

Charter Bylaw 19842

To add Cannabis Retail Sales to an existing Commercial Site, Larkspur

Purpose

Rezoning from DC2 to DC2 to add Cannabis Retail Sales to an existing commercial site, and create two distinct DC2s based on land use and property ownership; located at 38 Avenue NW and 34 Street NW

Readings

Charter Bylaw 19842 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 19842 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on August 20 and 28, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The current zoning for the subject site is composed of two sub-areas, a residential portion in the east (Area A - Amberwood Village) and a commercial portion in the west (Area B - Meadowbrook Centre). The intent of this application is to:

1. add Cannabis Retail Sales as an allowed Use in Area B; and
2. separate the current zoning into two distinct DC2 Provisions.

The development rights for Area A will remain unchanged. The terminology and structure of the existing Provisions will be updated to current Zoning Bylaw standards.

The proposed rezoning conforms with the Larkspur Neighbourhood Structure Plan.

All comments from civic departments and utility agencies have been addressed.

Public Engagement

As per the application requirements for DC2 rezonings, the applicant sent pre-application notices to surrounding property owners, The Meadows Community League Association, The Mill Woods Presidents Council (MWPC) Area Council, and

The Burnewood Community League on April 15, 2021. One response in support and two responses with concerns were received.

Administration sent Advance Notices on July 9, 2021. Four responses with concerns were received and are summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19842
2. Administration Report