

Bylaw 17893

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

Purpose

To update the Central McDougall/Queen Mary Park Area Redevelopment Plan to reflect the associated proposed rezoning to allow for the development of up to five units of row housing.

Readings

Bylaw 17893 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 17893 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 3, 2017, and Saturday, February 11, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the February 22, 2017, City Council Public Hearing, the following motion was passed:

That Bylaws 17893 and 17894 be referred back to Administration to work with the applicant to reduce the site coverage and height long with options to reduce the 2.0 metre south setback and increase the 3.9 metre northern setback and return to the April 10, 2017, City Council Public Hearing.

Report

The purpose of Bylaw 17893 is to update the Central McDougall/Queen Mary Park Area Redevelopment Plan to reflect the associated proposed rezoning (Bylaw 17894) to allow for the development of up to five units of row housing.

Map 6 – Queen Mary Park Overall Plan Concept and Map 12 – Queen Mary Park Zoning will be updated accordingly.

All comments from civic departments and utility agencies regarding this proposed plan amendment have been addressed.

Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Central McDougall/Queen Mary Park Area Redevelopment Plan

Corporate Outcomes

This Bylaw addresses *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcome and Strategic Goals:

- Edmonton is attractive and compact - This Bylaw deals with the goals of transforming Edmonton's urban form and improving Edmonton's livability by facilitating development that supports appropriately scaled and compatible residential infill in a mature neighbourhood.

Public Consultation

In November 2015, the applicant sent out pre-application notification letter to surrounding property owners as well as the president of the Queen Mary Park Community League.

On February 11, 2016, and March 10, 2016, the applicant held two separate open houses with the Queen Mary Park community.

On April 14, 2016, Sustainable Development sent an advanced notice to surrounding property owners as well as the president of the Queen Mary Park Community League.

On June 14, 2016, and September 15, 2016, Sustainable Development held Open Houses regarding the application.

A summary of the comments and concerns received in response to this public consultation is included in the attached Sustainable Development report.

Attachments

1. Bylaw 17893
2. Sustainable Development report