

# Charter Bylaw 19744

To add Cannabis Retail Sales to an existing Mixed use Site, Keswick

---

## Purpose

Rezoning from DC2 to DC2; located at 1003 Keswick Drive SW and 1770 Keene Crescent SW.

## Readings

Charter Bylaw 19744 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 19744 be considered for third reading.”

## Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 4 and June 12, 2021. The Charter Bylaw can be passed following third reading.

## Position of Administration

Administration supports this proposed Charter Bylaw.

## Report

This application proposes to rezone the subject site from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. The current (DC2) Provision allows for a mixed use development. The proposed (DC2) Provision will add Cannabis Retail Sale to the list of allowed uses on the westerly portion of the site, and adjust the zoning boundary line between “Area A” and “Area B” to accurately update the site based on the land ownership and intended development. The proposed rezoning conforms with the Keswick Neighbourhood Structure Plan (NSP) which designates the site for Mixed Use - Residential/Commercial.

The Edmonton Public and Catholic School Boards consulted with City Administration, who advised that the proposed rezoning satisfies the Cannabis Retail Sales separation distances required under Section 70 of the Zoning Bylaw.

All other comments from civic departments and utility agencies have been addressed and are summarized in the attached report.

### **Public Engagement**

The applicant sent DC2 Pre-application Notices to surrounding property owners and the Greater Windermere Community League on March 2, 2021. Administration sent Advance Notices to the same list of recipients on April 15, 2021. One response was received with concerns and is summarized in the attached Administration Report.

### **Attachments**

1. Charter Bylaw 19744
2. Administration Report