

Charter Bylaw 19714

To allow for a low-rise commercial building north of, and a mid-rise residential building south of, the historic Canadian Pacific Railway Station, CPR Irvine (Old Strathcona).

Purpose

Rezoning from DC1 to DC1; located at 8101 - Gateway Boulevard NW.

Readings

Charter Bylaw 19714 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 19714 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 21 and May 29, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19714 is to change the zoning from a (DC1) Direct Development Control Provision to a new (DC1) Direct Development Control Provision; Lot 2, Block L, Plan 0521161. The proposed DC1 Provision will continue the protection of the historic Canadian Pacific Railway Station as a designated municipal and provincial historic resource but also allow for:

- Development of an 11 metre (approximately 3 storey) commercial development north of the historic station; and
- Development of a 28 metre (approximately 7-8 storey) residential building south of the historic station with surface parking retained at ground level and up to 125 dwellings above.

An amendment to the Strathcona Area Redevelopment Plan (Bylaw 19713) is also proposed to facilitate this rezoning.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice, combined with an invitation to participate in an online engagement opportunity, was sent to surrounding property owners and the presidents of the Strathcona, Ritchie and Queen Alexandra Community Leagues as well as the Central Area Council of Community Leagues and the Old Strathcona Business Association on February 9, 2021.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. Instead, between February 16 and March 5, 2021, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 319 people, 30 of whom either asked questions or left comments.

Feedback received through the above is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19714
2. Administration Report (attached to Bylaw 19713 - item 3.5)