

CHARTER BYLAW 20164

To allow for a high-density, mixed-use, urban village, Central McDougall

Purpose

- Creating the (CMUV) Central McDougall Urban Village Special Area Zone in the Zoning Bylaw
- Rezoning from DC1 to DC1, CMUV and AP for lands generally bounded by 105 Avenue NW, 106 Street NW, 106 Avenue NW and 101 Street NW

Readings

Charter Bylaw 20164 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 20164 be considered for third reading.”

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

Charter Bylaw 20164 would create a new (CMUV) Central McDougall Urban Village Zone and apply it to much of the mostly vacant land north of Rogers Place. This zone would allow for a high-density, mixed-use, urban village that accommodates residential, commercial, institutional, and limited industrial uses in a safe, walkable, human-scaled built environment. Future development would happen over many years through multiple buildings and meet the following parameters:

- maximum building heights ranging from 26 to 90 metres (approximately 6 to 25 storeys)
- up to 2,500 new residential units
- a maximum overall floor area ratio for each building of 10.0

To accommodate the creation of this new zone, two existing (DC1) Direct Development Control Provisions (Areas 1 & 5 - Precinct C of the Central McDougall/Queen Mary Park Area Redevelopment Plan) need to be revised, but no changes to current development opportunities are proposed for this land.

The rezoning also includes a new public park of at least 2000 m² under the (AP) Public Parks Zone.

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This proposal is well aligned with objectives and priorities in The City Plan and the Central McDougall/Queen Mary Park Area Redevelopment Plan by facilitating transit oriented mid and high rise development connected to an LRT Station in the core of the City. The proposed zoning reflects current best practices in accommodating high intensity development in a manner that ensures proper transitions to the public realm and surrounding area. Over the anticipated many years of build-out, the current wide and vehicle-oriented roads reflecting the industrial history of the land, will be converted and reconstructed to align with Complete Streets standards and prioritize improvements for people walking, wheeling, and cycling.

This application was initially received as a proposal to a (DC2) Site Specific Development Control Provision in 2019 before being revised to propose a new Special Area Zone in 2021.

This application also includes a proposed amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan (Bylaw 20163) to add a new subsection, amend 3 maps and adjust the implementation of the Redevelopment Levy.

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

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. Charter Bylaw 20164

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2. Administration Report (Attached to Bylaw 20163 - Item 4.28)