

Bylaw 17280

To allow for a public amenity and temporary commercial space, Strathcona

Purpose

Rezoning from DC1 to DC1, generally bounded by 103 Street NW, 105 Street NW, 81 Avenue NW and 83 Avenue NW, Strathcona, Queen Alexandra and Strathcona Junction.

Readings

Bylaw 17280 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 17280 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 17280 proposes to rezone the existing (DC1) Historical Commercial Direct Development Control Provision to a proposed (DC1) Historical Commercial Direct Development Control Provision. The proposed DC1 Provision is identical to the existing DC1 Provision except for the addition of a Sub Area that applies only to the land subject to an associated proposed lane closure (Bylaw 17278) north of 82 Avenue NW between 104 Street NW and 105 Street NW.

The Sub Area would provide the opportunity for public amenity and temporary commercial space that respects the heritage character of the surrounding buildings and area, while providing pedestrian connectivity between 82 Avenue NW and the rear, east-west lane.

Amendments from the existing DC1 Provision to the Sub Area of the proposed DC1 Provision include:

- a different and select list of allowable uses including Public Parks, Carnivals, Restaurants and General Retail Stores
- no allowance of any permanent buildings or structures
- the requirement for the Sub Area to remain publically accessible to pedestrians at all times, including the maintenance of access to entryways of the directly abutting buildings that open onto the Sub Area

- the direction to the Development Officer to consider the impact of proposed temporary development on surrounding properties and to impose any conditions deemed necessary to address the concerns or potential negative impacts

This proposed rezoning is also accompanied by an associated proposed amendment to the Strathcona Area Redevelopment Plan (Bylaw 17279).

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

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 rezoning supports *The Way Ahead*, Edmonton's Strategic 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 the current and future use of the proposed lane closure area in the City's monthly mixed Topic Survey and in 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 17280
2. Sustainable Development report (attached to Bylaw 17278 – Item 3.4)