

Bylaw 17846

A Bylaw to amend Bylaw 11890, as amended,  
the Strathcona Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on December 15, 1998 passed Bylaw 11890, being a bylaw to adopt the Strathcona Area Redevelopment Plan; and

WHEREAS an application was received by Sustainable Development to amend Bylaw 11890, as amended, the Strathcona Area Redevelopment Plan;

WHEREAS City Council now deems it in the public interest to amend the Strathcona Area Redevelopment Plan Bylaw; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 11890, as amended, the Strathcona Area Redevelopment Plan is amended by:
  - a. adding a bullet to Chapter 2, Residential Objective 6 which reads:

“b. the Sites located east and west of 106 Street NW between 82 (Whyte) Avenue NW and 81 Avenue NW (legally described as Lots 6 & 7, Block 64, Plan 5809KS, Lots 13-18, Part of Lot 20 and Lots 21-31, Block 63, Plan I and Lots 1-5, Part of Lot 27 and Lots 28-32, Block 64, Plan I) which shall be permitted to be developed as taller buildings, not exceeding 56 m in height due to:

    - i. The built form of the high rise being comprised of three distinct sections (the Podium, the Mid-tower and the Tower top) and the associated stepbacks and articulation between the vertical elements which will provide a transition in height for the building and surrounding built forms; and
    - ii. The location of the Sites being within the Whyte Avenue Commercial Area and the separation distances of the Sites from existing residential uses, which are

predominately low rise apartments, provides for a transition in height and density with surrounding areas.”

b. Adding a bullet to Chapter 2, Commercial Objective 2 which reads:

“b. the Sites located east and west of 106 Street NW between 82 (Whyte) Avenue NW and 81 Avenue NW (legally described as Lots 6 & 7, Block 64, Plan 5809KS, Lots 13-18, Part of Lot 20 and Lots 21-31, Block 63, Plan I and Lots 1-5, Part of Lot 27 and Lots 28-32, Block 64, Plan I) which shall be permitted to be developed as taller buildings, not exceeding 56 m in height due to:

- i. The built form of the high rise being comprised of three distinct sections (the Podium, the Mid-tower and the Tower top) and the associated stepbacks and articulation between the vertical elements which will provide a transition in height for the building and surrounding built forms; and
- ii. The location of the Sites being within the Whyte Avenue Commercial Area and the separation distances of the Sites from existing residential uses, which are predominately low rise apartments, provides for a transition in height and density with surrounding areas.”

c. adding two bullets to Chapter 3, Section – Whyte Avenue Commercial Area, Policy 2 (Whyte Avenue General) which read:

“c) The site located north of 81 Avenue NW and east of 106 Street NW, described legally as Part of Lot 20 and Lots 21-31, Block 63, Plan I shall be permitted to be developed to a height not exceeding 56 m due to the building’s podium which is pedestrian friendly, compatible in scale, function and design continuity with the Whyte Avenue Commercial Area;

d) The site located on the northwest corner of 106 Street NW and 81 Avenue NW, described legally as Part of Lot 27 and Lots 28-32, Block 64, Plan I shall be permitted to be developed to a height not exceeding 56 m due to the building’s podium which is pedestrian friendly, compatible in scale, function and design continuity with the Whyte Avenue Commercial Area.”

d. adding four bullets to Chapter 3, Section – Whyte Avenue Commercial Area, Policy 4.a (Whyte Avenue General) which read:

“• The site located north of 81 Avenue NW and east of 106 Street NW, described legally as Part of Lot 20 and Lots 21-31, Block 63, Plan I shall be permitted to be developed to a height not exceeding 56 m;

- The site located on the southeast corner of 106 Street NW and 82 (Whyte) Avenue NW described legally as Lots 13-18, Block 63, Plan I shall be permitted to be developed to a height not exceeding 21 m;
  - The site located on the southwest corner of 106 Street NW and 82 (Whyte) Avenue NW described legally as Lots 1-5, Block 64, Plan I and Lots 6-7 Block 64, Plan 5809KS shall be permitted to be developed to a height not exceeding 21 m; and
  - The site located on the northwest corner of 81 Avenue NW and 106 Street NW, described legally as Part of Lot 27 and Lots 28-32, Block 64, Plan I shall be permitted to be developed to a height not exceeding 56 m.”
- e. deleting “Map 1 - Boundary”, and replacing it with “Map1 - Boundary” attached hereto as Schedule “A”; and forming part of this Bylaw;
  - f. deleting “Map 2 - Land Use Concept”, and replacing it with “Map 2 - Land Use Concept” attached hereto as Schedule “B”; and forming part of this Bylaw;
  - g. deleting “Map 3 - Parks, Public and Institutional Use”, and replacing it with “Map 3 - Parks, Public and Institutional Use”, attached hereto as Schedule “C”; and forming part of this Bylaw;
  - h. deleting “Map 4 - Historical Buildings”, and replacing it with “Map 4 - Historical Buildings”, attached hereto as Schedule “D”; and forming part of this Bylaw;
  - i. deleting “Map 5 - Bicycle Circulation, Major Arterials, Parking and Potential High Speed Rail” and replacing it with “Map 5 - Bicycle Circulation, Major Arterials, Parking and Potential High Speed Rail”, attached hereto as Schedule “E”; and forming part of this Bylaw;
  - j. deleting “Map 6 - Advice to Development Officer Residential Areas Subject to Modified Zoning Regulations” and replacing it with “Map 6 - Advice to Development Officer Residential Areas Subject to Modified Zoning Regulations”, attached hereto as Schedule “F”; and forming part of this Bylaw;
  - k. deleting “Map 7 – Commercial Overlays” and replacing it with “Map 7 – Commercial Overlays”, attached hereto as Schedule “G”; and forming part of this Bylaw;
  - l. deleting “Map 8 – Historic DC1 Areas”, and replacing with “Map 8 – Historic DC1 Areas”, attached hereto as Schedule “H”; and forming part of this Bylaw; and

