

## Charter Bylaw 19704

To allow for businesses that require a location with good visibility and accessibility along major public roadways, Ritchie

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### Purpose

Rezoning from DC2 to CB2; located at 8153-99 Street NW.

### Readings

Charter Bylaw 19704 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 Charter Bylaw 19704 be considered for third reading."

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on July 30 and August 7, 2021. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

This application proposes to change the zoning from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone to allow for commercial or mixed use development. The Main Streets Overlay, which is intended to encourage and strengthen the pedestrian-oriented character of Edmonton's main street commercial areas, would apply to any redevelopment of this site. The applicant does not intend to redevelop the site at this time, but rather the rezoning is intended to allow for an expanded list of uses within the existing building.

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

### Public Engagement

Advance Notice was sent to surrounding property owners and the presidents of the Strathcona and Ritchie Community Leagues, the Central Area Council of Community Leagues and the Old Strathcona Business Improvement Area on March 3, 2021. No responses were received.

**Attachments**

1. Charter Bylaw 19704
2. Administration Report