

Bylaw 18851

A Bylaw to amend Bylaw 11890, as amended,
the Strathcona Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on December 15, 1998 passed Bylaw 11890, being a bylaw to adopt the Strathcona Area Redevelopment Plan; and

WHEREAS an application was received by City Planning to amend Bylaw 11890, as amended, the Strathcona Area Redevelopment Plan;

WHEREAS City Council now deems it in the public interest to amend the Strathcona Area Redevelopment Plan Bylaw; and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 11890, as amended, the Strathcona Area Redevelopment Plan be amended by:
 - a. adding a paragraph after Residential Objectives 6(c) under Chapter 2 Vision, Goals and Objectives: “d) the Site located east of 105 Street NW between 80 Avenue NW and 81 Avenue NW (legally described as Lots 11-28, Block 49, Plan 8163ET) which shall be permitted to be developed as three (3) taller buildings not exceeding 50 metres, 60 metres and 66 metres in Height, due to:
 - i. The built forms which shall be comprised of a podium plus Tower configuration and the associated Setbacks, Stepbacks and articulation between the vertical elements which will provide a transition to surrounding built forms; and

- ii. The location of the Site being within the Whyte Avenue Commercial Area and separation distances of the Site from existing residential uses, which are predominantly low rise apartments, provides for a transition in height and density with surrounding areas.”;
- b. adding a paragraph after Commercial Objectives 2(b) under Chapter 2 Vision, Goals and Objectives: “c) the Site located east of 105 Street NW between 80 Avenue NW and 81 Avenue NW (legally described as Lots 11-28, Block 49, Plan 8163ET) which shall be permitted to be developed as three (3) taller buildings not exceeding 50 metres, 60 metres and 66 metres in Height, due to:
 - i. The built forms which shall be comprised of a podium plus Tower configuration and the associated Setbacks, Stepbacks and articulation between the vertical elements which will provide a transition to surrounding built forms; and
 - ii. The location of the Site being within the Whyte Avenue Commercial Area and separation distances of the Site from existing residential uses, which are predominantly low rise apartments, provides for a transition in height and density with surrounding built forms.”;
- c. adding a paragraph after Historic Preservation and Urban Design Objectives 2(b) under Chapter 2 Vision, Goals and Objectives: “c) the Site located east of 105 Street NW between 80 Avenue NW and 81 Avenue NW (legally described as Lots 11-28, Block 49, Plan 8163ET) shall be permitted to be developed as three (3) taller buildings not exceeding 50 metres, 60 metres and 66 metres in Height. The podiums are compatible in scale, function and design continuity with the architectural character of the Whyte Avenue Commercial Area and surrounding area. The towers are stepped back from the podium so as not to be a dominant feature at the pedestrian level adjacent to the building.”;
- d. adding a paragraph after Whyte Avenue Commercial Area General Policies 2(d) under Chapter 3 Land Use Development Strategy: “e) the Site located east of 105 Street NW between 80 Avenue NW and 81 Avenue NW (legally described as Lots 11-28, Block 49, Plan 8163ET) shall be permitted to be developed as three (3) taller buildings not exceeding 50 metres, 60 metres and 66 metres in Height. The podiums are compatible in scale, function and design continuity with the architectural character of the Whyte Avenue

Commercial Area and surrounding area. The towers are stepped back from the podium so as not to be a dominant feature at the pedestrian level adjacent to the building.”;

- e. adding a bullet point after Whyte Avenue Commercial Area General Policies 4(a) under Chapter 3 Land Use Development Strategy: “the Site located east of 105 Street NW between 80 Avenue NW and 81 Avenue NW (legally described as Lots 11-28, Block 49, Plan 8163ET) shall be permitted to have three (3) taller buildings not exceeding 50 metres, 60 metres, and 66 metres in Height.”; and
- f. delete “Map 5 Bicycle Circulation, Major Arterials, Parking and Potential High Speed Rail” and replace with “Map 5 Bicycle Circulation, Major Arterials, Parking and Potential High Speed Rail” attached hereto as Schedule “A” and forming part of this bylaw;

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| READ a first time this | 6 th | day of | June | 2019; |
| READ a second time this | 6 th | day of | June | 2019; |
| READ a third time this | 27 th | day of | August | 2019; |
| SIGNED AND PASSED this | 27 th | day of | August | 2019. |

THE CITY OF EDMONTON

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MAYOR

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A/ CITY CLERK