- m. deleting "Figure 5 – Whyte Avenue Commercial Area", and replacing it with "Figure 5 Whyte Avenue Commercial Area", attached hereto as Schedule "T"; and forming part of this Bylaw.

READ a first time this	20th	day of	March	, A. D. 2017;
READ a second time this	20th	day of	March	, A. D. 2017;
READ a third time this	20th	day of	March	, A. D. 2017;
SIGNED and PASSED this	20th	day of	March	, A. D. 2017.

THE CITY OF EDMONTON

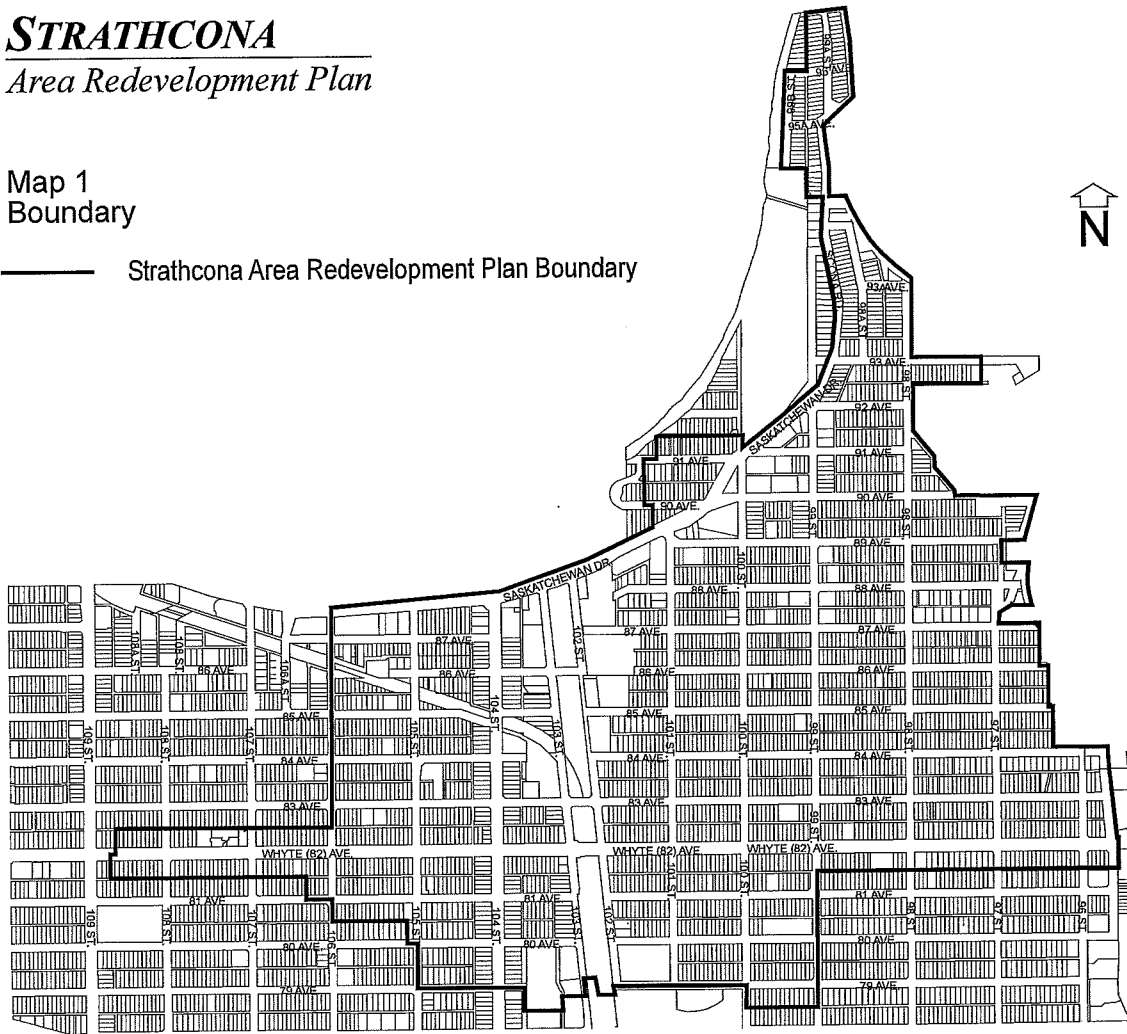
  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

