

## **BYLAW 20514**

### **To amend the Strathcona Area Redevelopment Plan**

#### **Purpose**

To amend three objectives, two policies and one map to facilitate a proposed rezoning.

#### **Readings**

Bylaw 20514 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 20514 be considered for third reading.

#### **Advertising and Signing**

This Bylaw was advertised in the Edmonton Journal on June 9, 2023, and June 17, 2023. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Bylaw.

#### **Report**

The purpose of proposed Bylaw 20514 is to amend Residential Objective #7, Commercial Objective #1, Historic Preservation and Urban Design Objective #3, West Ritchie Area Land Use Policy 4, West Ritchie Area Built Form Policy 1 and Figure 9: West Ritchie Land Use Concept in the Strathcona Area Redevelopment Plan. Together, these currently limit development on the site of an associated proposed rezoning (Charter Bylaw 20515) to low scale residential uses and prohibit taller buildings or buildings with a commercial component. The proposed rezoning is for a mid and high rise building with a public plaza and limited commercial uses on the southwest corner of 99 Street NW and 80 Avenue NW.

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

#### **Community Insights**

Prior to the application being submitted, the applicant carried out required pre-application consultation by sending out a letter to surrounding property owners and the president of the Ritchie

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Community League on September 14, 2021. As reported by the applicant, they received 12 responses.

Upon Administration receiving the application, a notice of the proposed land use changes was mailed to the same recipients as well as the Old Strathcona Business Association on May 5, 2022. 16 responses were received.

From April 17 - 30, 2023, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 291 people, 19 of whom either asked questions or left comments.

Feedback received through the above is summarized in the attached Administration Report.

### **Attachments**

1. Bylaw 20514
2. Administration Report