

Bylaw 19713

A Bylaw to amend Bylaw 11890, as amended,  
being the Strathcona Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on December 15, 1998, passed Bylaw 11890, as amended, being a bylaw to adopt the Strathcona Area Redevelopment Plan; and

WHEREAS an application was received by Administration to amend Bylaw 11890, as amended, the Strathcona Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend the Strathcona 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 Strathcona Area Redevelopment Plan is further amended by:
  - a. deleting Whyte Avenue Land Use Policy 9 in its entirety and replacing with:

“9. Surface Parking Lots shall not be allowed unless:

    - a. screened with visually interesting architectural elements such as changes in texture, material variety, screens, artistic or stylized glass and/or other materials, and/or other methods which disguise the Surface Parking Lot to create a visually pleasing façade; or
    - b. at locations where Active At-Grade Frontage are shown in Figure 7, screened by a building containing Active At-Grade Frontages with the Surface Parking Lot to the rear of the building and accessed from the Abutting Lane.”;
  - b. replacing the period at the end of Whyte Avenue Built Form Policy 7.a.i with “; and”;

- c. adding a sub-clause to Whyte Avenue Built Form Policy 7.a that reads:  
“ii. This policy shall not apply to the view of the historic CPR train station directly from the north.”;
- d. deleting the (DC1) Direct Development Control Provision for the Canadian Pacific Railway Station;
- e. deleting “Figure 7 - Land Use” and replacing it with “Figure 7 - Land Use” attached hereto as Schedule “A” and forming part of this Bylaw; and
- f. deleting “Figure 8 - Height Strategy” and replacing it with “Figure 8 - Height Strategy” attached hereto as Schedule “B” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

