

Bylaw 20514

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

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

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

WHEREAS City Council considers it desirable to amend the Strathcona Area Redevelopment Plan;

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. The Strathcona Area Redevelopment Plan is further amended by:
 - a. adding a sub-clause to Chapter 2, Residential Objective 7, which reads:

“d) the site located at the southwest corner of 99 Street NW and 80 Avenue NW (legally described as Lot 8A, Block 40, Plan 1722883 & Lots 13 - 15, Block 40, Plan I17) which shall be permitted to be developed as two mid/high rise buildings with heights of 23.0 m and 65.0 m.”;
 - b. deleting the text of Chapter 2, Commercial Objective 1 and replacing with the following:

“Prevent expansion of new commercial development into adjacent residential areas:
 - a) except for, the site at the southwest corner of 99 Street NW and 80 Avenue NW (legally described as Lot 8A, Block 40, Plan 1722883 & Lots 13 - 15, Block 40, Plan I17) where commercial uses shall be allowed in the first storey of the building.”;
 - c. adding a sub-clause to Chapter 2, Historic Preservation and Urban Design Objective 3, which reads:

“d. the site located at the southwest corner of 99 Street NW and 80 Avenue NW (legally described as Lot 8A, Block 40, Plan 1722883 & Lots 13 - 15, Block 40, Plan I17) which

shall be permitted to be developed as two mid/high rise buildings with heights of 23.0 m and 65.0 m.”;

- d. deleting the text of West Ritchie Area Land Use Policy 4 and replacing with the following:
 “Only residential land uses will be supported from the alley south of 79 Avenue NW to 81 Avenue NW between 99 Street NW and 100 Street NW, except for the site at the southwest corner of 99 Street NW and 80 Avenue NW (legally described as Lot 8A, Block 40, Plan 1722883 & Lots 13 - 15, Block 40, Plan I17) where commercial uses shall be allowed in the first storey of the building.”;
- e. deleting the text of West Ritchie Area Built Form Policy 1 and replacing with the following:
 “Building heights will be limited to four storeys through any future rezoning applications in West Ritchie except for the site at the southwest corner of 99 Street NW and 80 Avenue NW (legally described as Lot 8A, Block 40, Plan 1722883 & Lots 13 - 15, Block 40, Plan I17) where a rezoning to a (DC2) Site Specific Development Control Provision shall be allowed for two mid/high rise buildings with heights of 23.0 m and 65.0 m.”; and
- f. deleting “Figure 9: West Ritchie Land Use Concept” and replacing it with “Figure 9: West Ritchie Land Use Concept” attached hereto as Schedule “A”, and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

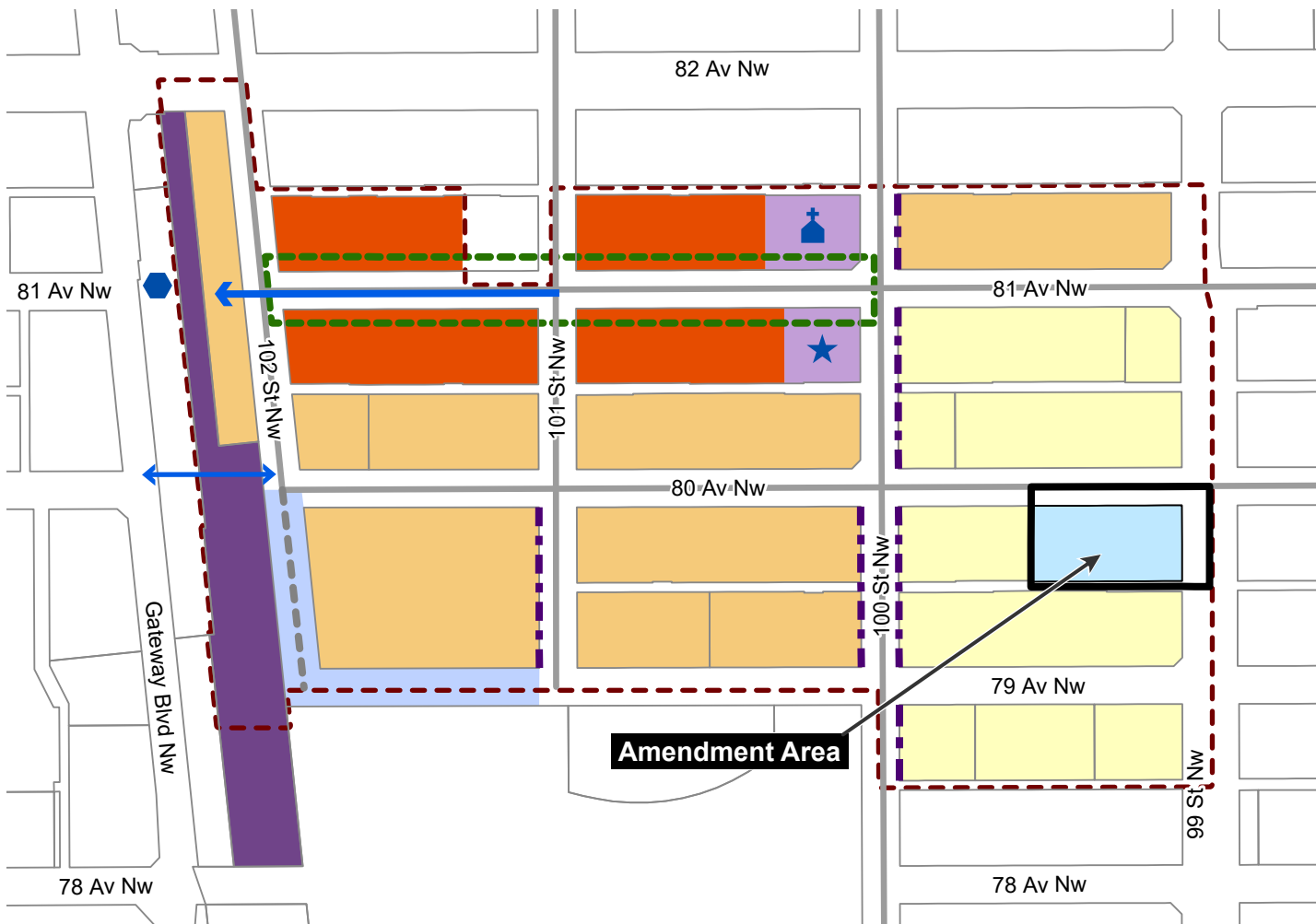
MAYOR

CITY CLERK



STRATHCONA Area Redevelopment Plan

Figure 9 West Ritchie Land Use Concept



- Mid/High-Rise Mixed-Use
- Low Rise Apartment
- Commercial/Residential Mix
- Commercial
- Future Passenger Rail Corridor
- Institutional
- Future Road
- Enhanced Streetscape Improvement Plan
- West Ritchie 1
- Historic CPR Station
- Church
- Future Park
- Historic View Corridor
- Pedestrian/Bicycle Link
- Future Sidewalk
- Potential Multi-use Trail
- City Wide Bicycle Facility