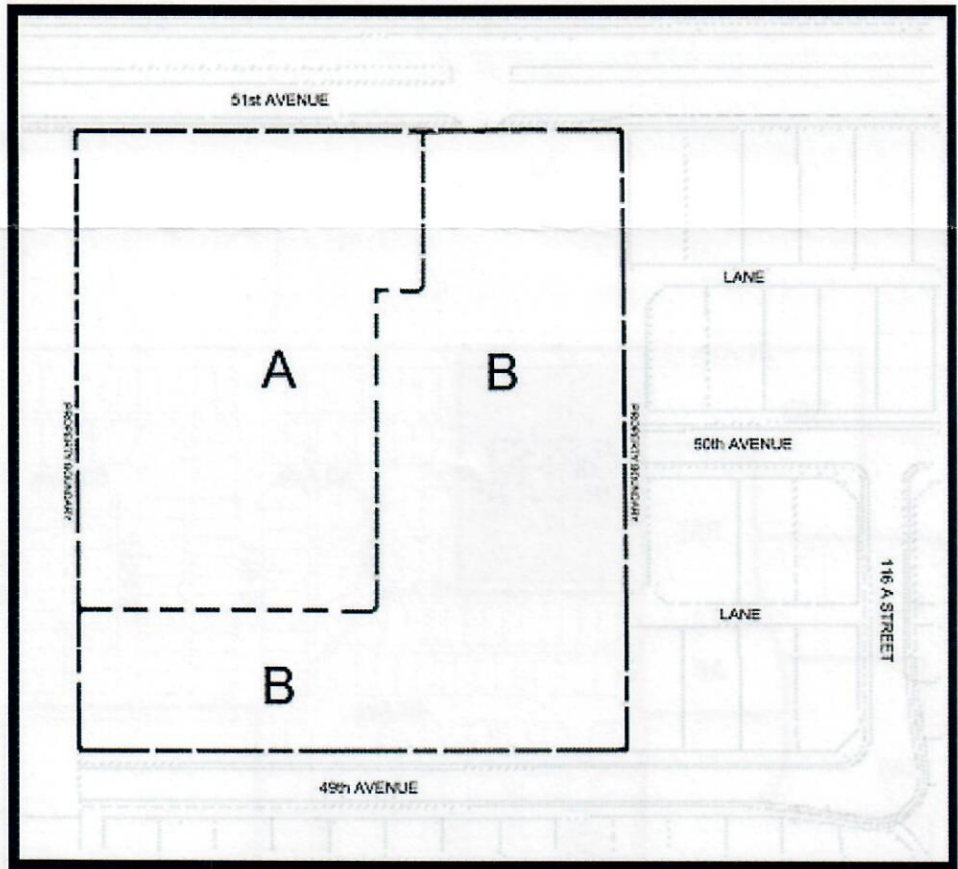
Marty Vasquez  
City of Edmonton

**Attachments:**

1. DC2 Areas
2. Rezoning Map



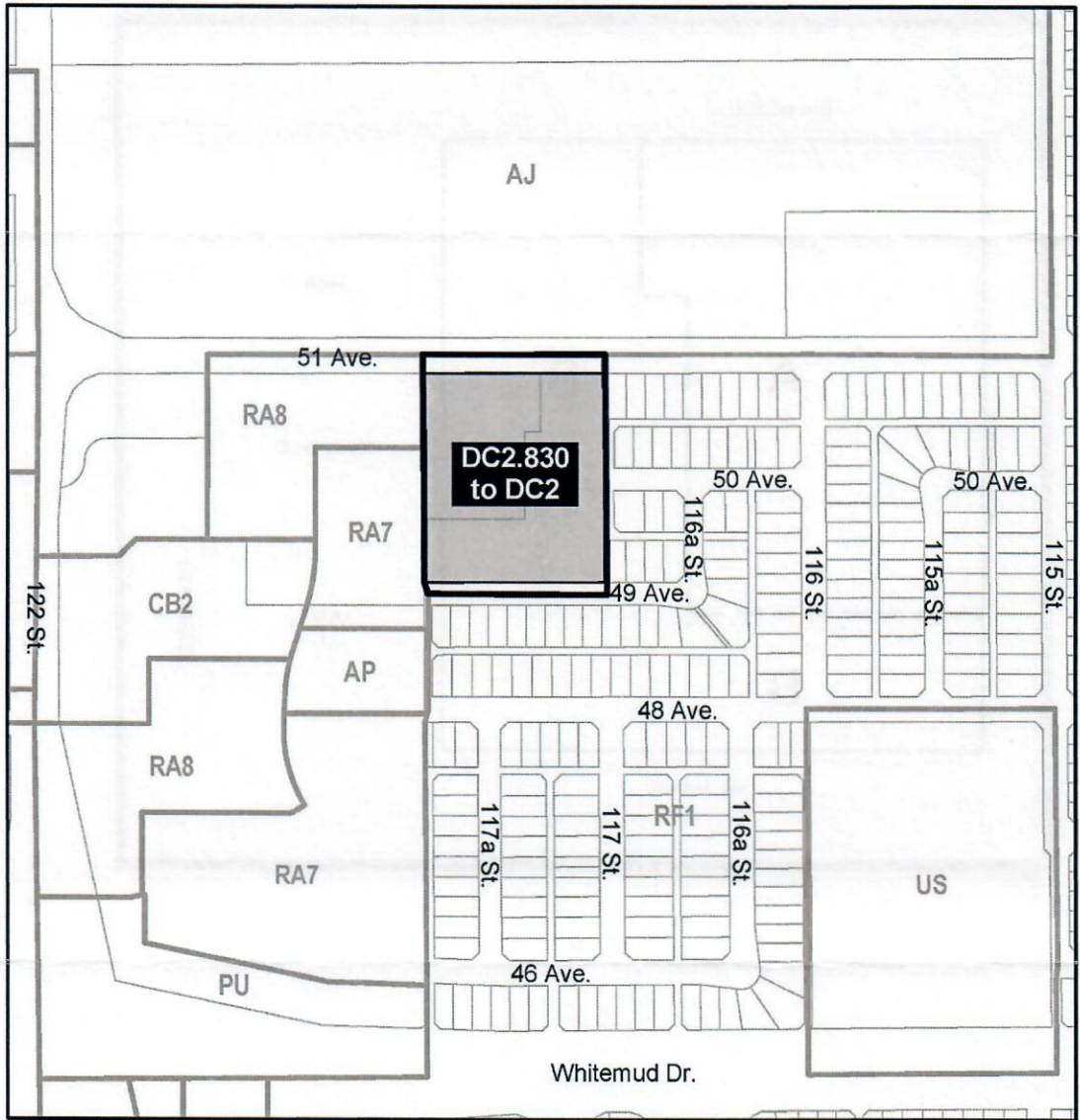
Attachment 1 - DC2 Sub -Areas







Attachment 2 - Rezoning Map



PROPOSED REZONING - Malmo Plains



From: (DC2.830) Site Specific Development Control Provision  
To: (DC2) Site Specific Development Control Provision

