

Bylaw 17849

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

Purpose

The proposed amendment will update the Central McDougall/Queen Mary Park Area Redevelopment Plan to reflect the associated proposed rezoning to allow for temporary surface Non-Accessory Parking north of Rogers Place/105 Avenue NW.

Readings

Bylaw 17849 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 17849 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, November 25, 2016, and Saturday, December 3, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

The purpose of Bylaw 17849 is to update the Central McDougall/Queen Mary Park Area Redevelopment Plan to reflect the associated proposed rezoning (Bylaw 17850) to allow for temporary surface Non-Accessory Parking north of Rogers Place/105 Avenue NW, east and west of 102 Street NW.

The proposed amendment will exempt the subject site from the policy in the Area Redevelopment Plan prohibiting surface vehicular parking lots along 105 Avenue NW or any north/south street.

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

Public Consultation

In January, March, June, July and November of 2016, the applicant held meetings with the Central McDougall Community League board members to provide information on the application, address concerns and provide regular updates. In March, the applicant held a meeting with the North Edge Business Revitalization Zone.

On May 20, 2016, Sustainable Development sent an advanced notice to surrounding property owners, the President of the Central McDougall, Downtown and McCauley Community Leagues, as well as the Chinatown and Area, Downtown and North Edge Business Revitalization Zones.

On June 20, 2016, Sustainable Development held an open house regarding this application.

A summary of comments and concerns received in response to the public engagement is contained in the attached Sustainable Development report.

Attachments

1. Bylaw 17849
2. Sustainable Development report