

## CHARTER BYLAW 19940

### To allow for industrial businesses that are compatible with nearby residential uses, Ritchie

#### Purpose

Rezoning from DC2.874 to IB; located at 9923 - 9959 76 Avenue NW.

#### Readings

Charter Bylaw 19940 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 19940 be considered for third reading.”

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on January 21 and January 29, 2022. The Charter Bylaw can be passed following third reading.

#### Position of Administration

Administration supports this proposed Charter Bylaw.

#### Report

The purpose of proposed Charter Bylaw 19940 is to change the zoning of one parcel from (DC2.874) Site Specific Development Control Provision to (IB) Industrial Business Zone to allow for the continued use of the existing building with an updated list of uses, including Breweries, Wineries and Distilleries. The existing DC2 Provision was based on the IB and IM (Medium Industrial) Zones and was used in 2014 to incorporate a Risk Management Plan (RMP) to deal with environmental contamination that was present on the Site at the time. Environmental Planning has now confirmed that there are no environmental risks remaining on the site, and therefore risk management of this site is no longer required as part of the site-specific zoning.

This proposal is in alignment with the Strathcona Junction Area Redevelopment Plan, which identifies this area for industrial uses and it is in alignment with the goals of the City Plan by supporting the continuous improvement, evolution and intensification of Edmonton’s non-residential lands.

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

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### **Community Insights**

Advance Notice was sent to surrounding property owners and the president of the Ritchie Community League and the Old Strathcona Business Improvement Area on November 22, 2021. No responses were received.

### **Attachments**

1. Charter Bylaw 19940
2. Administration Report