

Bylaw 20533

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 new bullet to Chapter 2, Commercial Objective 1 that reads:  
“except for, Lot 36A, Block 118, Plan 8220520 where low intensity commercial, office, and service uses shall be allowed”;
  - b. deleting the parent clause text of Walk Up Apartment Area Policy 3 and replacing it with the following:  
“Future commercial redevelopment on 99 Street NW and 82 Avenue NW will be geared to neighbourhood convenience or low intensity commercial, office, and service uses and will be pedestrian oriented. This may be achieved by:”;
  - c. deleting Walk Up Apartment Area Policy 4 in its entirety and replacing with the following:  
“Rezoning to accommodate commercial development in residentially designated

areas, not located on 99 Street NW or 82 Avenue NW, will not be supported, except at Lot 36A, Block 118, Plan 8220520.”;

- d. deleting “;” at the end of Walk Up Apartment Area Policy 5(a) and replacing it with “, except at Lot 36A, Block 118, Plan 8220520;”;
- e. deleting Walk Up Apartment Area Policy 5(c) in its entirety and replacing it with the following:  
“c) the proposed commercial zoning accommodates uses that are geared to neighbourhood convenience or low intensity commercial, office, and service uses and would create minimal disruption to adjacent residents especially during evening hours;”;
- f. deleting “Map 2 - Land Use Concept” and replacing it with “Map 2 - Land Use Concept” attached hereto as Schedule “A”, and forming part of this Bylaw;
- g. deleting “Figure 1 - Low Density Residential” and replacing it with “Figure 1 - Low Density Residential” attached hereto as Schedule “B”, and forming part of this Bylaw; and
- h. deleting “Figure 3 – Walk Up Apartment Area” and replacing it with “Figure 3 – Walk Up Apartment Area” attached hereto as Schedule “C”, 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

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MAYOR

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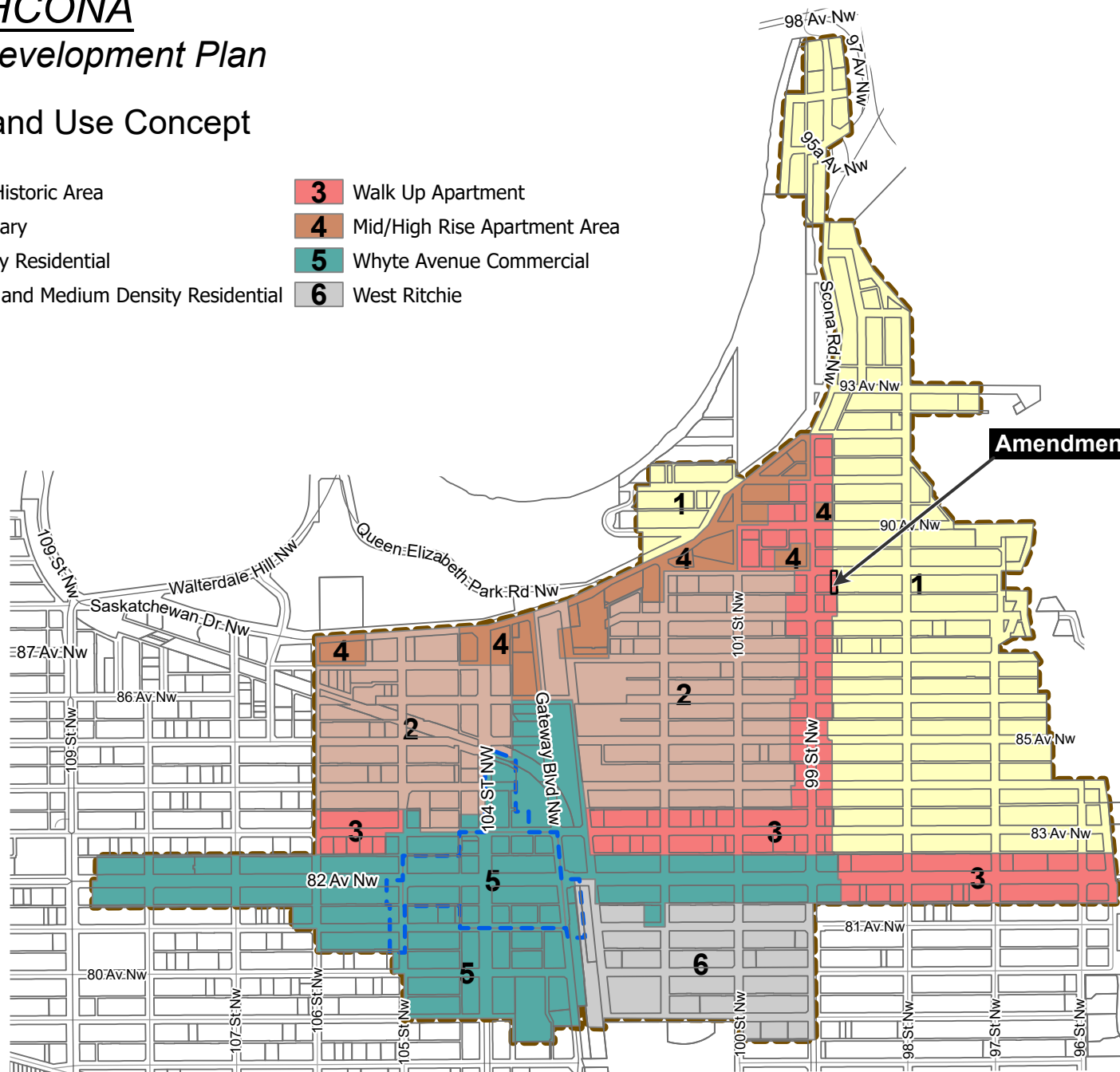
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# STRATHCONA

