

## CHARTER BYLAW 19988

### To expand potential new business opportunities, Ritchie & CPR Irvine

#### Purpose

Rezoning from DC1 to DC1; located at 10103 & 10115 to 10150 - 81 Avenue NW and 8015, 8109 & 8128 - 102 Street NW

#### Readings

Charter Bylaw 19988 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 19988 be considered for third reading."

#### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 25 and March 5, 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 19988 is to update the existing Historic West Ritchie (DC1) Direct Development Control Provision to allow for more business opportunities such as Convenience Retail Stores, Breweries, Wineries and Distilleries, Cannabis Retail Sales, Markets and Special Events.

The Strathcona Area Redevelopment Plan (ARP) directs the use of a small-scale DC1 Provision for this land which aligns with The City Plan by promoting Edmonton's history and encouraging a sense of local identity by preserving and enhancing heritage.

This proposed rezoning is associated with a proposed amendment to the Strathcona Area Redevelopment Plan (Bylaw 19987) to remove 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 zones exist in the Zoning Bylaw and not be duplicated within a plan.

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

## **CHARTER BYLAW 19988**

### **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 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. Charter Bylaw 19988
2. Administration Report (attached to Bylaw 19987 - Item 3.3)