

# Charter Bylaw 19403

To allow for a high density, mid rise building, Queen Mary Park

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## Purpose

Rezoning from DC1 to DC2, located at 11303 - 105 Avenue NW.

## Readings

Charter Bylaw 19403 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 19403 be considered for third reading.”

## Advertising and Signing

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

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

Charter Bylaw 19403 proposes to change the zoning from a (DC1) Direct Development Control Provision (DC1 - Area 3 - Precinct E of the Central McDougall/Queen Mary Park ARP) to a (DC2) Site Specific Development Control Provision. The proposed DC2 Provision would allow for a building with the following characteristics:

- A maximum height of 23 metres (approximately 6 storeys);
- A maximum Floor Area Ratio of 3.2;
- Up to 120 residential dwellings; and
- Underground parking accessible from 105 Avenue NW.

The proposed rezoning is accompanied by an associated amendment to the Central McDougall/Queen Mary Park Area Redevelopment Plan (Bylaw 19402).

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. Charter Bylaw 19403
2. Administration Report (attached in Bylaw 19402 - Item 3.5)