

# Bylaw 19597

## Amendment to the Strathcona Area Redevelopment Plan

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### Purpose

To amend Policies 1, 3, and 4 of the the Mixed Low and Medium Density Residential Area in the Strathcona Area Redevelopment Plan

### Readings

Bylaw 19597 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 19597 be considered for third reading.”

### Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on April 1, 2021 and April 10, 2021. The Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Bylaw.

### Report

The proposed amendment to the Strathcona Area Redevelopment Plan would change Policies 1 and 3 of the Strathcona Area Redevelopment Plan, and add a new policy 4(b) to allow for the development of a 23 metre high (approximately 6 storey) multi-unit housing building by exempting the subject site from a height limit and guidelines for RA8 development that are contrary to the regulations of the RA8 zone. This amendment would facilitate an associated rezoning (Charter Bylaw 19597) to the (RA8) Medium Rise Apartment Zone at 10119 - 85 Avenue NW.

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

### Public Engagement

On November 2, 2020, administration sent out an advance notices to surrounding property owners, the Edmonton Federation of Community Leagues, the Central Area Council of Community Area Council, and the Strathcona Community League. No responses were received.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this application. Instead, from November 23 to December 7, 2020, online feedback was collected through the City's Engaged

Edmonton webpage. This page was visited by 189 people, and 13 comments were received.

Feedback received from the above is summarized in the attached Administration Report.

**Attachments**

1. Bylaw 19597
2. Administration Report