

## BYLAW 20163

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

#### Purpose

To add a new subsection, amend 3 maps and adjust the implementation of the Redevelopment Levy.

#### Readings

Bylaw 20163 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 20163 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

Bylaw 20163 would amend the Central McDougall/Queen Mary Park Area Redevelopment Plan in the following ways:

- Amending Map 7 (Parks, Open Space and Recreation Facilities), Map 8 (Downtown North Edge Development Concept) and Map 11 (Central McDougall - DC1 Locations), to reflect the proposed rezoning, if approved.
- Creating a new section of the plan called Precinct H – Urban Village that provides policy direction for a new Special Area Zone proposed by Charter Bylaw 20164.
- Adjusting the implementation of the Redevelopment Levy to allow for the dedication of Municipal Reserve (parkland) in lieu of making a cash contribution.
- Various related amendments throughout the plan to reflect the new policy direction and rezoning of land proposed by Charter Bylaw 20164.

The associated Charter Bylaw 20164 proposes a rezoning to a new Special Area Zone called the (CMUV) Central McDougall Urban Village Zone, though it was initially received as a proposal to a (DC2) Site Specific Development Control Provision in 2019. In 2021, the application was revised to a new Special Area Zone, though the nature of the proposed amendments to the Area Redevelopment Plan remained largely the same.

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

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### **Community Insights**

For the original DC2 proposal, in June 2017, the applicant mailed out a postcard notification to approximately 700 landowners and the Central McDougall Community League. The postcard was also an invitation to a pre-application open house held on June 27, 2017. According to the applicant, 114 people attended the open house.

City Administration sent an Advance Notice to surrounding property owners and the presidents of the Central McDougall and Downtown Community Leagues as well as the North Edge, Chinatown and Area, and Downtown Business Associations on June 24, 2019. This notice also served as notification for the opportunity to provide feedback through an in-person public engagement session.

Administration also hosted an in-person public engagement session in which 29 people attended, 3 feedback forms with written comments were received and 24 sticky note responses on the “Graffiti walls” were collected.

When the revised application was received proposing the new Special Area Zone in December 2021, another Advance Notice was sent to surrounding property owners and the presidents of the Central McDougall and Downtown Community Leagues as well as the North Edge, Chinatown and Area, and Downtown Business Associations on March 29, 2022. This notice also served as notification for the opportunity to provide feedback through the Engaged Edmonton platform.

From April 4 - April 24, 2022, online feedback was collected through the City’s Engaged Edmonton webpage. The page was visited by 626 people, 24 of whom either asked questions or left comments.

Feedback received through the above is summarized in the attached Administration Report.

### **Attachments**

1. Bylaw 20163
2. Administration Report