

Bylaw 18851

Amendment to the Strathcona Area Redevelopment Plan

Purpose

To exempt a property from select policies to accommodate a proposed rezoning located at 8019 - 105 Street NW.

Readings

Bylaw 18851 is ready for third reading.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on May 17, 2019 and May 25, 2019. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Previous Council/Committee Action

At the June 6, 2019, City Council Public Hearing, the following motion was passed:

That Bylaw 18851 and Charter Bylaw 18852 be read a second time.

(Third reading of Bylaw 18851 and Charter Bylaw 18852 was withheld pending review by the Edmonton Metropolitan Region Board)

Report

On July 3, 2019, the Edmonton Metropolitan Region Board (EMRB) endorsed the proposed Strathcona Area Redevelopment Plan amendment under file REF 2019 - 016, City of Edmonton, Strathcona Area Redevelopment Plan Amendment, subject to a 28 day appeal period ending July 31, 2019. As no appeal was submitted, the EMRB approved the REF application and it is ready for consideration for third reading by City Council.

The proposed amendment to the Strathcona Area Redevelopment Plan would modify three objectives and two policies that maintain development in this area as being low in density, scale and intensity. This plan amendment is associated with a proposed rezoning (Charter Bylaw 18852) to rezone 8019 - 105 Street NW from the (CB2)

General Business Zone to a (DC2) Site Specific Development Control Provision to allow for a high density mixed use development. One map in the Plan would also be amended to reflect the proposed rezoning, if approved.

Comments from civic departments and utility agencies have been addressed.

Public Engagement

A pre-notification and advance notice were sent to surrounding property owners and the Central Area Council of Community Leagues, the Queen Alexandra, Ritchie and Strathcona Community Leagues, and the Old Strathcona Business Revitalization Zone on April 23, 2018 and August 15, 2018, respectively. A public engagement drop in session was held on October 9, 2018. A summary of the feedback received can be found in the attached City Planning Report.

Attachments

1. Bylaw 18851
2. City Planning Report