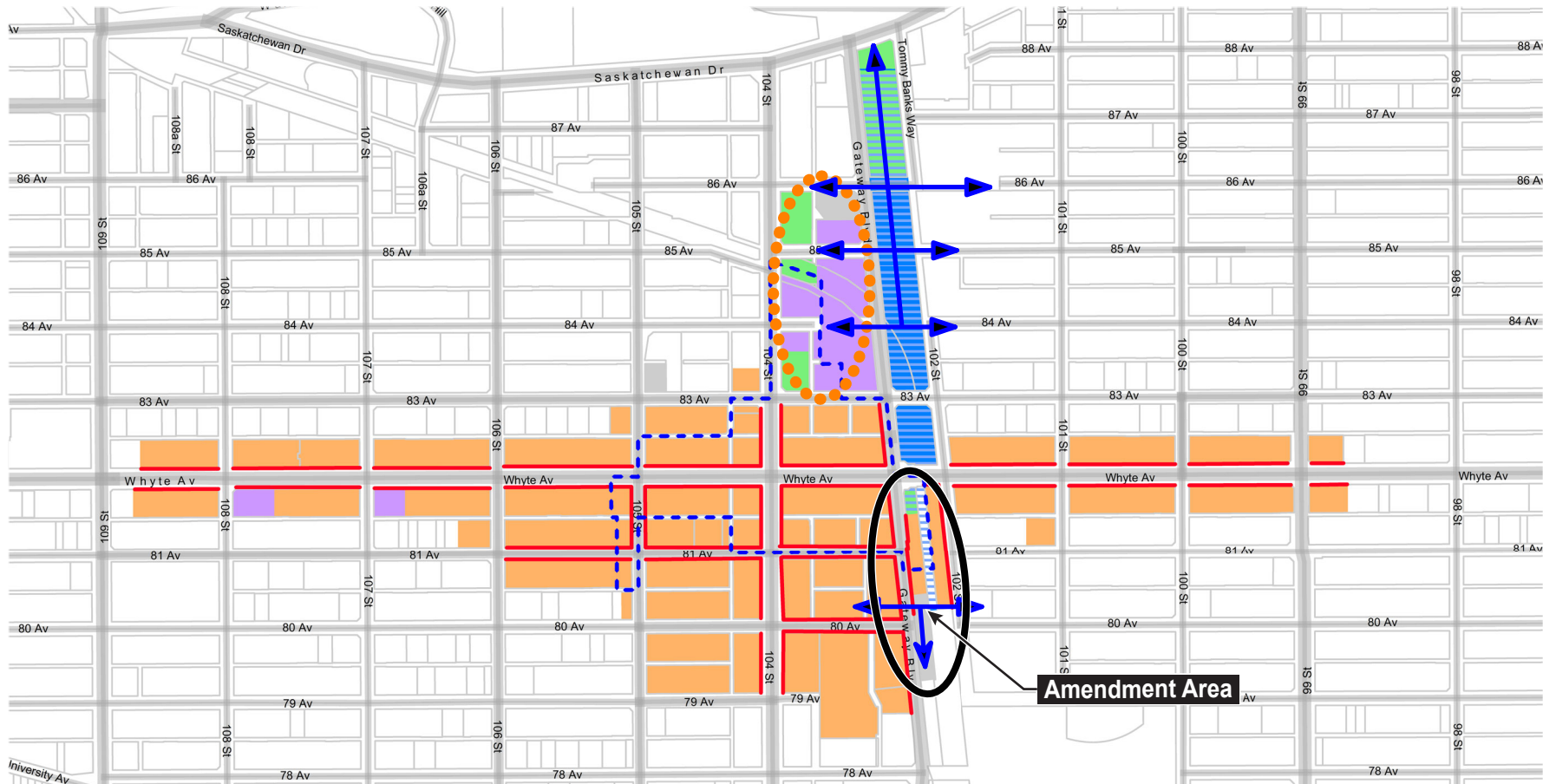










# STRATHCONA

## Area Redevelopment Plan

### Figure 7

#### Land Use



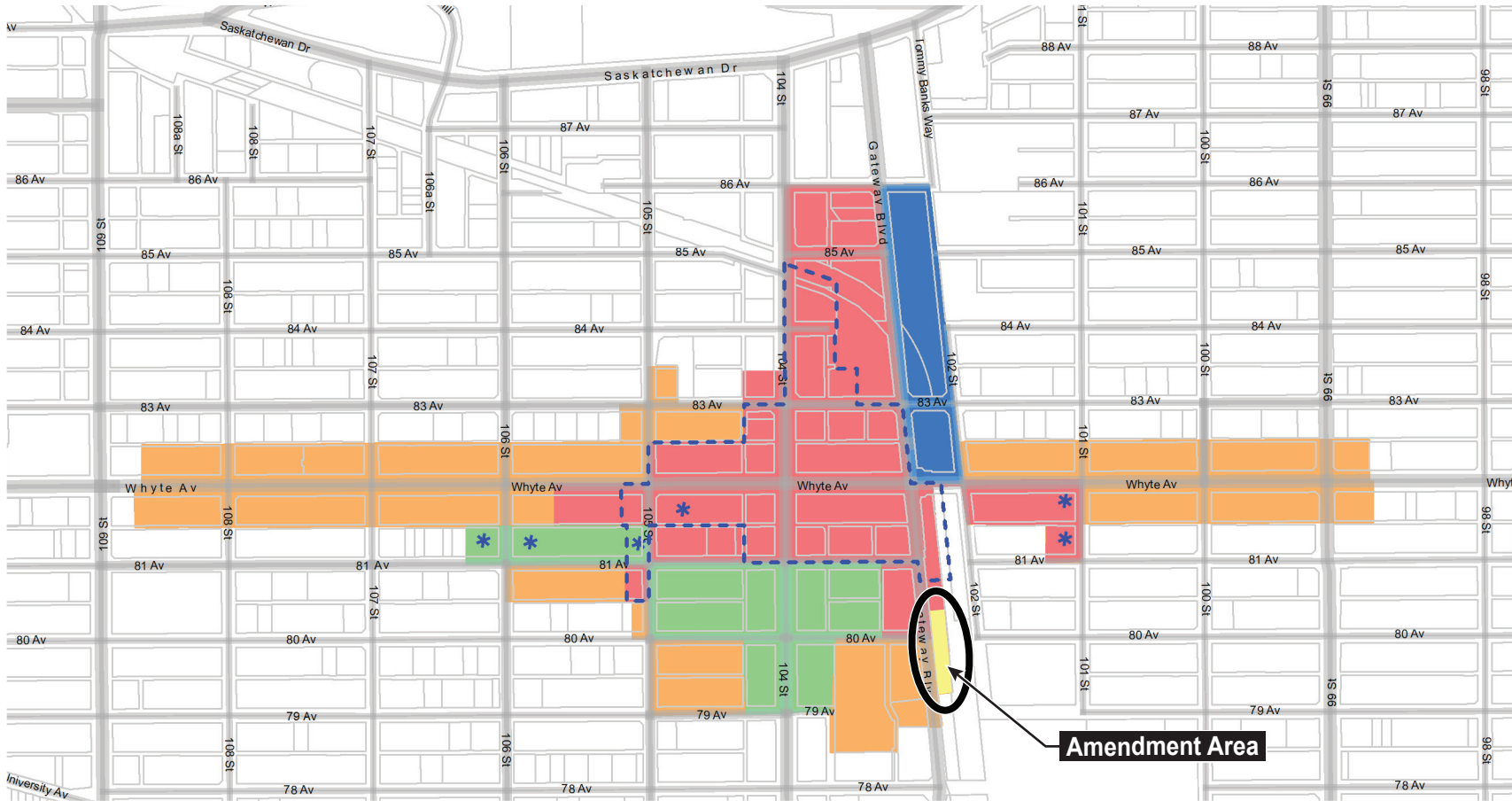
-  Provincial Historic Area
-  Commercial Mixed Use - The corridor will remain primarily commercial in use and provide more residential opportunity.
-  Active At-Grade Frontage - Buildings are designed to promote a high degree of visual and physical interaction at ground-level.
-  Institutional - No changes are proposed to existing institutional or civic use spaces within the corridor.
-  Residential - Areas that can redevelop to provide a greater range of housing options or choices while sensitive to surrounding area.
-  Special Study Area - City and Provincial owned lands identified for further study into their future role and use within the corridor.
-  Linear Public Space
-  Park and Open Space - Public space that may be passive in use and / or actively programmed to accommodate commercial, civic events, arts or cultural activities.
-  Enhanced Civic Core

# STRATHCONA

## Area Redevelopment Plan

### Figure 8

### Height Strategy



- Provincial Historic Area
- Special Study Area
- Site Specific Heights

- 15 metres (approximately 4 Storeys)
- 21 metres (approximately 6 Storeys)
- 28 metres (Approximately 8 Storeys)
- 50 metres (approximately 16 Storeys)