***STRATHCONA***  
*Area Redevelopment Plan*

Map 1  
Boundary

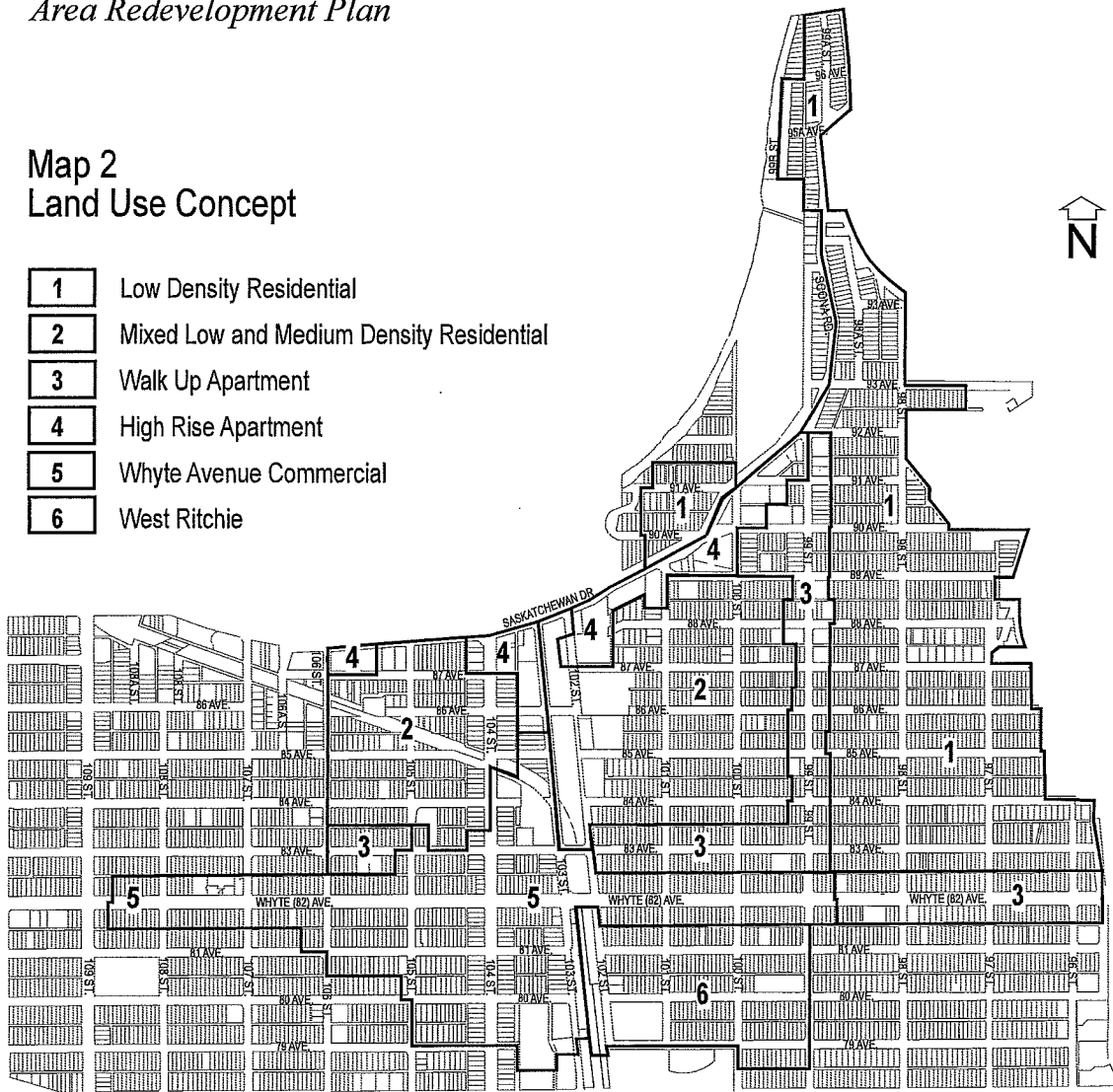
—— Strathcona Area Redevelopment Plan Boundary



***STRATHCONA***  
*Area Redevelopment Plan*

**Map 2**  
**Land Use Concept**




- |          |  |
|----------|--|
| <b>1</b> | Low Density Residential                  |
| <b>2</b> | Mixed Low and Medium Density Residential |
| <b>3</b> | Walk Up Apartment                        |
| <b>4</b> | High Rise Apartment                      |
| <b>5</b> | Whyte Avenue Commercial                  |
| <b>6</b> | West Ritchie                             |



