

Bylaw 18165

To allow for the continuation of a Spectator Entertainment Establishment (Varscona Theatre), Strathcona

Purpose

Rezoning from DC1 to DC1 for the area generally bounded by Gateway Boulevard NW, 105 Street NW, 81 Avenue NW and 83 Avenue NW.

Readings

Bylaw 18165 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 18165 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18165 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 is identical to the existing DC1 Provision except for changes made to the Sub Area that applies only to the site of the Varscona Theatre on 83 Avenue NW between 104 Street NW and Gateway Boulevard NW.

The recently completed addition and renovation of the Varscona Theatre were not done in accordance with the existing DC1 Provision Sub Area for the theatre. The proposed changes to the Sub Area are to make the existing building a conforming building and avoid undertaking partial demolition and new construction to comply with the existing zoning.

The proposed rezoning is accompanied by an associated proposed amendment to the Strathcona Area Redevelopment Plan (Bylaw 18164).

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 Goals:

- Edmonton is attractive and compact - This Bylaw contributes to the goals of transforming Edmonton's urban form and improving Edmonton's livability by contributing to the continued viability of a cultural and community amenity that complements the nearby commercial core within a designated Provincial Historic Area.

Public Consultation

On May 11, 2016, 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 Council, Queen Alexandra Community League, Ritchie Community League, Strathcona Community League and the Old Strathcona Business Revitalization Zone. No responses were received.

Attachments

1. Bylaw 18165
2. Urban Form and Corporate Strategic Development report (Bylaw 18164 – Item 3.19)