

CHARTER BYLAW 20409

To expand opportunities for exterior patio space and facilitate the continued viability of the Commercial Hotel in recognition of the unique building and site, and its function within the core of Old Strathcona.

Purpose

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

Readings

Charter Bylaw 20409 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 Charter Bylaw 20409 be considered for third reading.

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20409 is to rezone the Historical Commercial (DC1) Direct Development Control Provision in the core of Old Strathcona. This proposal is nearly identical to the existing one, except for a change to how public space is calculated throughout, as well as some more substantial changes for the Commercial Hotel (10329 - 82 Avenue NW) and the outdoor space to the east of it (10319 - 82 Avenue NW).

Through a new sub area in the DC1 Provision, changes for the Commercial Hotel land include allowing for a larger outdoor space, adding specific regulations for special events and spectator entertainment establishments and allowing for a special “marquee” style sign.

Administrative updates are also included with this rezoning, such as updating regulations about parking and loading to align with open option parking.

An associated application to amend the Strathcona Area Redevelopment Plan (Bylaw 20408) is proposed for administrative amendments and to amend a map to show the proposed new sub

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area for the Commercial Hotel lands. No changes are proposed with regards to policies or direction of the area redevelopment plan.

This proposal aligns with the Strathcona Area Redevelopment Plan and The City Plan by facilitating the continued viability of a historically significant building while allowing more flexibility at a gathering space for live entertainment in support of Whyte Avenue as a primary corridor.

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 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. Charter Bylaw 20409
2. Administration Report (attached to item 3.20 - Bylaw 20408)