

## **BYLAW 24103 - AMENDMENTS TO BYLAW 11648 - CENTRAL MCDOUGALL/QUEEN MARY PARK AREA REDEVELOPMENT PLAN**

### **Purpose**

To amend the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) to remove portions of the plan area and change the name of the plan to the North Edge Area Redevelopment Plan.

### **Readings**

Bylaw 24103 is ready for first and second readings after the public hearing has been held. This bylaw will proceed for third reading at the same time as Charter Bylaw 24002.

### **Advertising and Additional Promotion**

This Bylaw was advertised in the Edmonton Journal on May 10, 2024, and May 18, 2024. The District Planning public hearing was also promoted through Facebook, Google search and Instagram advertisements, LRT and Ice District digital signage, radio ads, newsletters, posters in recreation centres and Edmonton Public Library branches, as well as the City's media and social media channels from May 1, 2024 to May 27, 2024.

### **Position of Administration**

Administration supports this proposed Bylaw.

## **REPORT**

### **Policy, Plan and Guideline Review**

The District Planning project reviewed all plans in effect and other planning tools in the Central District to determine their relevance in guiding future development decisions.

See the May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy for the process used to determine which plans were to be repealed and amended.

### **Reason for Amendment**

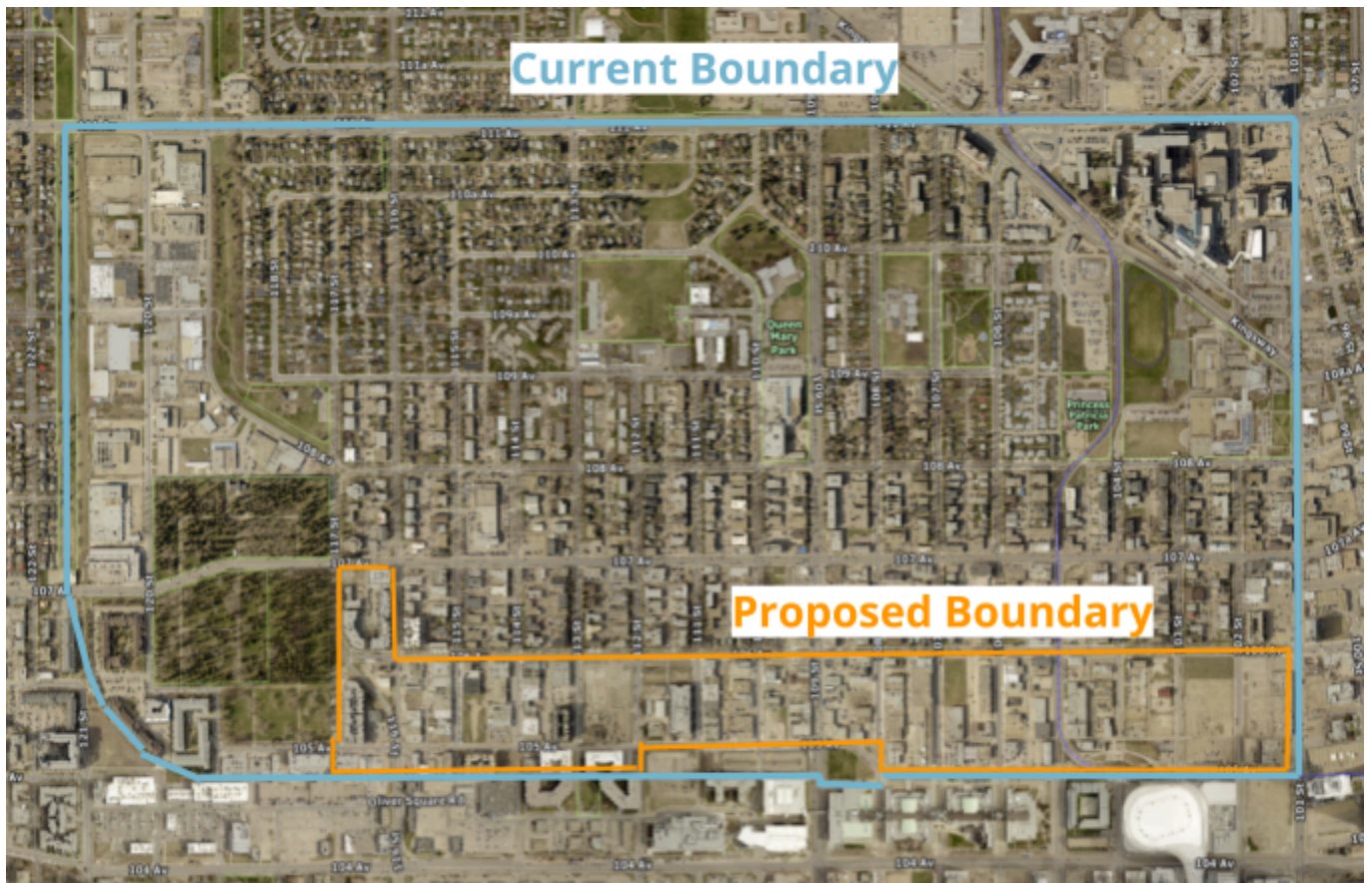
The Central McDougall/Queen Mary Park ARP was created to guide the redevelopment of the Central McDougall and Queen Mary Park neighbourhoods. The majority of land in the northern portion of the plan has been zoned or developed in accordance with the ARP, so this area is being

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removed from the plan. Redevelopment in this area will be guided by the Central District Plan in alignment with The City Plan.

It is necessary to retain the policy direction in the ARP for the Central McDougall Urban Village to apply the redevelopment levy. The area contained within the proposed ARP boundary is colloquially known as the North Edge and so this amendment includes renaming the plan the 'North Edge Area Redevelopment Plan'.

### Boundary Change



### Community Insights

Administration did significant public engagement, including for the amendment of this plan, as part of the District Planning project in 2023.

For an overview of engagement for the entire District Planning project, see the “Engagement and Communications Summary” (Attachment 4, May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy).

For the detailed engagement approach and results from public engagement activities that took place in October to early December 2023, see the “Phase 3 What We Heard/What We Did Report”

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(Attachment 5, May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy).

### **Legal Implications**

The Central McDougall/Queen Mary Park ARP contains a redevelopment levy, which is a power available only within an Area Redevelopment Plan, as described in section 634 of the *Municipal Government Act*. District plans and the District Policy are additional statutory plans, as described under Section 635.1 of the *Municipal Government Act*, as amended by the City of Edmonton Charter 2018 Regulation, and do not have the power to contain redevelopment levies. Therefore, the ARP must remain in place for continued application of the redevelopment levy.

### **Attachment**

1. Bylaw 24103 - A Bylaw to amend Bylaw 11648, as amended, being the Central McDougall/Queen Mary Park Area Redevelopment Plan
  - Schedule A - North Edge Area Redevelopment Plan