

Bylaw 18503

Amendment to Central McDougall/Queen Mary Park Area Redevelopment Plan

Purpose

To Amend the Central McDougall/Queen Mary Park Area Redevelopment Plan to accommodate a proposed rezoning located at 11627 - 111 Street NW.

Readings

Bylaw 18503 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 18503 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on August 17, 2018, and August 25, 2018. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The proposed plan amendment will update a zoning map within the Central McDougall/Queen Mary Park Area Redevelopment Plan, to accommodate an associated rezoning (Charter Bylaw 18504).

This rezoning is part of the Flag Lot Pilot Project which aims to explore the feasibility of creating separate and independent ownership for garden suites. At present, the implementation of the regulations of the Zoning Bylaw dictates that a Garden Suite can only be a rental opportunity for those who build them. This pilot project seeks to rezone two residential lots which will then allow the Garden Suite to be subdivided and sold as a separate parcel of land, resulting in a remnant parcel that resembles the shape of a flag. Apart from exploring the regulatory and technical aspects of creating a separate parcel of land for a Garden Suite, the overarching goal of this pilot is to provide further housing options for residents and welcoming more landowners into Edmonton's neighborhoods.

As the purpose of the DC2 Provision is to imitate current zoning allowances, the impact to surrounding properties is minimal, resulting in a use and form that is compatible with the existing neighbourhood.

Public Engagement

On October 26, 2017, City Planning sent a pre-notification to surrounding property owners and the Queen Mary Park Community League. On December 20, 2017, advanced notices were sent to these same stakeholders. On May 10, 2018, an open house was held to provide further information and gather more feedback from the community. A summary of these processes and feedback received are contained in the attached City Planning report.

Attachments

1. Bylaw 18503
2. City Planning Report