

BYLAW 19987

Amendment to the Strathcona Area Redevelopment Plan

Purpose

To amend the West Ritchie Land Use Development Strategy and 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 January 6, 2023, and January 14, 2023. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed 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

Bylaw 19987 proposes to amend the Strathcona Area Redevelopment Plan (ARP) 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 replaced the PCSSO in the Zoning Bylaw in September 2017 but has the same function and intent relative to its reference in the ARP. As well, the existing DC1 Provision is embedded within the ARP and the

BYLAW 19987

proposed amendment would remove it from the plan, with the DC1 Provision being maintained within the Zoning Bylaw instead, based on current standards.

This proposed amendment is associated with a proposed rezoning to revise the Historic West Ritchie (DC1) Direct Development Control Provision mainly to modify the allowable Uses to introduce new business opportunities such as Breweries, Wineries and Distilleries, Cannabis Retail Sales (subject to separation distance requirements), Markets and Urban Indoor Farms (this list of uses is not exhaustive).

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.

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. Bylaw 19987
2. Administration Report