

Bylaw 18077

Amendment to the Strathcona Area Redevelopment Plan

Purpose

To clarify the requirement for buildings higher than three storeys to have the upper storeys stepped back in the Walk Up Apartment Area.

Readings

Bylaw 18077 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 18077 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 18077 proposes to amend the Strathcona Area Redevelopment Plan to amend Policy 2(a) of Chapter 3 - Walk Up Apartment Area. This policy does not specifically state a restriction on height but only references the requirement for the fourth storey to be stepped back from the third. The amendment clarifies that all storeys above the third must also be stepped back.

This amendment is accompanied by an associated proposed rezoning (Bylaw 18078) to allow for a medium density mixed use 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 allowing for a compatible increase in density along an arterial road in a mature neighbourhood.

Public Consultation

On September 22, 2016, the applicant sent out pre-application notification letters to surrounding property owners as well as the presidents of the Central Area Council of Community Area Councils, the Strathcona Centre Community League and the Old Strathcona Business Revitalization Zone.

On December 9, 2016, Sustainable Development sent an advanced notice to surrounding property owners as well as the presidents of the Central Area Council of Community Area Councils, the Strathcona Centre Community League and the Old Strathcona Business Revitalization Zone.

On February 23, 2017, Sustainable Development held a public open house regarding this application.

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

Attachments

1. Bylaw 18077
2. Sustainable Development report