

## Bylaw 17279

### Amendment to the Strathcona Area Redevelopment Plan

---

#### Purpose

Amendment to the Strathcona Area Redevelopment Plan to replace the existing (DC1) Historical Commercial Direct Development Control Provision with a proposed (DC1) Historical Commercial Direct Development Control Provision and update applicable maps; Strathcona, Queen Alexandra and Strathcona Junction.

#### Readings

Bylaw 17279 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 17279 be considered for third reading."

#### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 19, 2015, and Saturday, June 27, 2015. The Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this Bylaw.

#### Report

Bylaw 17279 proposes to amend the Strathcona Area Redevelopment Plan to replace the existing (DC1) Historical Commercial Direct Development Control Provision within the plan with a proposed (DC1) Historical Commercial Direct Development Control Provision and update applicable maps. The proposed amendment adds a Sub Area that applies only to the land subject to an associated proposed road closure (Bylaw 17278) and rezoning (Bylaw 17280).

There are no outstanding concerns from civic departments and utility agencies regarding this proposed plan amendment.

#### Policy

This Bylaw supports the Edmonton Municipal Development Plan's strategic goals and policies by integrating heritage conservation into the broader context of planning and encouraging a commercial strip to continue to develop into a vibrant, mixed-use, transit supportive and walkable urban area.

#### Corporate Outcomes

This proposed amendment supports *The Way Ahead*, Edmonton's Strategic Plan's goals of improving Edmonton's livability and transforming Edmonton's urban form by contributing to the continued viability of a pedestrian oriented commercial core within a designated Provincial Historic Area.

### **Public Consultation**

On April 16, 2015, Sustainable Development sent an advanced notice to surrounding property owners as well as the presidents of the Strathcona Centre Community League, the Queen Alexandra Community League, the Ritchie Community League, the Central Area Council of Community Area Councils and the Old Strathcona Business Revitalization Zone.

In May 2015, Sustainable Development included questions regarding current and future use of the proposed lane closure area in the City's monthly Mixed Topic Survey and an information letter and survey were sent to the membership of the Old Strathcona Business Association.

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

### **Attachments**

1. Bylaw 17279
2. Sustainable Development report (attached to Bylaw 17278 – Item 3.4)