

Bylaw 20432

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 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. Within the Action Plan for “THE DOWNTOWN NORTH EDGE REDEVELOPMENT LANDS” under the “THE DOWNTOWN NORTH EDGE DEVELOPMENT CONCEPT” section for “THE DEVELOPMENT CONCEPT” Requirements for Implementation for “Precinct D: Business Residential Mixed Use”, replacing the ninth bullet under “Development Principles” with the following:

“Access to parkades/parking areas shall be from the lane or north/south streets and not 105 Avenue NW (unless no other road exists). For the site located at 10540 - 112 Street NW, legally described as a portion of Lot A, Block 12, Plan B4, one access may also be from 106 Avenue NW.”;
 - b. Within the Action Plan for “THE DOWNTOWN NORTH EDGE REDEVELOPMENT LANDS” under the “THE DOWNTOWN NORTH EDGE DEVELOPMENT CONCEPT” section for “THE DEVELOPMENT CONCEPT” Requirements for Implementation for “Precinct D: Business Residential Mixed Use”, replacing the text under “Discussion” with the following:

“In order to establish general development opportunities in this Precinct, the following basic development regulations were established through the Downtown North Edge Development Study and shall apply through this Precinct:

 - The maximum Floor Area Ratio (FAR) shall be 3.0
 - The maximum density shall be 300 units/ ha

- The maximum height shall be 6 storeys or 23.0 m.

Notwithstanding the above, for the site located at 10540 - 112 Street NW, legally described as a portion of Lot A, Block 12, Plan B4, no maximum density shall apply and the maximum Heights and FAR shall be between 24.0 and 70.0 metres, and between 3.5 and 5.5, respectively.”;

- c. deleting the map entitled “Map 7 – Parks, Open Space and Recreation Facilities” and replacing it with “Map 7 – Parks, Open Space and Recreation Facilities”, attached hereto as Schedule “A”, and forming a part of this bylaw; and
- d. deleting the map entitled “Map 12 – Queen Mary Park – DC1 Locations” and replacing it with “Map 12 – Queen Mary Park – DC1 Locations”, attached hereto as Schedule “B”, and forming a part of this bylaw.

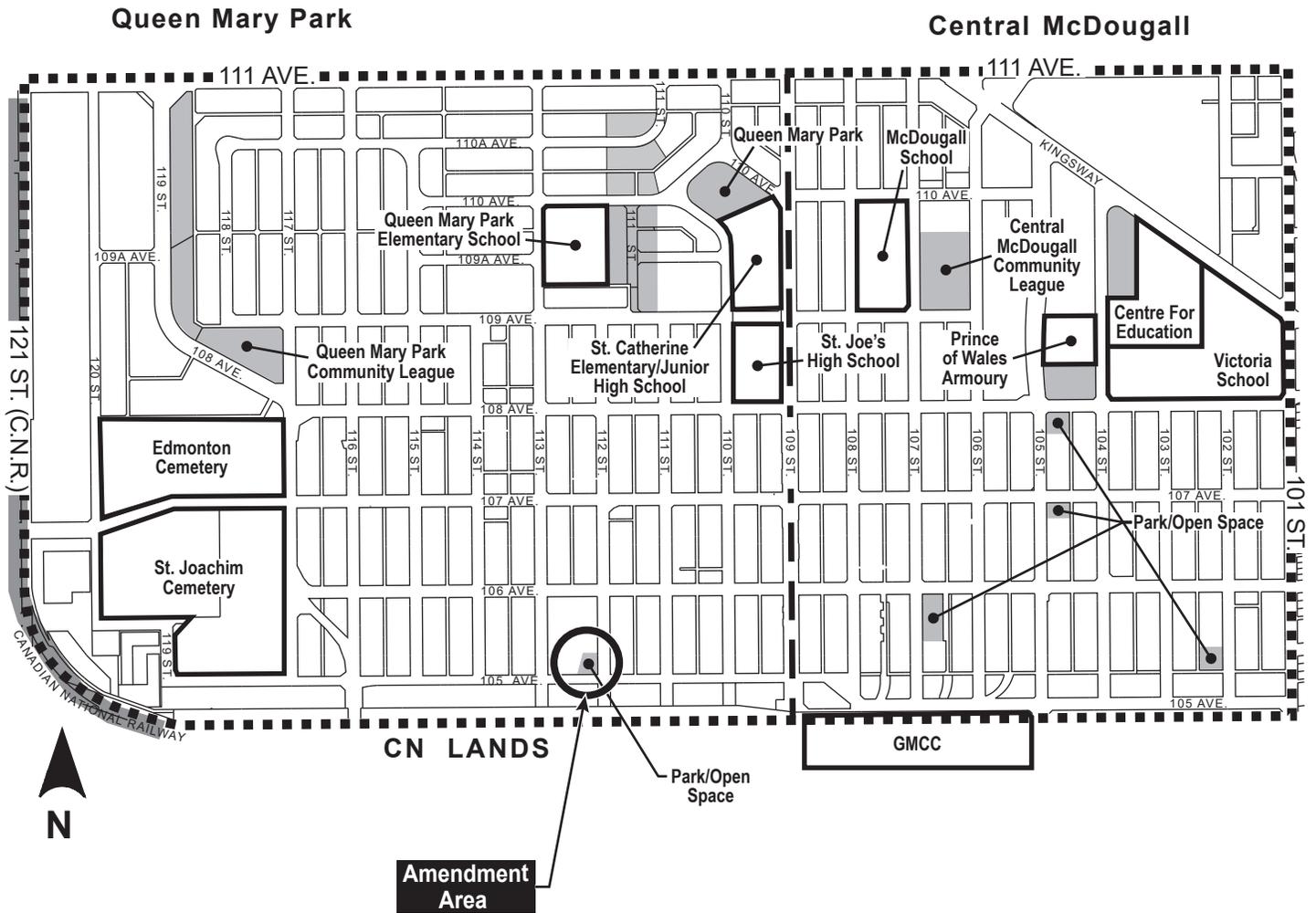
READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

