

Bylaw 17591

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

Purpose

To update applicable maps to reflect the proposed rezoning of accompanying Bylaw 17592.

Readings

Bylaw 17591 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 17591 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, March 18, 2016, and Saturday, March 26, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 17591 proposes to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan to update applicable maps including changing the Overall Plan Concept for a site from "Commercial Business" to "Mixed Use".

This proposed amendment is accompanied by an associated proposed rezoning (Bylaw 17592).

Comments from civic departments and utility agencies 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 supports *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcome and Strategic Goals:

- Edmonton is attractive and compact - This Bylaw contributes to the goals of improving Edmonton's livability, enhancing the use of public transit and other forms of active transportation and transforming Edmonton's urban form. This is

achieved by providing the opportunity for a high density, pedestrian oriented, mixed use development near a Light Rail Transit station.

Public Consultation

On June 24, 2014, Sustainable Development sent an advanced notice to surrounding property owners as well as the presidents of the Central McDougall Community League, Prince Rupert Community League, Queen Mary Park Community League and Kingsway Business Revitalization Zone Association.

On October 14, 2014, Sustainable Development held a public meeting regarding this application.

On December 1, 2015, after the applicant changed their proposed zone from the (CB3) Commercial Mixed Business Zone to a (DC2) Site Specific Development Control Provision (details within Sustainable Development report), Sustainable Development sent notice of this revision to surrounding property owners as well as the presidents of the Central McDougall Community League, Prince Rupert Community League, Queen Mary Park Community League and Kingsway Business Revitalization Zone Association.

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

Attachments

1. Bylaw 17591
2. Sustainable Development report