

Bylaw 19423

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

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

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

WHEREAS City Council considers it desirable to amend the Strathcona Area Redevelopment Plan;

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. The Strathcona Area Redevelopment Plan is further amended by:
  - a. replacing all references to the “High Rise Apartment Area” to read “Mid/High Rise Apartment Area”;
  - b. adding a subsection to Chapter 2, Residential Objective 7 which reads:

“c) the Site located at the northeast corner of 99 Street NW and 90 Avenue NW (legally described as Lots 1-4 and a portion of Lot 5, Block 125, Plan I21) which shall be permitted to be developed as a mid-rise mixed use building with a maximum height of 30.0 m.”
  - c. adding a subsection to Chapter 2, Historic Preservation and Urban Design Objective 3 which reads:

“c) the Site located at the northeast corner of 99 Street NW and 90 Avenue NW (legally described as Lots 1-4 and a portion of Lot 5, Block 125, Plan I21) which shall be permitted to be developed as a mid-rise mixed use building with a maximum height of 30.0 m.”;

- d. adding a policy to the newly named Mid/High Rise Apartment Area that reads:
- “5. Mid-rise buildings up to 8-storeys in height shall only be permitted abutting the east edge of 99 Street NW when the following conditions are met:
- The zoning is a (DC2) Site Specific Development Control Provision;
  - The building contains ground floor Commercial Uses;
  - The Commercial Uses are oriented to front onto 99 Street NW;
  - A lane separates the site from the remaining residential block to the east;
  - A minimum Setback of 10.0 m is provided between the east lot line and any portion of the building above the first Storey;
  - A minimum Setback of 7.5 m is provided between the west lot line and any portion of the building above the first Storey; and
  - The Floor Area Ratio is no higher than 3.3.”;
- e. deleting “Map 2 - Land Use Concept”, and replacing it with “Map 2 - Land Use Concept” attached hereto as Schedule “A”; and forming part of this Bylaw;
- f. deleting “Figure 3 – Walk Up Apartment Area”, and replacing it with “Figure 3 – Walk Up Apartment Area”, attached hereto as Schedule “B”; and forming part of this Bylaw; and
- g. deleting “Figure 4 – Mid/High Rise Apartment Area”, and replacing it with “Figure 4 – Mid/High Rise Apartment Area”, attached hereto as Schedule “C”; and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

# STRATHCONA

## Area Redevelopment Plan

### Map 2

### Land Use Concept

- ARP Boundary
- Provincial Historic Area
- 1 Low Density Residential
- 2 Mixed Low and Medium Density Residential
- 3 Walk Up Apartment
- 4 Mid/High Rise Apartment
- 5 Whyte Avenue Commercial
- 6 West Ritchie

