

BYLAW 20432

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

Purpose

To amend requirements for implementation for Precinct D: Business Residential Mixed Use, and two maps.

Readings

Bylaw 20432 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 20432 be considered for third reading.

Advertising and Signing

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

Position of Administration

Administration supports this proposed Bylaw.

Report

The purpose of Bylaw 20432 is to amend requirements for implementation for Precinct D: Business Residential Mixed Use. The plan currently limits Precinct D to a floor area ratio of 3.0, a height of 23.0 metres and a density of 300 dwellings per hectare. For the site of an associated rezoning (Charter Bylaw 20433), exceptions are proposed to allow a floor area ratio of 5.5, a maximum height for one tower of 70 metres, and no density limit. An additional access to the site from 106 Avenue NW would also be allowed where currently the plan restricts access to sites from lanes or north/south streets. Maps 7 and 12 within the plan would also be amended to reflect the proposed rezoning, if approved.

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.

BYLAW 20432

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. Bylaw 20432
2. Administration Report