# **STRATHCONA**

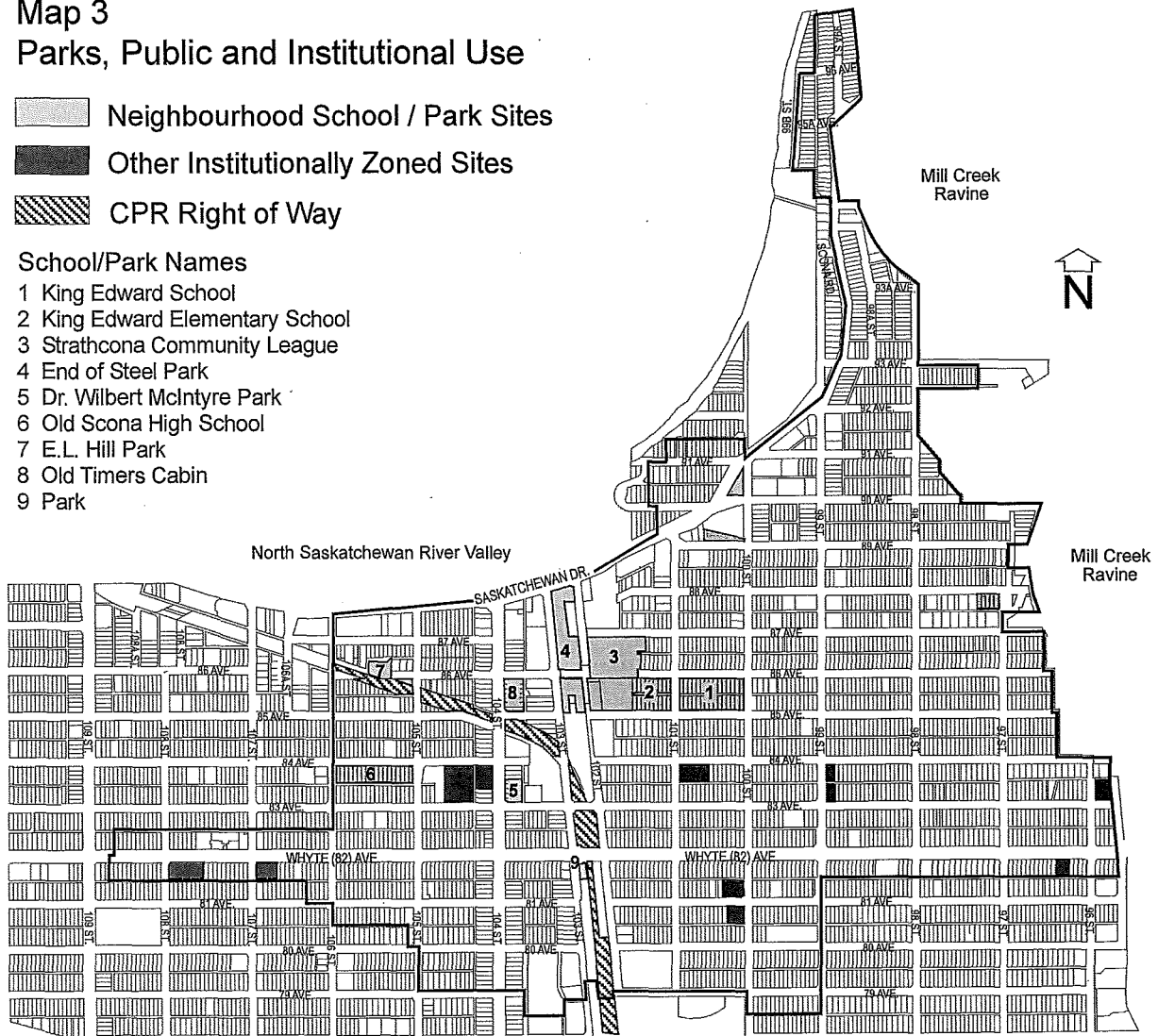
## *Area Redevelopment Plan*

### Map 3 Parks, Public and Institutional Use

-  Neighbourhood School / Park Sites
-  Other Institutionally Zoned Sites
-  CPR Right of Way

#### School/Park Names

- 1 King Edward School
- 2 King Edward Elementary School
- 3 Strathcona Community League
- 4 End of Steel Park
- 5 Dr. Wilbert McIntyre Park
- 6 Old Scona High School
- 7 E.L. Hill Park
- 8 Old Timers Cabin
- 9 Park