## Area Redevelopment Plan

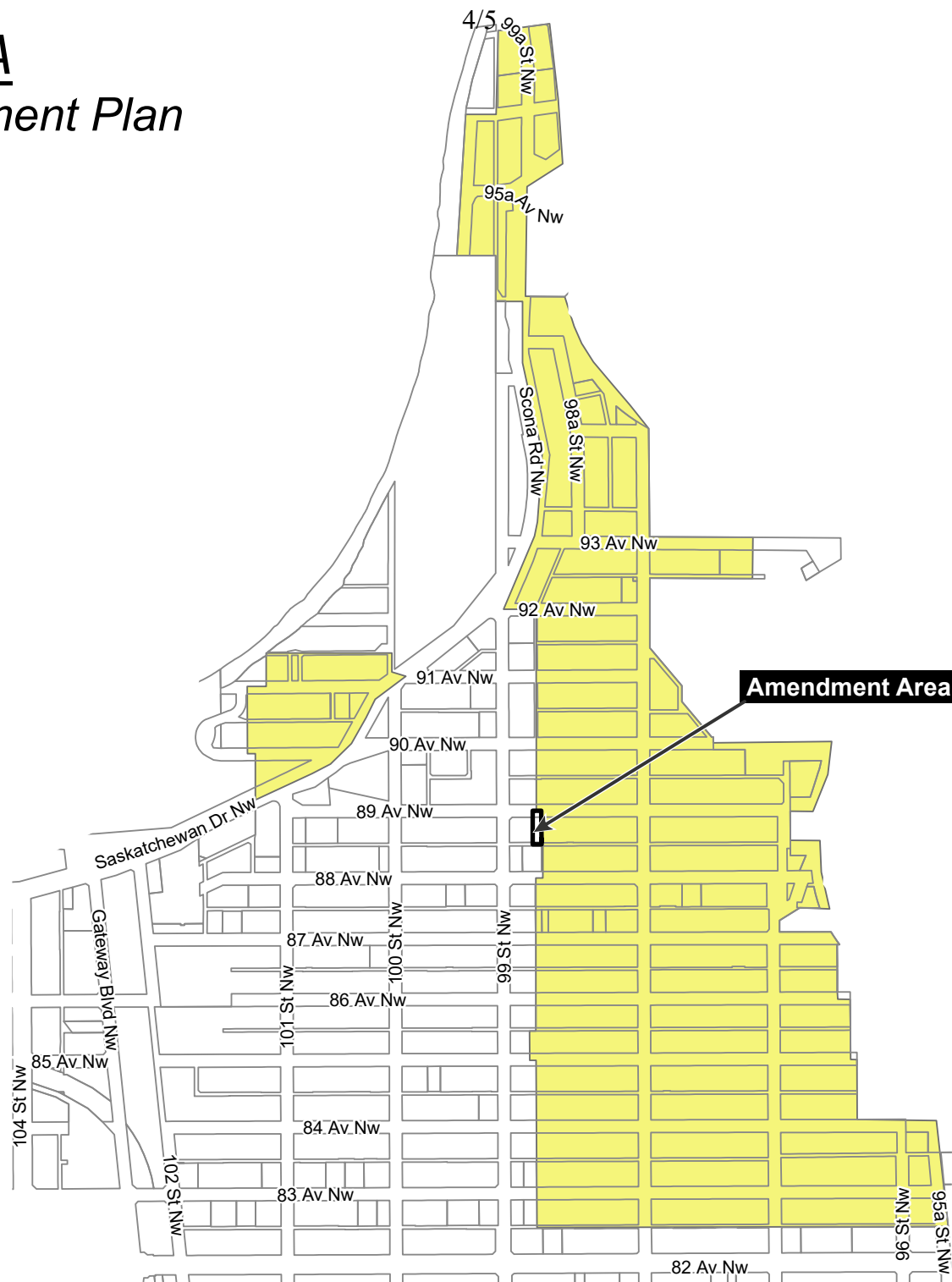
### Map 2 - Land Use Concept

- |  |  |
|--|--|
|  Provincial Historic Area                   |  3 Walk Up Apartment            |
|  ARP Boundary                               |  4 Mid/High Rise Apartment Area |
|  1 Low Density Residential                  |  5 Whyte Avenue Commercial      |
|  2 Mixed Low and Medium Density Residential |  6 West Ritchie                 |



## Figure 1

 Low Density Residential




# STRATHCONA

## Area Redevelopment Plan

### Figure 3 - Walk Up Apartment Area



 Walk Up Apartment