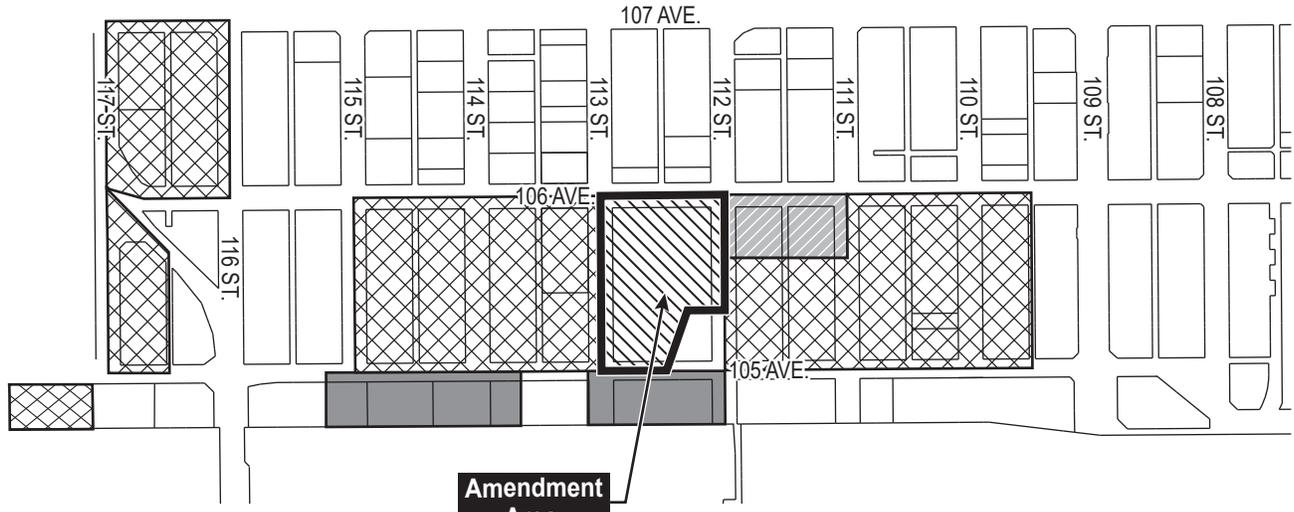
MAYOR

CITY CLERK

Map 7 – Parks, Open Space and Recreation Facilities



Map 12 - Queen Mary Park - DC1 Locations



-  Area 2 - Precinct D
-  Area 3 - Precinct E
-  Area 7 - Precinct D
-  Area 8 - Precinct D