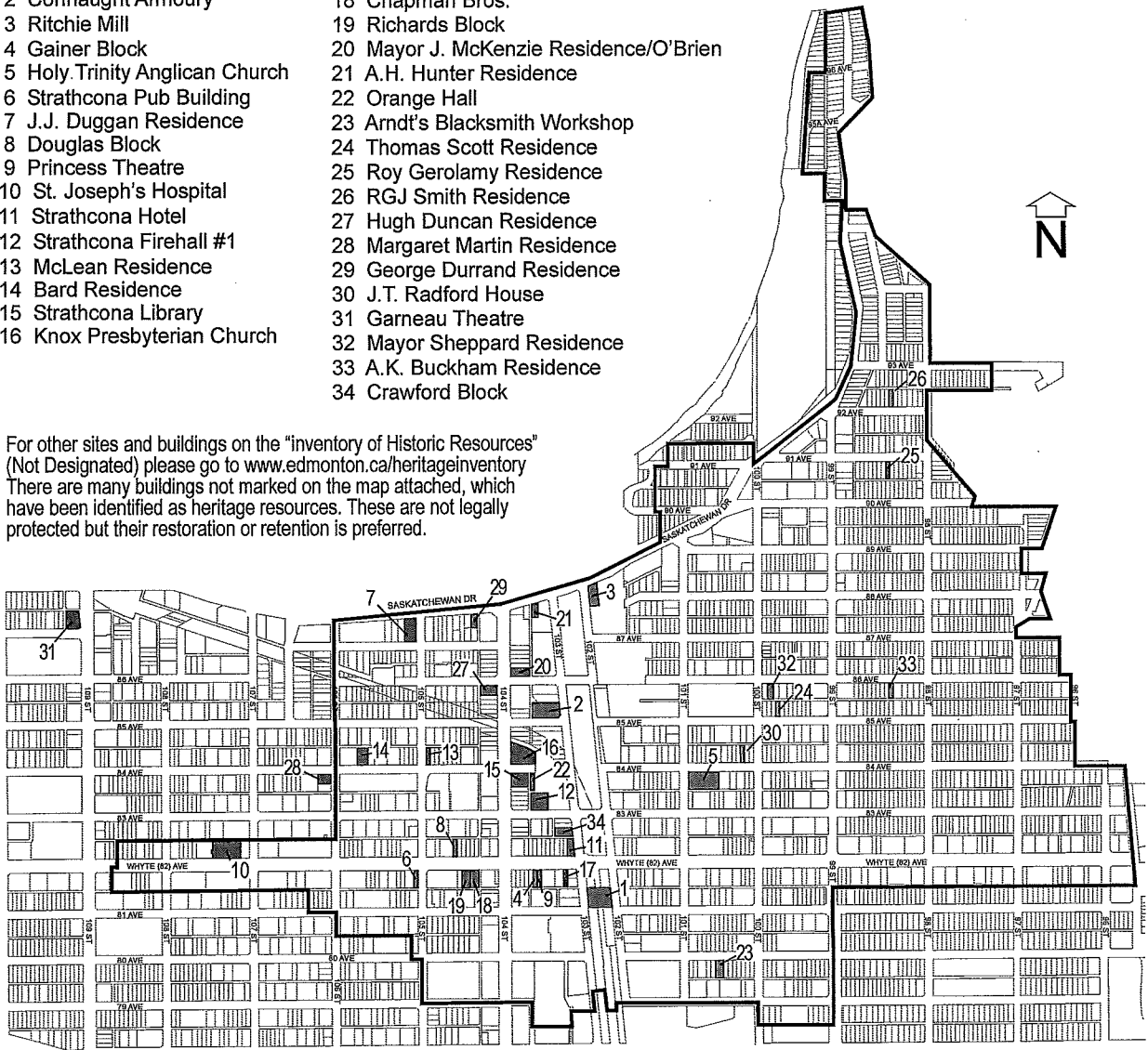


## Map 4 Historic Buildings

### Designated Historic Buildings (as of 2014)

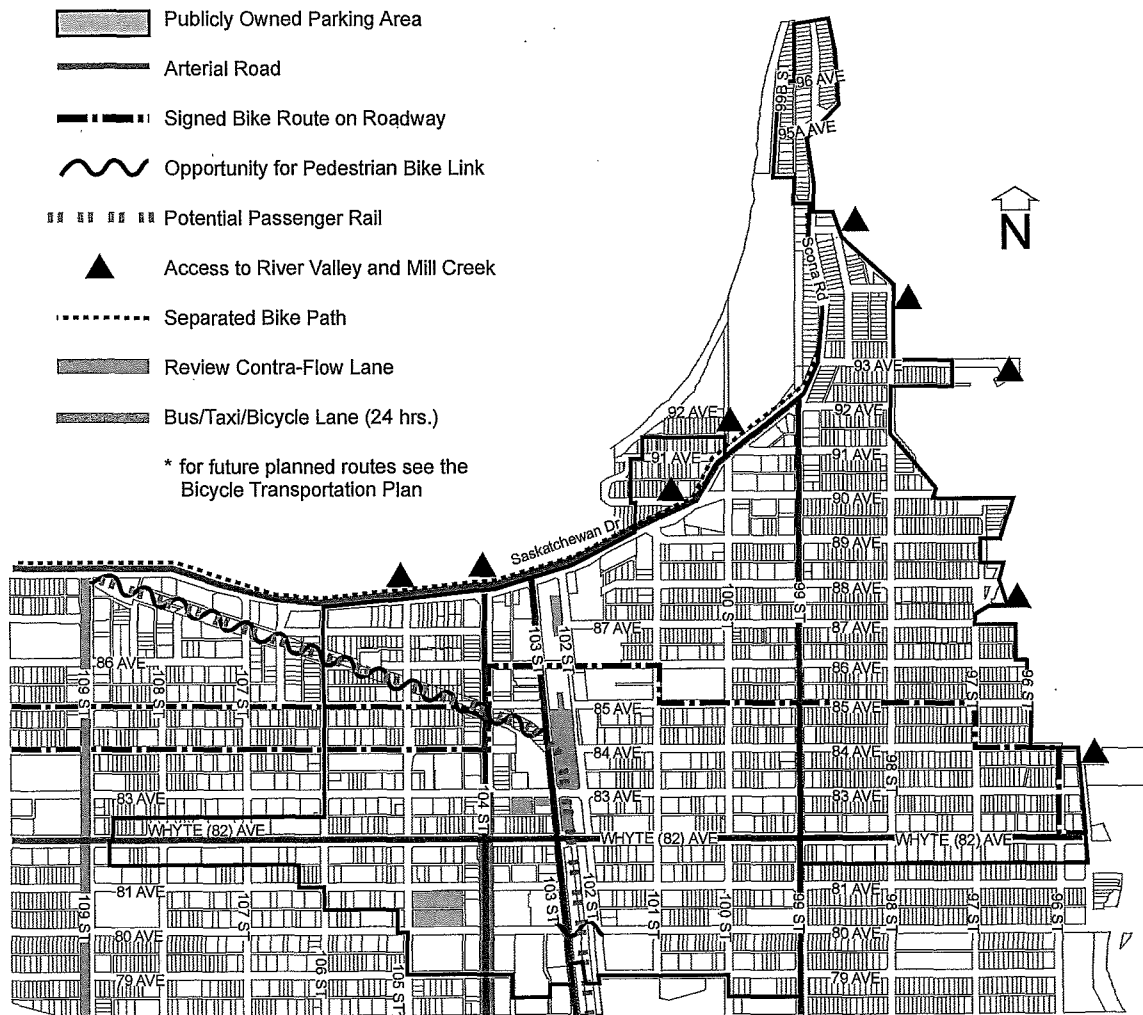
- |                                |  |
|--------------------------------|--|
| 1 CP Station                   | 17 Ross Block                          |
| 2 Connaught Armoury            | 18 Chapman Bros.                       |
| 3 Ritchie Mill                 | 19 Richards Block                      |
| 4 Gainer Block                 | 20 Mayor J. McKenzie Residence/O'Brien |
| 5 Holy Trinity Anglican Church | 21 A.H. Hunter Residence               |
| 6 Strathcona Pub Building      | 22 Orange Hall                         |
| 7 J.J. Duggan Residence        | 23 Arndt's Blacksmith Workshop         |
| 8 Douglas Block                | 24 Thomas Scott Residence              |
| 9 Princess Theatre             | 25 Roy Gerolamy Residence              |
| 10 St. Joseph's Hospital       | 26 RGJ Smith Residence                 |
