

Bylaw 17620

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

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

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

WHEREAS City Council now deems it in the public interest to amend the Strathcona Area Redevelopment Plan Bylaw; and

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. That Bylaw 11890, as amended, the Strathcona Area Redevelopment Plan is amended by:
  - a. deleting Chapter 2, Residential Objective 6 in its entirety and replacing with the following:

“Require apartment development to be sensitive in scale with the existing development and retain the character and pattern of low density development. Notwithstanding the above:

    - The Site located on the northwest corner of 105 Street NW and 81 Avenue NW (legally described as Lots 32 – 36, Block 63, Plan I) which shall be permitted to be developed as a high rise building, not exceeding 55 m in height, due to:
      - The built form of the high rise which will be comprised of three distinct vertical sections: the Podium, the Mid-Tower, and the Tower and the associated stepbacks between the vertical elements which will provide a transition in height for the building and surrounding built forms; and
      - The location of the Site within the Whyte Avenue Commercial Area and the separation distance of the Site from existing residential uses, which are predominately low rise apartment buildings, provides for a transition in height and density with surrounding residential areas.”

- b. deleting Chapter 2, Commercial Objective 2 in its entirety and replacing with the following:

“Maintain the existing low scale of built forms in the commercial area, and provide a transition of heights and densities abutting residential areas. Notwithstanding the above:

- The Site located on the northwest corner of 105 Street NW and 81 Avenue NW (legally described as Lots 32 – 36, Block 63, Plan I) which shall be permitted to be developed as a high rise building, not exceeding 55 m in height, due to:
  - The built form of the high rise which will be comprised of three distinct vertical sections: the Podium, the Mid-Tower, and the Tower and the associated stepbacks between the vertical elements which will provide a transition in height for the building and surrounding built forms; and
  - The podium of the building is pedestrian friendly, compatible in scale, function and design continuity with the historical and architectural character of the Whyte Avenue Commercial Area in which the Site is located; and
  - The location of the Site within the Whyte Avenue Commercial Area and the separation distance of the Site from existing residential uses, which are predominately low rise apartment buildings, provides for a transition in height and density with surrounding residential areas.”

- c. deleting Chapter 2, Historic Preservation and Urban Design Objective 2 in its entirety and replacing with the following:

“Encourage the architectural and urban design elements of major new development to be harmonious with the traditional forms of existing development, by reflecting the basic proportions, materials, mass and height of existing structures. Notwithstanding the above:

- The Site located on the northwest corner of 105 Street NW and 81 Avenue NW (legally described as Lots 32 - 36, Block 63, Plan I) which shall be permitted to be developed as a high rise building, not exceeding 55 m in height. The podium of the building is compatible in scale, function and design continuity with the historical and architectural character of the Whyte Avenue Commercial Area in which the Site is located. The portion of the building located above the podium steps back so as to not be a dominant feature at the pedestrian level adjacent to the building.”

d. deleting Chapter 3, Section – Whyte Avenue Commercial Area, Policy 2 (Whyte Avenue General) in its entirety and replacing with the following:

“Intensification or growth of businesses is encouraged within the Whyte Avenue Commercial Area provided building height is compatible with the low rise characteristic of the commercial area and the surrounding residential development. Notwithstanding the above:

- The Site located on the southeast corner of 105 Street NW and Whyte Avenue NW (legally described as Lots 21 - 27 Block 62, Plan I) shall be permitted to be developed as a medium rise building, not exceeding 6 storeys in height, due to its unique characteristics as a former brownfield gas station site; and
- The Site located on the northwest corner of 105 Street NW and 81 Avenue NW (legally described as Lots 32 - 36, Block 63, Plan I) which shall be permitted to be developed as a high rise building, not exceeding 55 m in height, due to the building’s podium which is pedestrian friendly, compatible in scale, function and design continuity with the historical and architectural character of the Whyte Avenue Commercial Area.”

e. adding a bullet to Chapter 3, Section – Whyte Avenue Commercial Area, Policy 4.a (Whyte Avenue General) which reads:

“The Site located on the northwest corner of 105 Street NW and 81 Avenue NW (legally described as Lots 32 – 36, Block 63, Plan I) shall not exceed 55 m in height.”

READ a first time this	day of	, A. D. 2016;
READ a second time this	day of	, A. D. 2016;
READ a third time this	day of	, A. D. 2016;
SIGNED and PASSED this	day of	, A. D. 2016.

THE CITY OF EDMONTON

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK