

Charter Bylaw 18520

Text Amendments to add Cannabis Retail Sales to two Blatchford Special Area Zones

Purpose

The proposed rezoning will amend two Special Area Zones in Blatchford:

- 997.9 (BLMR) Blatchford Low to Medium Rise Residential Zone, and
- 997.10 (BMR) Blatchford Medium Rise Residential Zone.

Readings

Charter Bylaw 18520 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 18520 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 17, 2018 and August 25, 2018. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the May 29, 2018 City Council meeting, the following motion was passed:

That Administration provide an opportunity to apply for rezoning to add the Cannabis Retail Sales Use to Special Area Zones that include commercial areas or shopping centers without an applicant paying an administration fee for a period not exceeding 90 days after the passage of Charter Bylaw 18387.

Report

Administration determined the most effective way to meet the intent and timelines of the motion was to review the Special Area Zones and, where practical, proceed with the amendments.

The Special Area Zones were reviewed based on planning considerations and what was heard through public engagement as identified in the May 29, 2018 report (refer to CR_5812). It was determined that Cannabis Retail Sales:

- Would be appropriate in commercial areas;
- Would not be appropriate in residential areas (although, may be acceptable in some mixed use areas); and
- Must be in line with provincial regulations including separation distances from “sensitive uses”.

Of the 48 Special Area Zones in the Zoning Bylaw, 14 were identified as being appropriate for the addition of Cannabis Retail Sales as a permitted Use in the Zone. Two of these are located in the Blatchford neighbourhood. While these Zones do permit low and medium rise residential development, limited commercial, office and services uses are permitted along active streets. Since no development has yet taken place in either Special Area Zone, it is considered acceptable for the addition of Cannabis Retail Sales.

In addition to the Use being added to the Zones, a regulation has also been added that will ensure Section 70 of the Zoning Bylaw, which regulates Cannabis Retail Sales, will be applied at the Development Permit stage.

Policy

The proposed Charter Bylaw supports *The Way We Grow*, Edmonton’s Municipal Development Plan’s strategic goal of Supporting Prosperity: *Edmonton is home to an innovative and diverse business environment that fosters economic development and supports prosperity.*

Corporate Outcomes

The proposed Charter Bylaw contributes to the Corporate Outcome “Edmonton has a globally competitive and entrepreneurial business climate” by creating commercial development opportunities.

Public Consultation

All landowners within the Special Area Zones were informed in writing of the proposed addition to the Zones. The letter included contact information outlining how property owners could support, object and/or obtain more information on the proposed changes. This letter was sent on July 10, 2018.

Advance notice was sent to surrounding property owners within 60 metres of the Special Area Zones on July 13, 2018.

No comments were received from these notices for these Special Area Zones.

Attachment

1. Charter Bylaw 18520