

## **BYLAW 19987**

### **Amendment to the Strathcona Area Redevelopment Plan**

#### **Purpose**

To remove the Historic West Ritchie (DC1) Direct Development Control Provision from the plan.

#### **Readings**

Bylaw 19987 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 19987 be considered for third reading.”

#### **Advertising and Signing**

This Bylaw was advertised in the Edmonton Journal on February 25 and March 5, 2022. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Bylaw.

#### **Report**

The purpose of Bylaw 19987 is to amend the Strathcona Area Redevelopment Plan (ARP) by removing the Historic West Ritchie (DC1) Direct Development Control Provision from the plan. While it used to be standard practice to include DC1 Provisions within statutory plans, it is now considered more appropriate to simply have these Provisions exist in the Zoning Bylaw and not be duplicated within a plan. This also makes it easier to amend the zoning in the future, without a need to amend the plan (as long as any future proposed zoning amendment still complies with all policies and objectives of the plan). No changes are proposed by this Bylaw with regards to policies or direction of the ARP.

This proposed amendment is associated with a proposed rezoning to revise the Historic West Ritchie (DC1) Direct Development Control Provision to expand potential new business opportunities (Charter Bylaw 19988).

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

#### **Community Insights**

Advance Notice was sent to surrounding property owners and the presidents of the Ritchie and Strathcona Community Leagues as well as the Central Area Council of Community Leagues and the

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Old Strathcona Business Association on November 30, 2021. The only response was from the Old Strathcona Business Association which is summarized in the attached Administration Report.

### **Attachments**

1. Bylaw 19987
2. Administration Report