

CHARTER BYLAW 20476

To allow for a rooftop addition and patio on top of the existing rear annex of the historic Crawford Block, Strathcona

Purpose

Rezoning from DC1 to DC1; 8222 - Gateway Boulevard NW and land generally bounded by Gateway Boulevard NW, 105 Street NW, 81 Avenue NW and 83 Avenue NW.

Readings

Charter Bylaw 20476 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 20476 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 28, 2023, and May 6, 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 20476 is to revise the Historical Commercial (DC1) Direct Development Control Provision in the core of Old Strathcona. The proposal is for a revised DC1 Provision that is nearly identical to the existing one, except for changes to Sub Area 3 of the DC1 Provision, which applies to the Crawford Block located at 8222 Gateway Boulevard NW.

The revisions to the Crawford Block Sub Area would allow for a 6th storey/rooftop enclosure to be built on top of the existing rear addition to the historic building. Potential commercial uses for this space would be bars and neighbourhood pubs, restaurants and/or specialty food services. The proposed rooftop addition would be limited to 35 square metres of floor area and be no higher than the existing mechanical/elevator/stairwell enclosure (22 metres). The remaining outdoor rooftop patio space could either continue as a residential amenity area or serve as outdoor space for the commercial uses listed above.

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This proposal aligns with the goals and policies of the Strathcona Area Redevelopment Plan and The City Plan by allowing for a unique rooftop opportunity in a vibrant mixed-use area in a way that respects the heritage character of the historic Crawford Block and the broader area.

An associated application to the Strathcona Area Redevelopment Plan (Bylaw 20475) is proposed to facilitate the proposed rezoning.

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

Community Insights

A notice of the proposed land use changes was mailed to surrounding property owners and the presidents of the Queen Alexandra and Strathcona Community Leagues as well as the Central Area Council of Community Leagues and the Old Strathcona Business Association on February 24, 2023. No responses were received.

Attachments

1. Charter Bylaw 20476
2. Administration Report (attached to item 3.6 - Bylaw 20475)