

Bylaw 19402

Bylaw to amend Bylaw 11648, as amended,  
being the Central McDougall/Queen Mary Park  
Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on March 5, 1998, passed Bylaw 11648, as amended, being a bylaw to adopt the Central McDougall/Queen Mary Park Area Redevelopment Plan; and

WHEREAS an application was received by City Planning to amend Bylaw 11648, as amended, the Central McDougall/Queen Mary Park Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend Central McDougall/Queen Mary Park Area Redevelopment Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Central McDougall/Queen Mary Park Area Redevelopment Plan is hereby further amended by:

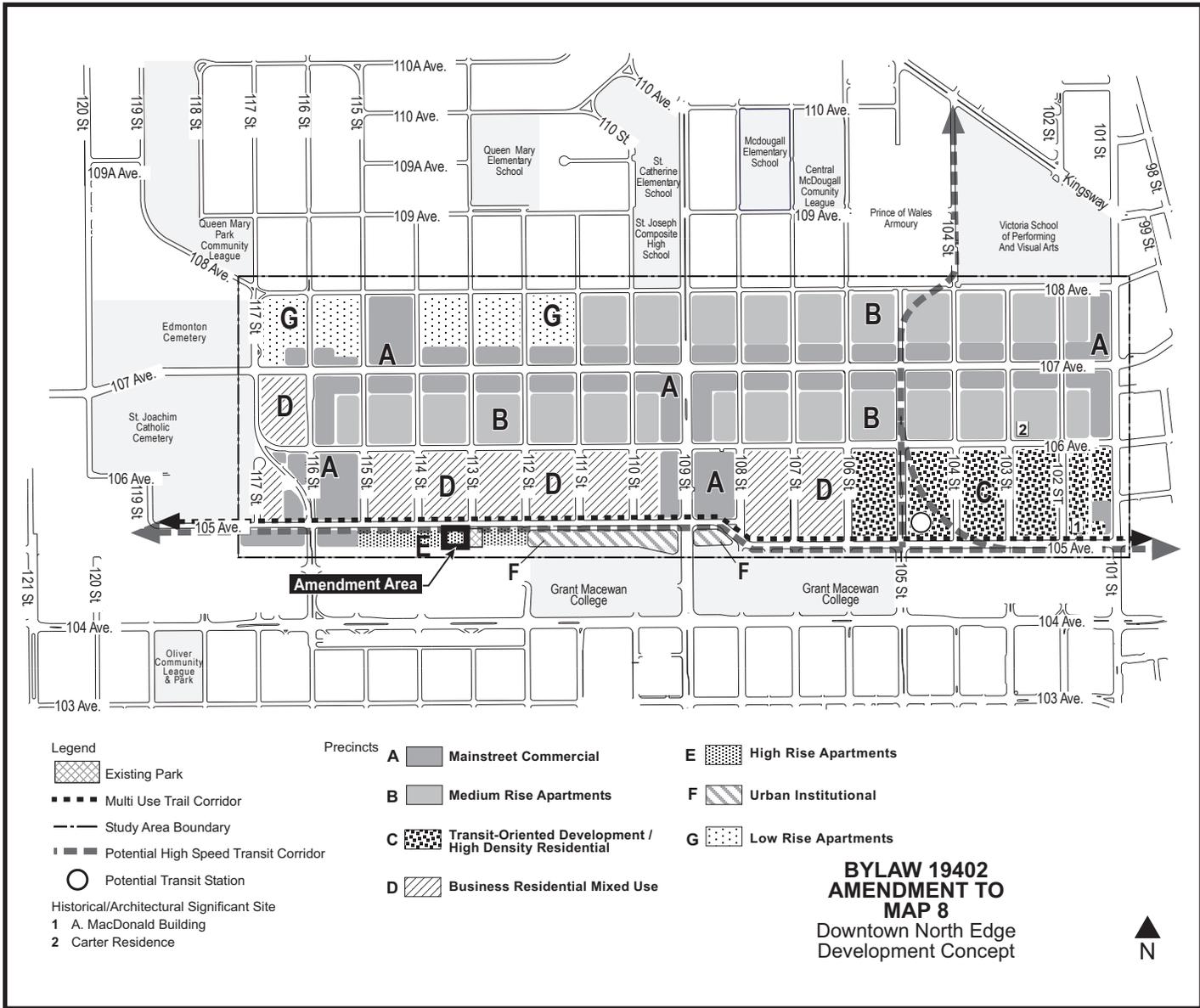
- a. adding the following bullet under PRECINCT 'E' HIGH RISE APARTMENTS - REQUIREMENTS FOR IMPLEMENTATION - Discussion Section following "The maximum height shall be 9 storeys or 28.0m", which reads:
  - "Notwithstanding the previous statements on FAR and Density, the following parcel shall have a maximum FAR of 3.2 and a maximum number of dwellings of 120: Lot 182A, Block 13, Plan 1821138."
- b. deleting the map entitled "Map 8 - Downtown North Edge Development Concept" and replacing it with the map entitled "Map 8 - Downtown North Edge Development Concept", attached hereto as Schedule "A" and forming a part of this bylaw.

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



Legend

- Existing Park
- Multi Use Trail Corridor
- Study Area Boundary
- Potential High Speed Transit Corridor
- Potential Transit Station
- Historical/Architectural Significant Site
  - 1 A. MacDonald Building
  - 2 Carter Residence

Precincts

- A** Mainstreet Commercial
- B** Medium Rise Apartments
- C** Transit-Oriented Development / High Density Residential
- D** Business Residential Mixed Use
- E** High Rise Apartments
- F** Urban Institutional
- G** Low Rise Apartments

**BYLAW 19402  
AMENDMENT TO  
MAP 8  
Downtown North Edge  
Development Concept**