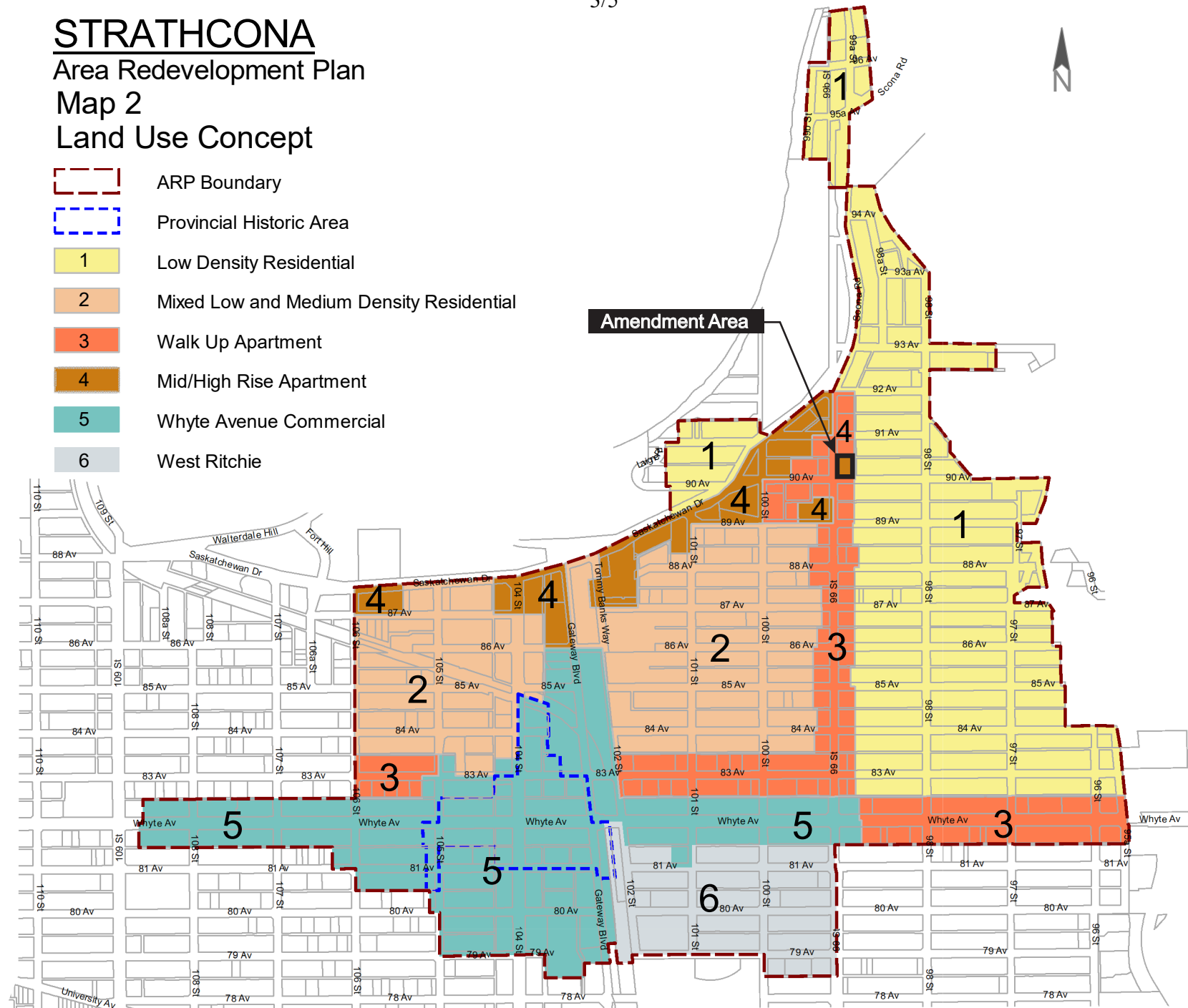


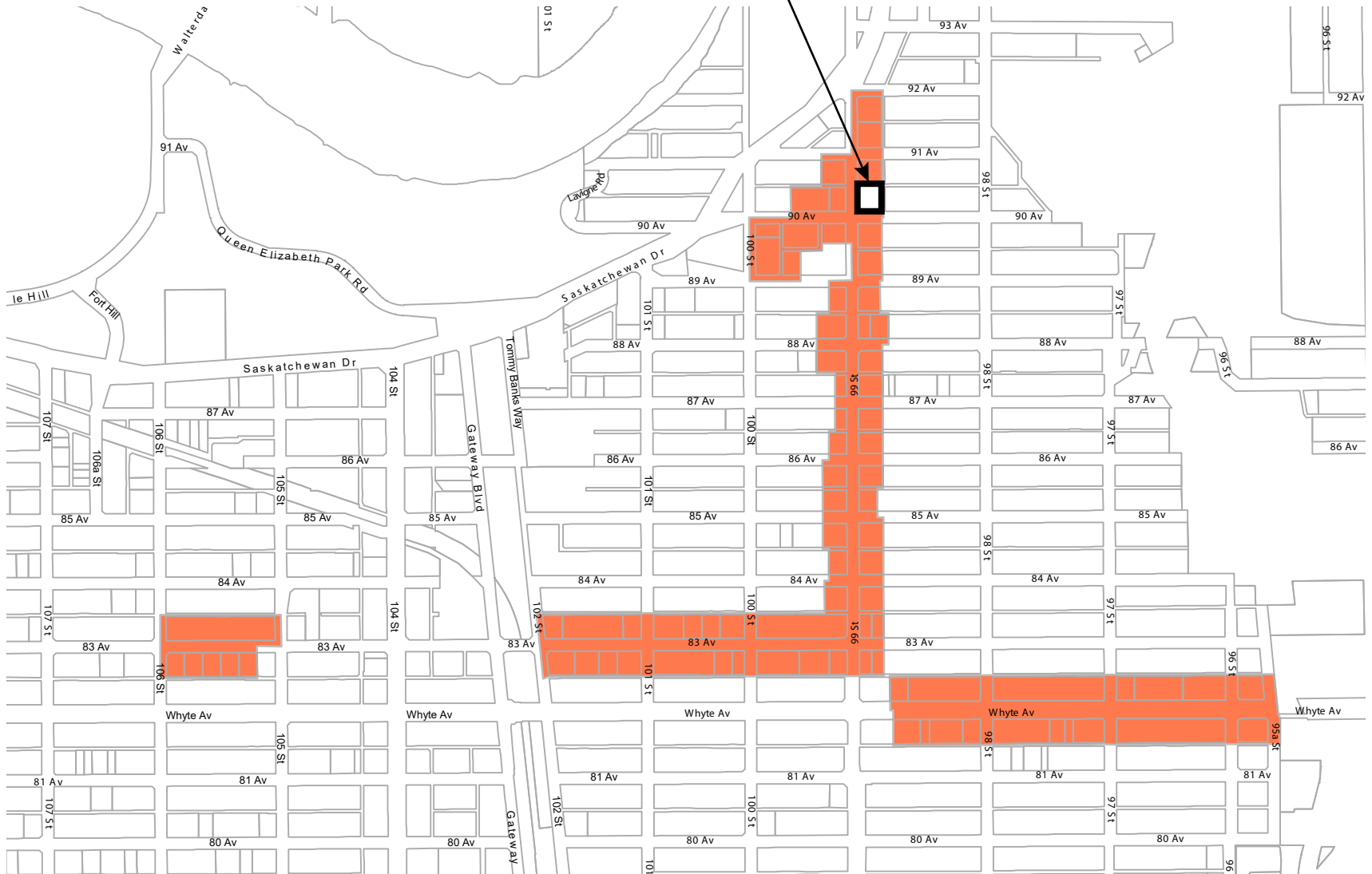


Figure 3  
Walk Up Apartment Area

Amendment Area



Walk Up Apartment



# STRATHCONA

## Area Redevelopment Plan



Figure 4  
Mid/High Rise Apartment Area

