



# STRATHCONA JUNCTION



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June 2010 Newsletter

## Project Steps

- ✓ **September 2007:** Project Initiation - Begin study to establish a vision, and up-to-date land use and urban design guidelines.
- ✓ **November 2007:** Open House I – Introduction to study
- ✓ **February 2008:** Ideas Workshops
- ✓ **June 2008:** Open House II – First draft development concept presented.
- ✓ **August 2008:** Executive Committee – Presentation to Executive Committee of City Council; obtained authority to develop an ARP and make changes to existing plans.
- ✓ **September 2008 – December 2009:** ARP Development
- ✓ **January – June 2010:** ARP Revision

OPEN HOUSE

### June 16, 2010, 5 – 9 pm: Open House III

Trinity Lutheran Church (10014 – 81 Ave) – Revised draft of Strathcona Junction ARP, change to Strathcona ARP and accompanying rezonings presented.

### □ September 2010: City Council Public Hearing

Tentative date for Council consideration of ARPs and rezonings. Notice will be given when date is set.

## Proposed Zoning Changes

A key way to implement the policies of the plans is with the application of custom zoning or **Direct Development Control Provisions (DC1s)**. Three draft DC1s have been prepared:

The Strathcona Junction DC1 would apply to Area 1 on the plan's future land use map. It proposes a broad range of allowable uses, including industrial, commercial, entertainment and recreation uses as well as Live Work Units. It also contains built form and streetscaping requirements to ensure that redevelopment is more pedestrian oriented and urban in its format.

There are two proposed DC1s for the Strathcona ARP. Both would allow for pedestrian commercial shopping as the primary use. One is for the area west of the CP freight yard that is being added to the Whyte Avenue Commercial Area of the ARP. It contains built form and streetscaping requirements. The second DC1 is for properties fronting onto 81 Avenue, between 102 and 100 Streets. It would ensure that future development is compatible with the scale and character of buildings with historic false fronts.

**OPEN HOUSE III:**  
 Wednesday, June 16, 2010  
 Trinity Lutheran Church  
 10014 - 81 Avenue  
 5:00 – 9:00 pm  
 Come give us your feedback!

An Open House is being held for interested citizens to view, discuss and provide feedback regarding land use plans for the area surrounding the CP railyard south of Whyte Avenue.

### Proposed Strathcona Junction Area Redevelopment Plan (ARP) Strathcona Area Redevelopment Plan (ARP) Changes and Accompanying Zoning Changes

The proposed changes are the result of the Strathcona Junction Planning Study that was initiated in 2007 to establish a vision, and up-to-date land use and urban design guidelines.

We are now in the final phase of the project and have prepared a new Strathcona Junction Area Redevelopment Plan as well as an amendment to the existing Strathcona Area Redevelopment Plan. We have also prepared some new custom zones that would apply to property in the area.