| 11 Strathcona Hotel            | 27 Hugh Duncan Residence               |
| 12 Strathcona Firehall #1      | 28 Margaret Martin Residence           |
| 13 McLean Residence            | 29 George Durrand Residence            |
| 14 Bard Residence              | 30 J.T. Radford House                  |
| 15 Strathcona Library          | 31 Garneau Theatre                     |
| 16 Knox Presbyterian Church    | 32 Mayor Sheppard Residence            |
|                                | 33 A.K. Buckham Residence              |
|                                | 34 Crawford Block                      |

For other sites and buildings on the "inventory of Historic Resources" (Not Designated) please go to [www.edmonton.ca/heritageinventory](http://www.edmonton.ca/heritageinventory). There are many buildings not marked on the map attached, which have been identified as heritage resources. These are not legally protected but their restoration or retention is preferred.




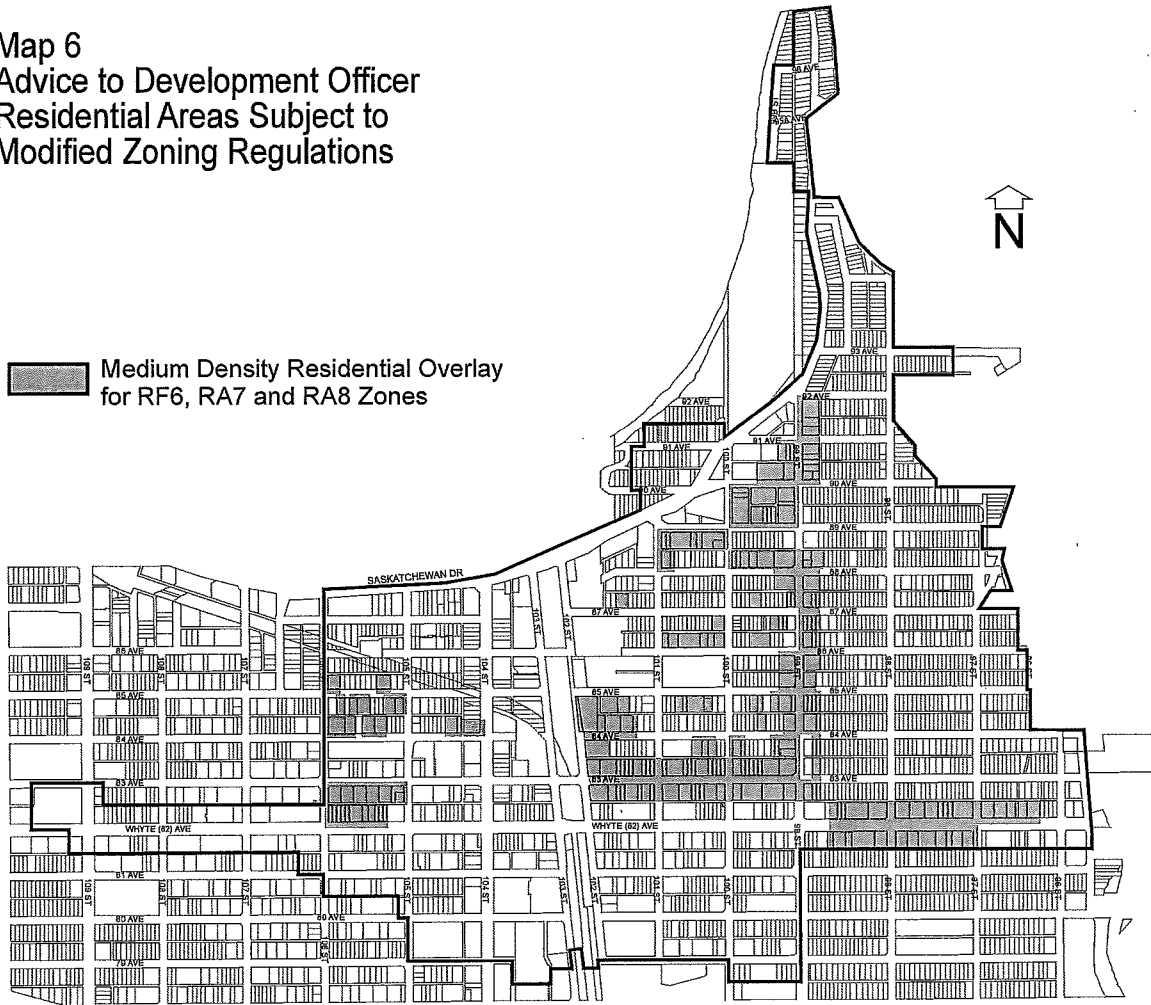
***STRATHCONA***  
*Area Redevelopment Plan*

