

CHARTER BYLAW 19988

To update the Historic West Ritchie (DC1) Direct Development Control Provision, 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 January 6, 2023, and January 14, 2023. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the March 15, 2022, City Council Public Hearing, the following motion was passed:

"That Bylaw 19987 and Charter Bylaw 19988 be referred to Administration to carry out engagement with an affected landowner and return to a future City Council Public Hearing."

Report

The main purpose of proposed Charter Bylaw 19988 is to update allowable Uses within the Historic West Ritchie (DC1) Direct Development Control Provision. The current DC1 Provision is from 2011 and is restricted to allowing Zoning Bylaw Uses that were available at that time, which is resulting in newer Uses being denied permits for operating here. The proposed DC1 Provision would modify the allowable Uses to introduce new business opportunities such as Breweries, Wineries and Distilleries,

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Cannabis Retail Sales (subject to separation distance requirements), Markets and Urban Indoor Farms (this list of uses is not exhaustive).

The allowable Uses are also being adjusted to ensure those allowed are compatible with the purpose of the DC1 Provision and the goals and objectives of the area, or restricted appropriately to ensure this.

Development Regulations are proposed to be as prescribed in the (CB2) General Business Zone and as modified by the Main Streets Overlay (MSO) with some specific adjustments mainly to preserve the unique architectural character of the avenue, such as false fronts. The current DC1 Provision references the 2011 version of the CB2 Zone and the Pedestrian Commercial Shopping Street Overlay (PCSSO). The PCSSO was replaced by the MSO in September 2017. The CB2 Zone with the MSO is the zoning for the majority of the surrounding commercial area and along 82 (Whyte) Avenue NW (outside of the historic core). A new regulation is also proposed for the revised DC1 Provision to allow the existing building west of 102 Street NW to have residential Uses at ground level.

This proposed rezoning is associated with a proposed amendment to the Strathcona Area Redevelopment Plan (Bylaw 19987) to update direction for the West Ritchie Area to reference the Main Streets Overlay (MSO) instead of the Pedestrian Commercial Shopping Street Overlay (PCSSO), amend Figure 9 for the West Ritchie Land Use Concept, and reflect other changes that have occurred in the area since 2011. The MSO has the same function and intent as the PCSSO relative to its reference in the ARP. The existing DC1 Provision is embedded within the ARP and the proposed amendment would remove it from the plan, with the DC1 Provision to be maintained within the Zoning Bylaw instead, based on current standards.

This application helps ensure landowners in this area will not face unnecessary regulatory barriers for new businesses while also respecting the unique character of the broader area and the intent of the DC1 Provision. 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.

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 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.

After the March 15, 2022 motion, written and verbal discussions took place with the affected landowner and a new Advance Notice with more details of the proposed changes was sent to the same recipients on October 21, 2022. From both notices, a combined total of three responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19988
2. Administration Report (Attached to Item 3.1 - Bylaw 19987)