

Bylaw 18222

Amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan

Purpose

To amend Map 11 - "Central McDougall - Zoning" of the Central McDougall / Queen Mary Park Area Redevelopment Plan to allow for a high rise, mixed-use development.

Readings

Bylaw 18222 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 Bylaw 18222 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 17, 2017, and Saturday, November 25, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18222 proposes to amend the Central McDougall / Queen Mary Park Area Redevelopment Plan to amend Map 11 - "Central McDougall - Zoning". This map amendment is to accommodate a 22 Storey Mixed-Use Development which is intended to be utilized by a Private Education Service. The podium will accommodate the school and other retail uses, while the tower is to be marketed for student living.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Central McDougall / Queen Mary Park Area Redevelopment Plan

Corporate Outcomes

This Bylaw addresses *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcomes and Strategic Goals:

- Edmonton is attractive and compact
- Edmontonians use public transit and active modes of transportation

Public Consultation

On December 15, 2015, and then again on June 20, 2017, Urban Form and Corporate Strategic Development sent out advanced notices to surrounding property owners as well as the president of the Central McDougall Community League.

No responses were received as a result of these two notifications.

Attachments

1. Bylaw 18222
2. Urban Form and Corporate Strategic Development Report