

Bylaw 15107

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 the Planning and Development Department 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 a policy in the Housing Section to read:

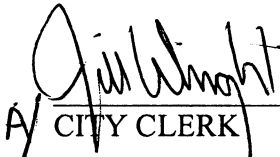
“Support low-rise apartment housing within the Neighbourhood Core limited to the area shown on Map 5 – Central McDougall – Overall Plan Concept.”

- b. Deleting "Map 5 – Central McDougall – Overall Plan Concept" replacing it with a new "Map 5 – Central McDougall – Overall Plan Concept" attached as Schedule "A" to this Bylaw.

READ a first time this	2nd	day of	February	, A. D. 2009;
READ a second time this	2nd	day of	February	, A. D. 2009;
READ a third time this	2nd	day of	February	, A. D. 2009
SIGNED and PASSED this	2nd	day of	February	, A. D. 2009.

THE CITY OF EDMONTON


MAYOR


CITY CLERK

redevelop for row housing

low-rise apartment housing

111 AVE.

Institutional

High Density Residential

Polish Cultural Centre, church, seniors housing

110 AVE.

101 ST.

Direct Control

construct new family-oriented housing

low-rise apartments

rebuild community league hall

“Neighbourhood Core”

McDougall School

109 AVE.

rezone to protect remaining single family housing

108 AVE.

medium-rise apartments

107 AVE.

medium-rise apartments

high density high and medium rise apartments and business uses

106 AVE.

replace “rathole” tunnel with at-grade roadway

high-rise residential mixed use development

improve building management and property maintenance

revitalize 107 Avenue mainstreet commercial precinct as local commercial strip with multicultural theme

- roadway, sidewalk, streetscape improvements

remove 101 St. railway underpass

105 AVE.

C.N. LANDS

QUEEN MARY PARK

McCauley

Kingsway

Royal Alexandra Hospital

Edmonton Public Schools Centre for Education

Victoria School of Performing & Visual Arts

Prince of Wales Armoury

102 ST.

103 ST.

104 ST.

105 ST.

106 ST.

107 ST.

108 ST.

109 ST.

110 ST.

111 ST.



NOVEMBER 2005