Map 5  
Bicycle Circulation, Major Arterials, Parking and Potential High Speed Rail



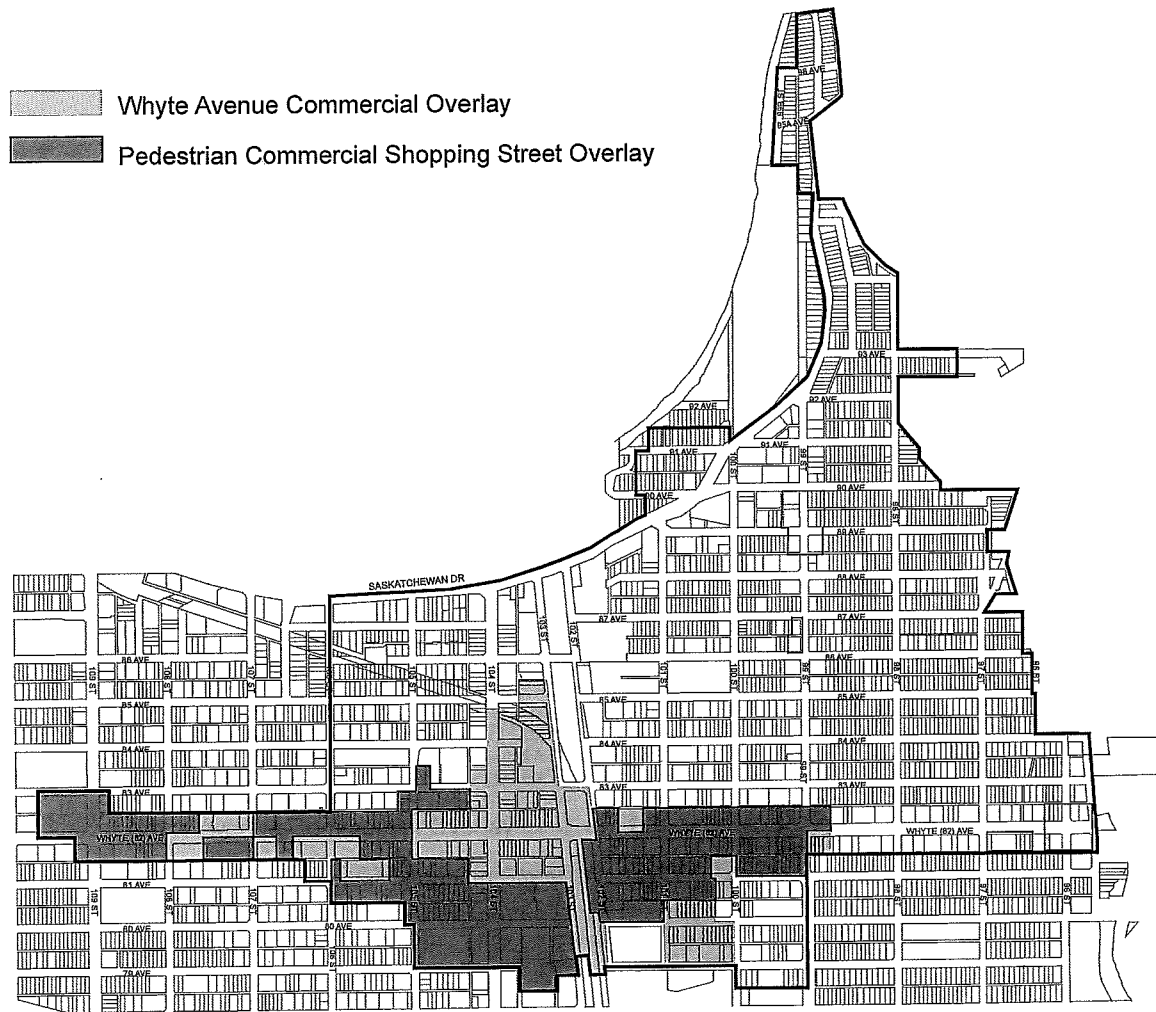
Map 6  
Advice to Development Officer  
Residential Areas Subject to  
Modified Zoning Regulations

