

Bylaw 19402

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

Purpose

To amend a Policy and a Map to facilitate a proposed rezoning.

Readings

Bylaw 19402 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 19402 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on August 14, 2020, and August 22, 2020. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Bylaw 19402 proposes to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan to change a policy related to land use and update an applicable map legend, Map 8 – Downtown North Edge Development Concept. The proposed plan amendment adds text to the ‘Precinct E High Rise Apartments - Requirements for Implementation’ to allow an exception for an associated (DC2) Site Specific Development Control Provision rezoning (Charter Bylaw 19403) which would facilitate the development of a high density, mid rise residential building with up to 120 residential units and a Floor Area Ratio of 3.2.

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

Public Engagement

Advance notice was sent to surrounding property owners and the president of the Queen Mary Park Community League on May 26, 2020. One response was received and is summarized in the attached Administration Report.

Attachments

1. Bylaw 19402
2. Administration Report