

CHARTER BYLAW 20433

To allow for a mixed use, high density development and a new public park, Queen Mary Park

Purpose

Rezoning from PU to DC1 and AP; located at 10540 - 112 Street NW.

Readings

Charter Bylaw 20433 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 20433 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on March 17, 2023 and March 25, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20433 is to change the zoning of Lot A, Block 12, Plan B4, from the (PU) Public Utility Zone to a (DC1) Direct Development Control Provision and the (AP) Public Parks Zone. The land proposed for the DC1 Provision would become a mixed use, high density development consisting of multiple buildings and incorporating a mix of uses with the following characteristics:

- Maximum height: 24 metres (approximately 7 storeys), except for one tower up to a height of 70 metres (approximately 20 storeys)
- Maximum floor area ratio: 3.5 to 5.5
- Uses such as multi-unit housing, breweries, wineries and distilleries, child care services, general retail stores, health services, restaurants and special industrial uses (this list of uses is not exhaustive)

The land proposed for the AP Zone would become a future public park.

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The Central McDougall/Queen Mary Park Area Redevelopment Plan is also proposed to be amended (Bylaw 20432). Requirements for implementation for Precinct D: Business Residential Mixed Use and two maps would be amended to facilitate the proposed rezoning.

This proposal aligns with the goals and objectives of The City Plan and the Central McDougall/Queen Mary Park Area Redevelopment Plan by providing for mid and high rise mixed use development in close proximity to downtown and transit.

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

Community Insights

A notice of the proposed land use changes was mailed to surrounding property owners and the presidents of the Queen Mary Park Community League and North Edge Business Association on July 8, 2022. One response was received.

On August 30, 2022, the applicant hosted a Virtual Public Engagement Session. Three nearby residents and two representatives from the Queen Mary Park Community League participated.

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

Attachments

1. Charter Bylaw 20433
2. Administration Report (attached to item 3.10 - Bylaw 20432)