

# Bylaw 18238

## Amendment to the Strathcona Area Redevelopment Plan

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### Purpose

The proposed amendment replaces the existing Historical Commercial (DC1) Direct Development Control Provision in the plan with a revised Historical Commercial (DC1) Direct Development Control Provision.

### Readings

Bylaw 18238 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 Bylaw 18238 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, January 5, 2018, and Saturday, January 13, 2018. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this Bylaw.

### Report

Bylaw 18238 proposes to amend the Strathcona Area Redevelopment Plan to revise the Historical Commercial (DC1) Direct Development Control Provision contained within the plan. The associated rezoning (Bylaw 18239) adds a new Sub Area that applies to the Hulbert Block building, a recently designated Municipal Historic Resource (Bylaw 17480). All development regulations from the broader DC1 Provision that are associated with Bylaw 18239, also apply to the Sub Area, except that any future alterations, additions or other changes must be sympathetic to and compatible with the historic facades of the Hulbert Block and the historically significant features described in the designation bylaw. There are no proposed amendments to any policies or objectives of the Plan.

All comments from civic departments and utility agencies have been addressed.

### Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Strathcona Area Redevelopment Plan

### Corporate Outcomes

This Bylaw supports *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcome and Strategic Goal:

- Edmontonians are connected to the city in which they live, work and play - This Bylaw contributes to the goal of improving Edmonton's livability by further

protecting an important heritage building that contributes to the character and enjoyment of the unique historic area of Old Strathcona and Whyte Avenue.

### **Public Consultation**

On April 3, 2017, Urban Form and Corporate Strategic Development sent an advanced notice to surrounding property owners as well as the presidents of the Central Area Council of Community Area Councils, Queen Alexandra Community League, Ritchie Community League, Strathcona Centre Community League and Old Strathcona Business Revitalization Zone Association. No responses were received.

### **Attachments**

1. Bylaw 18238
2. Urban Form and Corporate Strategic Development report