

BYLAW 20408

Amendment to the Strathcona Area Redevelopment Plan

Purpose

To amend Figure 10 and remove the Historical Commercial (DC1) Direct Control Provision from the plan.

Readings

Bylaw 20408 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 20408 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on February 24, 2023 and March 4, 2023. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The purpose of proposed Bylaw 20408 is to amend Figure 10 within the Strathcona Area Redevelopment Plan, which shows sub areas of the Historic Commercial (DC1) Direct Development Control Provision, to show a new sub area for the Commercial Hotel and its associated outdoor space, as proposed by an associated rezoning (Charter Bylaw 20409). The plan would also be amended by removing the Historical Commercial (DC1) Direct Development Control Provision from the plan. While it used to be standard practice to include DC1 Provisions within statutory plans, it is now considered more appropriate to simply have these Provisions exist in the Zoning Bylaw and not be duplicated within a plan. No changes are proposed with regards to policies or direction of the Area Redevelopment Plan.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the Queen Alexandra, Ritchie and Strathcona Community Leagues as well as the Central Area Council of

BYLAW 20408

Community Leagues and the Old Strathcona Business Association on November 3, 2022. Four responses were received and are summarized in the attached Administration Report.

Attachments

1. Bylaw 20408
2. Administration Report