

Downtown North Edge Development Study, Central McDougall and Queen Mary Park

Recommendation:

1. That Administration bring forward a bylaw to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan to implement the recommendations of the Downtown North Edge Development Study to the March 7, 2005, City Council Public Hearing.
2. That the use of a redevelopment levy in the Downtown North Edge area to acquire funds to facilitate the purchase of parkland required by the potential redevelopment of properties in the area to residential development be endorsed.
3. That a system whereby the costs of required streetscape improvements in the Downtown North Edge area will be charged on a per square metre basis against owners of redevelopment sites at the time of redevelopment be endorsed.

Report Summary

This report provides a summary of the outcome and recommendations from the Downtown North Edge Development Study that has been completed for the area between 101 Street and 117 Street, and between 105 Avenue and 108 Avenue in the Central McDougall and Queen Mary Park neighbourhoods. The Study was intended to explore opportunities for redevelopment in this general area.

Advertising

This Non-statutory Public Hearing has been advertised in the Edmonton Journal on Friday, December 31, 2004, and Sunday, January 9, 2005.

Previous Council/Committee Action

- At the November 30, 2004, City Council meeting, the following motion was passed:
That a Special City Council meeting be held on Thursday, January 20, 2005, from 1:30 to 9:30 p.m. in Council Chamber, for a joint non-statutory public hearing on the Downtown North Edge Study and North High Speed Transit Study.
- At the April 13, 2004, City Council meeting, the following motion was passed:
That Administration not bring forward any bylaw to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan south of 107 Avenue nor any bylaw to amend the zoning in the same area until the development plan, servicing plan and ARP amendment for this area is presented to the October 28, 2004, City Council Public Hearing meeting for decision.

Report

- In 2003, the Planning and Development Department received several applications from landowners in the southern portions of the Central McDougall and Queen Mary Park neighbourhoods regarding proposals for new high density residential development in these areas. Specifically, the applications were concentrated on sites south of 106 Avenue, and between 101 Street and 117 Street (with the exception of one site on the north side of 106 Avenue, and the east side of 117 Street).

- The existing Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) designates the area in question for light industrial, commercial office, and general business uses. The zoning of this area (mainly DC2) provides for the continuation and upgrading of general industrial uses while allowing for the conversion and redevelopment of obsolete industrial uses to commercial office and general business uses. In keeping with the intent of the ARP, no residential uses of any type were allowed.
- The initial review of these proposals by the City and the affected utility agencies indicated some concerns over the appropriateness of this area for residential development. It was determined that in order to assess if this area was suitable for residential development an overall land use study was needed. In this regard, the Planning and Development Department submitted a request to City Council in December 2003 authorizing the preparation of a land use study for the area between 101 Street and 117 Street, and 105 Avenue and 108 Avenue. This land use study was intended to address a number of issues related to redevelopment, including land use, traffic, infrastructure, open space, and urban design. The request was approved by City Council.
- The Planning and Development Department contracted a consultant firm to undertake the Downtown North Edge Development Study. A Steering Committee was established, and consultation with the Central McDougall and Queen Mary Park neighbourhoods was undertaken.
- Workshops were held by the consultant in July 2004 to invite property and business owners, as well as other residents in the two communities, to develop a vision for the redevelopment area.
- Subsequent to these workshops, the consultant provided a Study that was reviewed by the Planning and Development Department, and was presented to the communities at a Public Meeting in August 2004.
- Subsequent to the August 31, 2004 Public Meeting, the consultant team finalized the development concept for the area, and submitted the Study document to the Planning and Development Department for review. The Study presented a development concept for the area that concluded that medium and high density residential development in this area is feasible. The Study analyzed the ability of the transportation system and other infrastructure to accommodate the redevelopment, introduced proposed high speed transit corridors through the area, introduced urban design guidelines for the area, developed the concept for the 105 Avenue Multi-use Trail Corridor in this location, discussed implementation mechanisms for redevelopment, and introduced financing options with regard to capital improvements required for redevelopment.
- During the preparation of the Downtown North Edge Development Study, the

Transportation and Streets Department began the North High Speed Transit Study (NHSTS). The NHSTS was intended to identify potential corridors for high speed transit from the Downtown to NAIT. Recommended high speed transit corridors identified in the NHSTS have been incorporated into the Downtown North Edge Development Study, as these corridors have land use implications.

- To date, the referenced development plan, servicing plan and ARP amendment in the April 13, 2004, motion, for this area (i.e. the Downtown North Edge Development Study) has not been presented to a City Council Public Hearing.

Justification of Recommendation

1. The Central McDougall/Queen Mary Park Area Redevelopment Plan must be amended in order to adopt the land use and policy recommendations from the Downtown North Edge Development Study. These amendments can only be approved at a statutory Public Hearing.
2. Additional parkland will be required for the future residents should the ARP amendment be approved. As this need is directly due to the proposed redevelopment of a former industrial area, it is the opinion of the Planning and Development Department that the owners of redevelopment lands should be responsible for the acquisition of this additional parkland.
3. The proposed redevelopment would introduce residential uses to a former industrial area. In order to provide an

appropriate residential environment, significant upgrades and/or new construction of public facilities such as sidewalks and boulevards is needed. As this need is directly due to the proposed redevelopment of a former industrial area, it is the opinion of the Planning and Development Department that the owners of redevelopment lands should be responsible for these upgrades and/or new construction. The costs of developing the Multi-use Trail component on 105 Avenue between 101 Street and approximately 119 Street should be the responsibility of the City.

Background Information Attached

1. [Downtown North Edge Development Study Information Report \(prepared by Planning and Development Department\)](#)
2. [Downtown North Edge Development Study Land Use Concept Map](#)

Background Information Available on Request

1. Consultant's Downtown North Edge Development Study