

Charter Bylaw 19830

To add Cannabis Retail Sales as a listed Use, Oliver

Purpose

Rezoning from DC1 to DC2; located at 10371 and 10365 - 112 Street NW.

Readings

Charter Bylaw 19830 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 19830 be considered for third reading”.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on August 13, 2021 and August 21, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 19830 is to change zoning from (DC1) Direct Development Control Provisions to a (DC2) Site Specific Development Control Provision; Lot 118A, Block 11, Plan 1282RS and Block OT, Plan 8422477. The proposed DC2 rezoning includes provisions from the current DC1- 104 Avenue Corridor Area 2 but includes Cannabis Retail Sales as an allowed use through the proposed DC2. The DC2 remains compatible with surrounding land uses, conforms with the 104 Avenue Corridor Area Redevelopment Plan and provides opportunity for increased commercial opportunities within the area.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Pre-notification and advance notification for the proposed DC2 were sent to surrounding property owners and the presidents of the Oliver and Queen Mary Park Community Leagues on March 10, 2021 and May 27, 2021 respectively. Seven responses were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19830
2. Administration Report