

BYLAW 20174

To amend the Central McDougall/Queen Mary Park Area Redevelopment Plan

Purpose

To amend Map 5 to reflect a proposed rezoning.

Readings

Bylaw 20174 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 20174 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on July 29, 2022 and August 6, 2022. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed bylaw.

Report

The site is located within the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP). Map 5 of the ARP indicates that the site as “rezone to protect remaining single family housing”. In order to ensure the associated and proposed rezoning under Charter Bylaw 20175 aligns with the plan, Map 5 is proposed to be amended to label the site as “row housing”.

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

Community Insights

An initial Advance Notice was sent to surrounding property owners and the president of the Central McDougall Community League on March 11, 2021 advising that an application to amend the Central McDougall/Queen Area Redevelopment Plan to facilitate a rezoning to allow for mid-rise development at the southeast corner of 109 Avenue NW and 107 Street NW. This application was later revised on November 30, 2021 under the current proposal to develop row housing.

Prior to formal resubmission of the current proposal, the applicant sent out a pre-application notification for the revised rezoning proposing a (DC2) Site Specific Development Control

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Provision to allow for a 13 unit row housing development. This pre-application notice was sent to surrounding property owners and to the president of the Central McDougall Community League on September 29, 2021.

A second Advance Notice for the DC2 proposal and plan amendment was sent to surrounding property owners and to the president of the Central McDougall Community League on January 25 2022.

On March 3, 2022, an applicant meeting with members of the Central McDougall Community League was held to discuss the proposed application. 16 attendees were present including 10 members from the community.

On May 3, 2022, Administration launched an Engaged Edmonton webpage to collect feedback on the proposed rezoning and plan amendment until May 16, 2022. The page was visited by 19 people; no questions or feedback were received.

Community insights details have been summarized in the attached Administration Report.

Attachments

1. Bylaw 20174
2. Administration Report