



Aerial image captured May 2020

ITEMS 3.1 and 3.2
BYLAW 19987 & CHARTER BYLAW 19988
RITCHIE & CPR IRVINE

DEVELOPMENT
SERVICES
JAN 23, 2023



2 APPLICATION HISTORY

March 15, 2022

Public Hearing Council Motion

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.



3 PROPOSED ZONING

New Uses

Breweries, Wineries and Distilleries

Cannabis Retail Sales

Convenience Retail Stores

Live Work Units

Major Home Based Business

Minor Home Based Business

Public Libraries and Cultural Exhibits

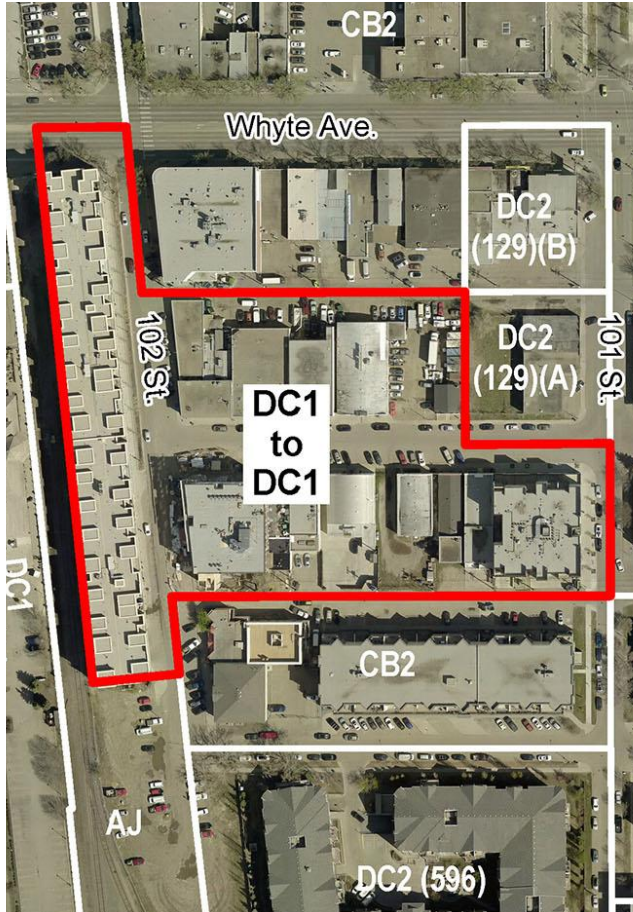
Special Event

Supportive Housing

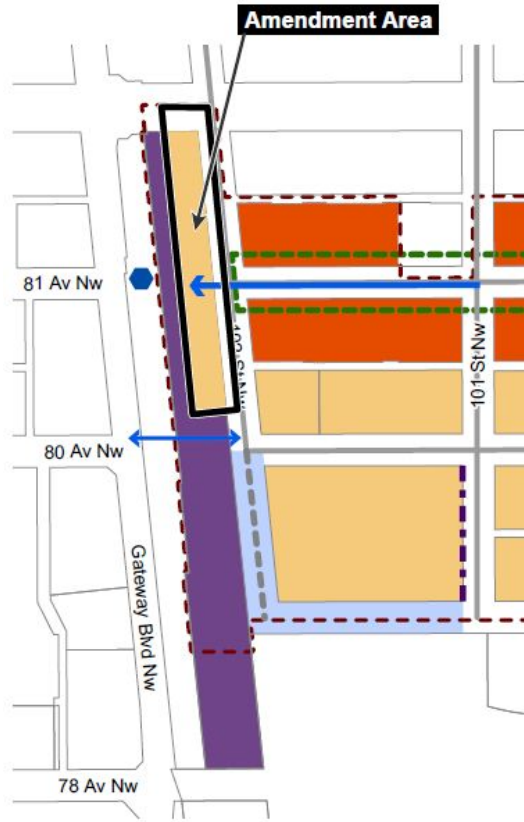
Urban Gardens

Urban Indoor Farms

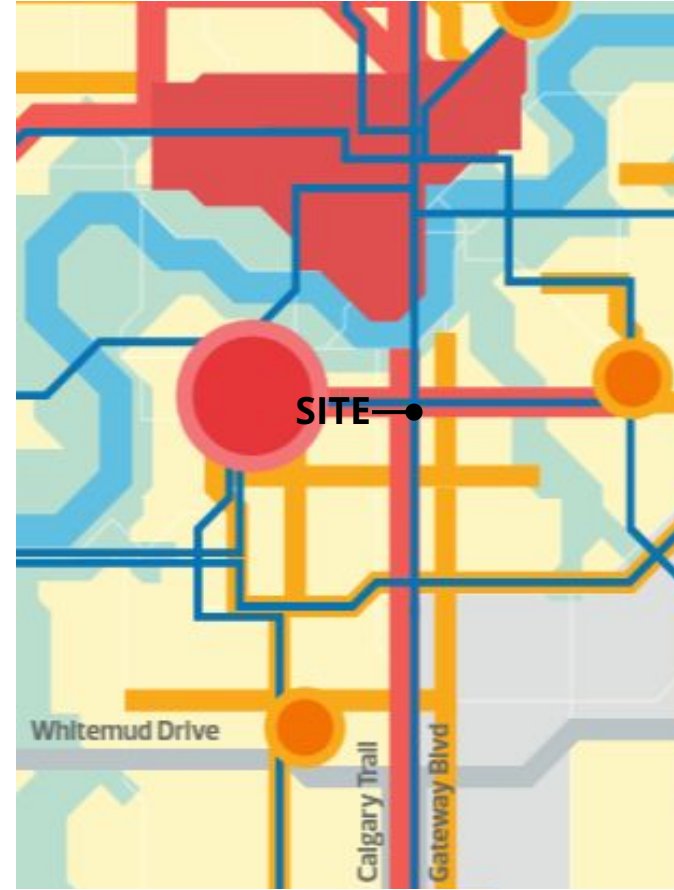




SITE VIEW



STRATHCONA ARP



THE CITY PLAN

Comments

- Easier for permits to be issued for new businesses
- Scope of changes is more significant than disclosed
- City's engagement was insufficient
- Changes decrease business opportunities
- The City needs to invest in proper streetscape improvements as per the Strathcona ARP



ADVANCED NOTICE
November 30, 2021
October 21, 2022



CITY WEBPAGE
December 7, 2021
October 17, 2022



MEETINGS WITH
CONCERNED
LANDOWNER
August 3, 2022
January 13, 2023



PUBLIC HEARING NOTICE
December 15, 2022



JOURNAL AD
January 6 & 14, 2023

6 HERITAGE ARCHITECTURE



HISTORIC FALSE FRONTS

ARNDT'S MACHINE SHOP
DESIGNATED MUNICIPAL
HISTORIC RESOURCE





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**