 Medium Density Residential Overlay  
for RF6, RA7 and RA8 Zones

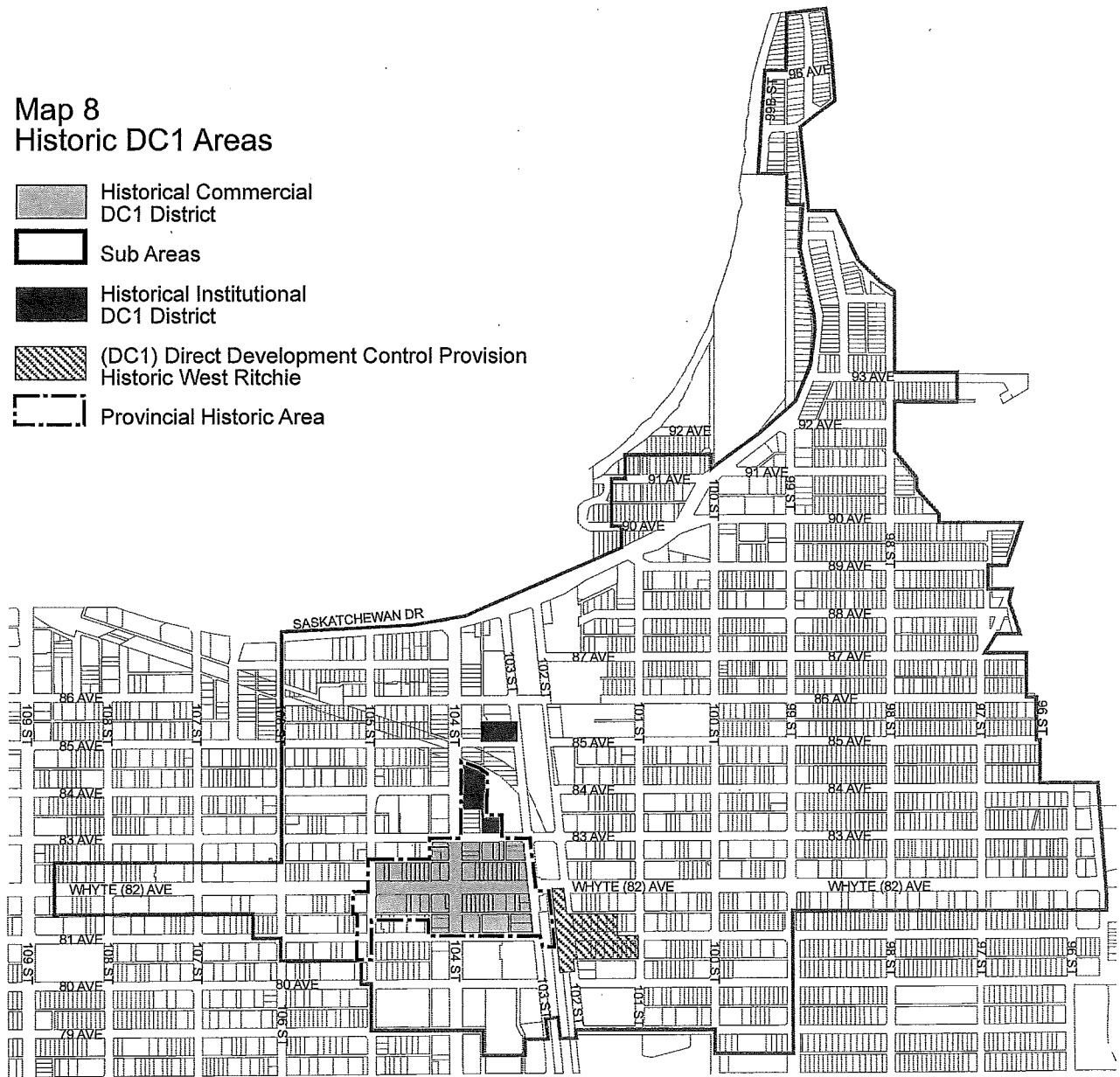


## SCHEDULE "G"

Map 7  
Commercial Overlays



Map 8  
Historic DC1 Areas



***STRATHCONA***  
*Area Redevelopment Plan*

Figure 5  
Whyte Avenue Commercial Area

