



# City Planning Report

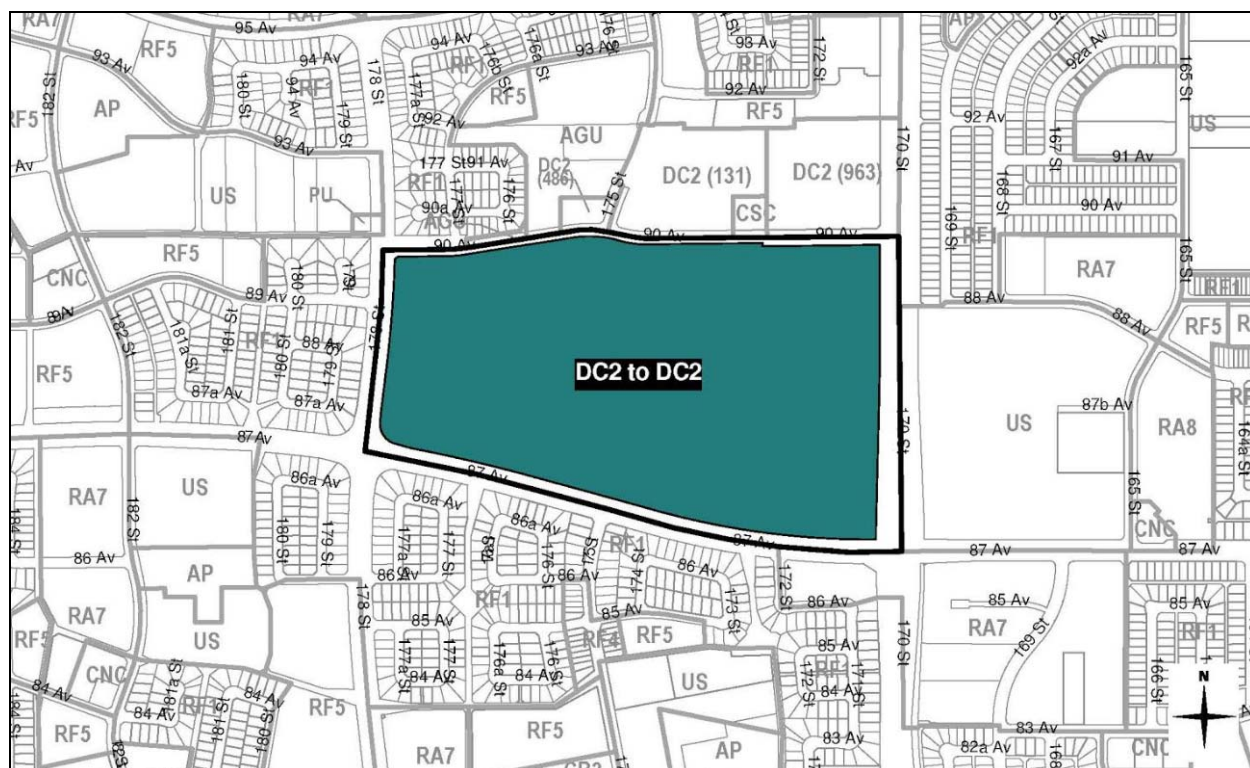
## REZONING

### Summerlea

**8882 - 170 Street NW**

**17410 - 87 Avenue NW**

To add Cannabis Retail Sales and Cannabis Lounges to the list of permitted uses for land with an existing DC2 Site Specific Development Control Provision



## RECOMMENDATION + JUSTIFICATION

City Planning is in **SUPPORT** of this application on the basis that it:

- is in character with the commercial and entertainment focus of West Edmonton Mall; and
- meets Federal and Provincial regulations and related setbacks from sensitive uses.



South	(RA7) Low Rise Apartment Zone and (RF1) Single Detached Residential Zone	Apartment housing and single detached houses
West	(RF1) Single Detached Residential Zone	Single detached houses

## PLANNING ANALYSIS

The Federal Government has confirmed the sale and consumption of cannabis will be legalized in October 2018. Following Council's amendment of the Zoning Bylaw to permit Cannabis Retail Sales in a range of commercial zones and a limited number of mixed use and industrial zones (refer to CR\_5812), approximately 14 applications have been put forward to amend existing (DC2) Site Specific Development Control zoned sites to add Cannabis Retail Sales.

The opportunity for Cannabis Retail Sales and Cannabis Lounges to occur within the mall will not have an impact outside of the mall. Given the current regulations for separation distances, approximately 3 retail locations could be permitted in the mall.

Cannabis Retail Sales will have a similar land use impact as minor alcohol sales or convenience retail stores which are already permitted in the zone and many other similar commercial zones.

Currently, there are no regulations attached to the development of Cannabis Lounges, however, the addition of this use at this time, will avoid another rezoning in the future to add the use.

The proposed change is supported by the Summerlea Neighbourhood Area Structure Plan that identifies the site as suitable for commercial development.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> June 6, 2018	<ul style="list-style-type: none"> <li>• Number of recipients: 126</li> <li>• One email responses in opposition to Cannabis Retail Sales.</li> </ul>
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## CONCLUSION

City Planning recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18530
Location:	South of 90 Avenue NW and west of 170 Street NW
Address:	17410 - 87 AVENUE NW, 8882 - 170 STREET NW
Legal Description:	Lot 5 and Lot 6, Block 28, Plan 8421891; Lot 6A, Block 22, Plan 8421542; Lot 7, Block 22, Plan 8322082; Lot 4, Block 28, Plan 8222590
Site Area:	43.77 ha
Neighbourhood:	Summerlea
Ward - Councillor:	1 - Andrew Knack
Notified Community Organizations:	Belmead, Summerlea and Thorncliff Community Leagues West Edmonton Council of Community Leagues
Applicant:	Kennedy Create

### PLANNING FRAMEWORK

Current Zone:	(DC2) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	Summerlea Neighbourhood Structure Plan
Historic Status:	None

Written By:	Don Read
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination