

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

Recommendation

That Bylaw 24103 be given third reading.

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 third reading.

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.

Previous Council/Committee Action

At the May 28-30/June 3/25-26, 2024, City Council Public Hearing meeting, the following motion was passed:

That Charter Bylaw 24002, as amended, and Bylaws 24102 and 24103 be read a second time.

REPORT

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-007, City of Edmonton, Central District Plan, subject to a 28-day appeal period ending September 17, 2024. As no appeal was submitted, the EMRB approved the REF application and it is now ready for third reading.

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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 October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy for the process used to determine which plans were to be repealed and amended.

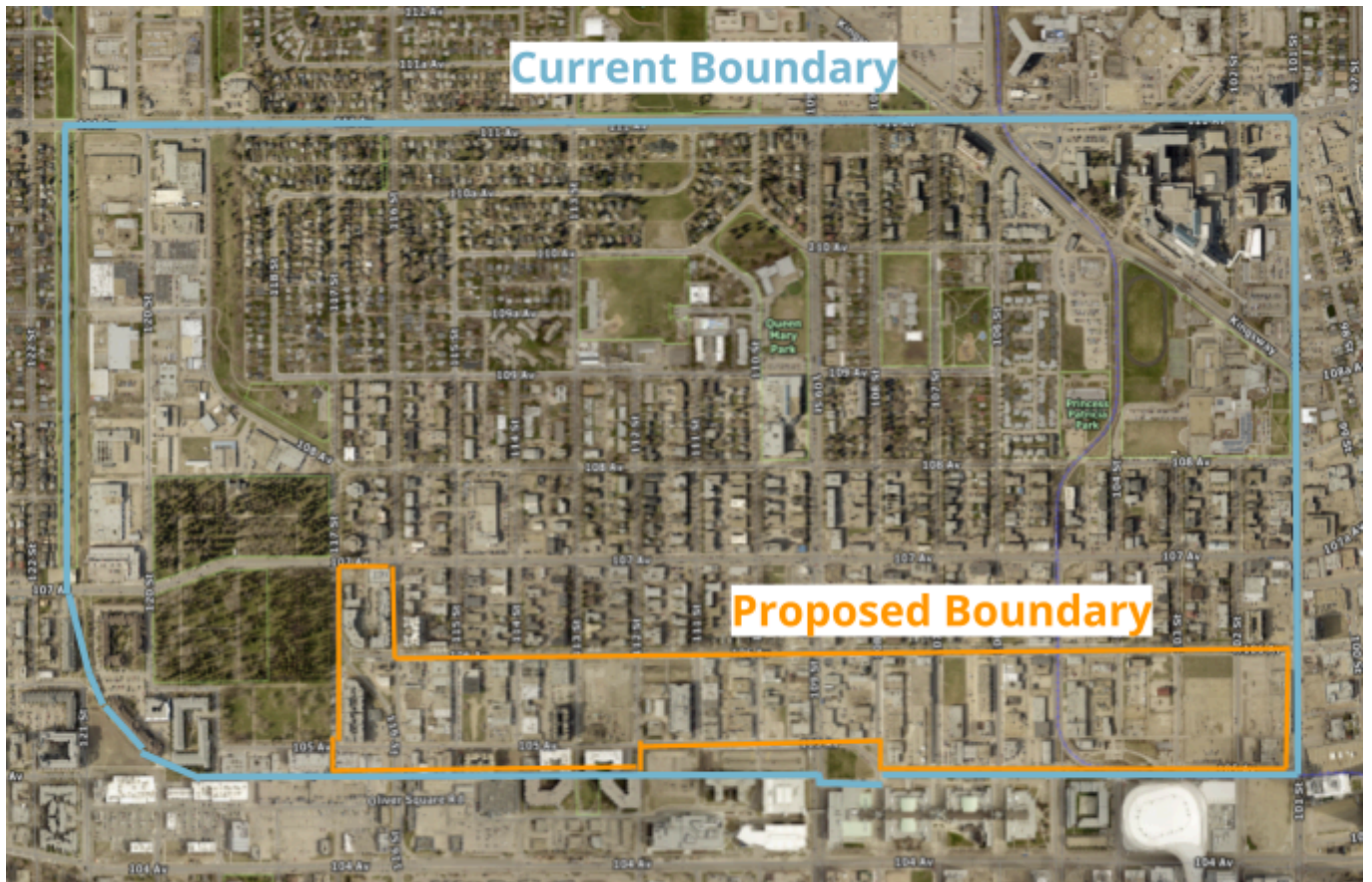
Reason for Amendment

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 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'.

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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, October 2, 2024, Urban Planning and Economy report UPE01245rev 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” (Attachment 5, October 2, 2024, Urban Planning and Economy report UPE01245rev 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

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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

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor