Charter Bylaw 19190

To allow for the restoration and preservation of the Strathcona Hotel, Strathcona, Strathcona Junction and Queen Alexandra

Purpose

Rezoning from DC1 (Direct Development Control Provision) to a new DC1 (Direct Development Control Provision) with a new Sub Area located at 10302 82 Avenue NW.

Readings

Charter Bylaw 19190 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 Charter Bylaw 19190 be considered for third reading."

Advertising and Signing

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

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The proposed rezoning revises the Historical Commercial DC1 Provision 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 revision also includes minor text changes throughout the DC1 to update references to the Zoning Bylaw. An associated amendment to the Strathcona Area Redevelopment Plan is proposed as the zoning is embedded within the plan (Bylaw 19189).

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. Charter Bylaw 19190
2. Administration Report (attached to Bylaw 19189 - Item 3.20)