

# Bylaw 17620

## Amendment to the Strathcona Area Redevelopment Plan

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### Purpose

To amend five objectives or policies currently not supportive of an associated proposed rezoning (Bylaw 17621).

### Readings

Bylaw 17620 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 17620 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, April 1, 2016, and Saturday, April 9, 2016. The Bylaw can be passed following third reading.

### Position of Administration

Administration does not support this Bylaw.

### Report

Bylaw 17620 proposes to amend the Strathcona Area Redevelopment Plan to amend five policies or objectives related to residential and commercial development, historic preservation and urban design. These policies or objectives are:

- Chapter 2, Residential Objective 6
- Chapter 2, Commercial Objective 2
- Chapter 2, Historic Preservation and Urban Design Objective 2
- Chapter 3, Section - Whyte Avenue Commercial Area, Policy 2 (Whyte Avenue General)
- Chapter 3, Section - Whyte Avenue Commercial Area, Policy 4.a (Whyte Avenue General)

This proposed amendment is accompanied by an associated proposed rezoning (Bylaw 17621)

Comments from civic departments and utility agencies have been addressed.

### Policy

- *The Way We Grow*, Edmonton's Municipal Development Plan
- Strathcona Area Redevelopment Plan

### **Corporate Outcomes**

This Bylaw addresses *The Way Ahead*, Edmonton's Strategic Plan through the following Corporate Outcome and Strategic Goals:

- Edmonton is attractive and compact - This Bylaw deals with the goals of transforming Edmonton's urban form and improving Edmonton's livability by facilitating development that increases the intensity of development within a mature neighbourhood.

### **Public Consultation**

On April 13, 2015, the applicant sent pre-application notification letters to surrounding property owners as well as the presidents of the Central Area Council of Community Area Council, Queen Alexandra Community League, Strathcona Centre Community League and Old Strathcona Business Revitalization Zone Association.

On May 14, 2015, the applicant held an open house to provide information and collect feedback on their application.

On June 23, 2015, Sustainable Development sent an advanced notice to surrounding property owners as well as the presidents of the Central Area Council of Community Area Council, Queen Alexandra Community League, Strathcona Centre Community League and Old Strathcona Business Revitalization Zone Association.

On September 30, 2015, Sustainable Development held a public meeting regarding this application.

A summary of comments and concerns received in response to this public engagement is contained in the attached Sustainable Development report.

### **Attachments**

1. Bylaw 17620
2. Sustainable Development report