

Charter Bylaw 18490

To allow for expanded uses in a mixed-use area, Westmount

Purpose

Rezoning from DC1 to DC1; generally located north of Stony Plain Road NW, west of 121 Street NW, south of 106 Avenue NW, and east of the lane west of 123 Street NW, Westmount.

Readings

Charter Bylaw 18490 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 18490 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on August 3, 2018, and August 11, 2018. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application proposes to add Cannabis Retail Sales, and Breweries, Wineries and Distilleries as Uses to this (DC1) Direct Development Control Provision. This existing DC1 Provision specifies that the area is to provide for an area of commercial and office employment, and residential development in support of the 120 Street NW station hub and 124 Street NW shopping area. The Provision contains a variety of commercial, retail, and residential uses, in an area that is currently developed as mixed-use in nature. The proposed rezoning complies with the direction and intent of the 104 Avenue Corridor Area Redevelopment Plan.

Policy

The Way We Grow, Edmonton’s Municipal Development Plan

Corporate Outcomes

Edmonton is attractive and compact:

- The proposed additional commercial uses would allow for a wider range of services within this mixed-use area, and provide additional business opportunities.

Public Consultation

Advance notice was sent May 31, 2018, to 952 surrounding property owners, the Oliver Community League, the Queen Mary Park Community League, the Westmount Community League, and the 124 Street and Area Business Revitalization Zone. Three responses were received. Two people requested more information on how to open cannabis retail stores; one person opposed the rezoning worried that it would lead to increases in homelessness and crime.

Attachments

1. Charter Bylaw 18490
2. Urban Form and Corporate Strategic Development Report