

Bylaw 20174

Bylaw to amend Bylaw 11648, as amended,  
being the Central McDougall/Queen Mary Park  
Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on March 5, 1998, passed Bylaw 11648, as amended, being a bylaw to adopt the Central McDougall/Queen Mary Park Area Redevelopment Plan; and

WHEREAS an application was received by Administration to amend Bylaw 11648, as amended, the Central McDougall/Queen Mary Park Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Central McDougall/Queen Mary Park Area Redevelopment Plan is hereby further amended by:
  - a. deleting the map entitled “Map 5 – Central McDougall – Overall Plan Concept” and replacing it with “Map 5 – Central McDougall – Overall Plan Concept”, attached hereto as Schedule “A”, and forming a part of this bylaw.

READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

The map illustrates the Neighbourhood Core area, bounded by 111 Ave. to the north, 105 Ave. to the south, Queen Mary Park to the west, and McCauley to the east. Key features include:

- Streets:** 111 Ave., 110 Ave., 109 Ave., 108 Ave., 107 Ave., 106 Ave., 105 Ave., 101 St., 102 St., 103 St., 104 St., 106 St., 107 St., 108 St., 109 St., Queen Mary Park, Kingsway, McCauley.
- Land Use Zones:** mixed-use, low-rise apartments, row housing, low-rise apartment housing, commercial business, Institutional, High Density Residential, Polish Cultural Centre, church, seniors housing, Direct Control, Edmonton Public Schools Centre for Education, construct new family-oriented housing, Victoria School of Performing & Visual Arts, Prince of Wales Armoury, McDougal School, rebuild community league hall, rezone to protect remaining single family housing, row housing, medium-rise apartments, revitalize 107 Avenue mainstreet commercial precinct as local commercial strip with multicultural theme, improve building management and property maintenance, high-rise residential mixed use development, replace "rathole" tunnel with at-grade roadway, park / open space, C.N. LANDS, remove 101 St. railway underpass, commercial business.
- Key Locations:** Royal Alexandra Hospital, Victoria School of Performing & Visual Arts, Prince of Wales Armoury, McDougal School, Neighbourhood Core, Amendment Area.
- Other Features:** A star symbol is located near the McDougal School, and a circle highlights a specific area near the intersection of 109 Ave. and 101 St.