

Bylaw 19423

Amendment to the Strathcona Area Redevelopment Plan

Purpose

To rename the “High Rise Apartment Area” of the plan the “Mid/High Rise Apartment Area” and redesignate the site of a proposed rezoning from being in the “Walk Up Apartment Area” to being in the “Mid/High Rise Apartment Area”.

Readings

Bylaw 19423 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 19423 be considered for third reading.”

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on October 2 and 10, 2020. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

This Bylaw would make amendments to the plan to facilitate the development of a mid-rise mixed use building on the northeast corner of 99 Street NW and 90 Avenue NW, as proposed by Charter Bylaw 19424. Outside of the Whyte Avenue Commercial Area, the plan currently does not have a clear direction for where mid-rise buildings (6 - 12 storeys) should be located, only low rises and high rises. The proposed renaming of the “High Rise Apartment Area” to the “Mid/High Rise Apartment Area” would address this gap.

This Bylaw would also amend 2 objectives as well as Map 2 and Figures 3 and 4 in the plan to reflect the changes and add a Policy with several conditions to be satisfied for a mid-rise building to be considered acceptable on the east side of 99 Street NW. These conditions include a 10 m Setback from the east lot line for any portions of the building above the first storey and a requirement to have commercial spaces at ground level.

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

Public Engagement

The applicant sent out a Pre-Application Notification to surrounding property owners and the presidents of the Strathcona Community League and Central Area Council of Community Leagues on August 27, 2018.

Advance Notice was sent by Administration to surrounding property owners and the presidents of the Strathcona Community League and Central Area Council of Community Leagues on November 23, 2018.

After the area of rezoning was reduced by one property, a notification of the change, combined with an invitation to a Public Engagement Session was sent out to the same recipients on December 16, 2019.

A Public Engagement Session was held on January 15, 2020.

Over 60 people have provided feedback to the City about this proposal. This feedback is summarized in the attached Administration Report.

Attachments

1. Bylaw 19423
2. Administration Report