COUNCIL REPORT – BYLAW

BYLAW 20533

To amend the Strathcona Area Redevelopment Plan

Purpose

To amend one objective, three policies and three maps to facilitate a proposed rezoning.

Readings

Bylaw 20533 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 20533 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on June 23, 2023, and June 30, 2023. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The purpose of proposed Bylaw 20533 is to amend Chapter 2, Commercial Objective 1, Walk Up Apartment Area Policies 3, 4 and 5, Map 2 and Figures 1 and 3. Changes to the map and figures are to redesignate one of the properties subject to an associated rezoning (Charter Bylaw 20534) from being in the Low Density Residential Area to the Walk Up Apartment Area. Associated policy changes would allow the expansion of a commercial site into the residential area by one lot.

The proposed rezoning is for low intensity commercial, office and service uses, as well as limited residential uses, on the southeast corner of 99 Street NW and 89 Avenue NW.

The proposed zoning change and plan amendment are appropriate at this location because the regulations ensure future development is compatible with the surrounding low intensity residential area. Expanded commercial or mixed-use opportunities recognizes the location as on an arterial road and a Secondary Corridor within The City Plan.

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 Strathcona Community League and Central Area Council of Community Leagues on April 25, 2023. No responses were received.

Attachments

1. Bylaw 20533
2. Administration Report