

# Charter Bylaw 19217

To allow for a medium rise residential building, Queen Mary Park

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## Purpose

Rezoning from RA7 (Low Rise Apartment Zone) to DC2 (Site Specific Development Control Provision); located at 11009 & 11015 109A Avenue NW, Queen Mary Park.

## Readings

Charter Bylaw 19217 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 Charter Bylaw 19217 be considered for third reading.”

## Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on April 24, 2020, May 2, 2020, and May 5, 2020. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 19217 proposes to rezone the northern portion of two lots from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision. The proposed zoning would allow for the development of an eight storey multi-unit apartment building with a maximum of 115 dwelling units, a large outdoor amenity space adjacent to the existing park, ground level dwellings facing 109A Avenue and an underground parkade. There is an associated plan amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan to align with the proposed rezoning (Bylaw 19216).

All comments from civic departments or utility agencies regarding this proposal have been addressed.

## Public Engagement

The applicant sent a pre-application notice to surrounding property owners and the president of the Queen Mary Park Community League on May 6, 2019. On September 11, 2019, Administration sent advanced notices to the same recipients. A public

engagement session was held on November 28, 2019. A summary of the feedback is found in the attached City Planning Report.

### **Attachments**

1. Charter Bylaw 19217
2. Administration Report (attached to Bylaw 19216 - Item 3.16)