

Bylaw 18239

To promote the continued use, viability and preservation of the Hulbert Block, Queen Alexandra and Strathcona Junction

Purpose

Rezoning from DC1 to DC1, located at the area generally bounded by Gateway Boulevard NW, 105 Street NW, 81 Avenue NW and 83 Avenue NW, Strathcona, Queen Alexandra and Strathcona Junction.

Readings

Bylaw 18239 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 18239 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 18239 proposes to rezone the existing Historical Commercial (DC1) Direct Development Control Provision to a new Historical Commercial (DC1) Direct Development Control Provision. The proposed DC1 Provision 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 also apply to the Sub Area, except that 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.

The proposed rezoning is associated with a proposed amendment to the Strathcona Area Redevelopment Plan (Bylaw 18238) to insert the new DC1 Provision, if approved, into 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 the Old Strathcona Business Revitalization Zone Association. No responses were received.

Attachments

1. Bylaw 18239
2. Urban Form and Corporate Strategic Development report (attached to Bylaw 18238 – Item 3.1)