

# Bylaw 19189

## Amendment to the Strathcona Area Redevelopment Plan

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### Purpose

To amend the existing Historical Commercial DC1 Provision to create a new sub-area for the Strathcona Hotel.

### Readings

Bylaw 19189 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 19189 be considered for third reading."

### Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on February 21, 2020, and February 29, 2020. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

Bylaw 19189 proposes to amend the Strathcona Area Redevelopment Plan to revise the embedded Historical Commercial (DC1) Direct Development Control Provision. The associated Charter Bylaw 19190 proposes to include an additional sub area for the restoration and redevelopment of the Strathcona Hotel building at 10302 82 Avenue NW, designated as a Municipal Historic Resource. The revision allows for an increased floor area ratio for this site only, in order to utilize more of the floor area, including the basement, within the existing building envelope. The amendment also includes minor text changes throughout the DC1 Provision to update references to the Zoning Bylaw.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

### Public Engagement

Advance notice was sent to surrounding property owners, the presidents of the Queen Alexandra, Ritchie and Strathcona Community Leagues, the Old Strathcona Business Association and the Central Area Council of Community Leagues on December 5, 2019. No responses were received.

**Attachments**

1. Bylaw 19189
2. Administration Report