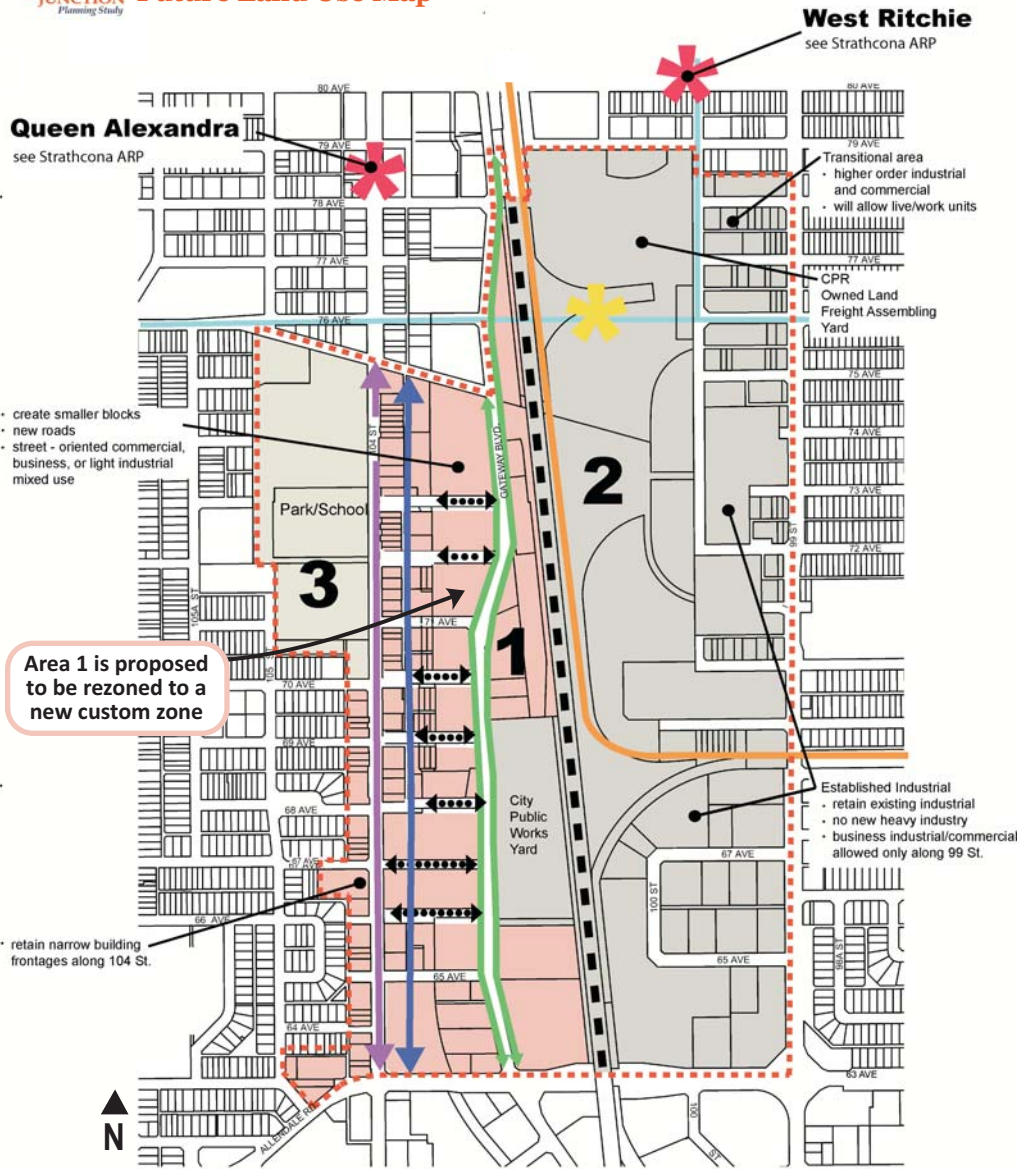
We now invite you to an open house to view and give feedback on these redevelopment plans and the rezonings that accompany them.

For more information contact:  
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# DRAFT STRATHCONA JUNCTION AREA REDEVELOPMENT PLAN

## Future Land Use Map

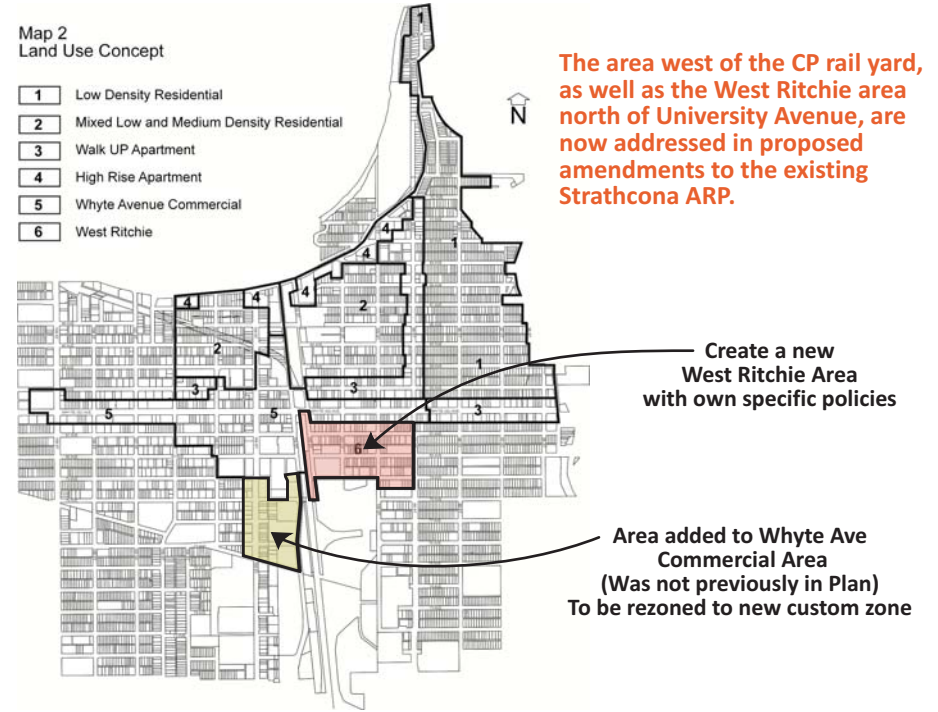


# DRAFT STRATHCONA AREA REDEVELOPMENT PLAN

## Amendment Maps

Map 2  
Land Use Concept

- 1 Low Density Residential
- 2 Mixed Low and Medium Density Residential
- 3 Walk UP Apartment
- 4 High Rise Apartment
- 5 Whyte Avenue Commercial
- 6 West Ritchie



West Ritchie Future Land Use Concept

