

Bylaw 18113

Amendment to the Strathcona Area Redevelopment Plan

Purpose

To exempt a site from two policies that restrict increasing density through rezoning and apartment buildings to three storeys.

Readings

Bylaw 18113 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 18113 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 23, 2017, and Saturday, July 1, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

Bylaw 18113 proposes to amend the Strathcona Area Redevelopment Plan to exempt the site of an associated proposed rezoning (Bylaw 18114) from the following two policies:

- Chapter 3, Section - Mixed Low and Medium Density Residential Area, Policy 1 which does not support rezoning of land currently developed for low density residential uses.
- Chapter 3, Section - Mixed Low and Medium Density Residential Area, Policy 4.a which restricts the height of apartment buildings to three storeys.

The amendments would allow for a sensitive and compatible four storey apartment building.

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 increasing density in a sensitively designed and compatible building within a mature neighbourhood.

Public Consultation

On September 15, 2015, the applicant sent out pre-application notification letters to surrounding property owners as well as the Edmonton Federation of Community Leagues and the presidents of the Central Area Council of Community Area Councils and the Strathcona Centre Community League.

On January 23, 2016, Sustainable Development sent an advanced notice to surrounding property owners as well as the Edmonton Federation of Community Leagues and the presidents of the Central Area Council of Community Area Councils and the Strathcona Centre Community League.

On April 13, 2016, Sustainable Development held a public open house regarding this application.

On May 11, 2017, after revisions to the application were made to reduce the height and add more detailed regulations related to the built form, Sustainable Development sent notification of the changes to surrounding property owners as well as the Edmonton Federation of Community Leagues and the presidents of the Central Area Council of Community Area Councils and the Strathcona Centre Community League.

A summary of comments and concerns received in response to this public engagement is contained in the attached Sustainable Development report.

Attachments

1. Bylaw 18113
2. Sustainable Development report