

CHARTER BYLAW 19846

To add Cannabis Retail Sales as an allowed Use to an existing Commercial Site, Calgary Trail South

Purpose

Rezoning from DC2.145 to DC2; located at 3940 Gateway Boulevard NW and 3803 Calgary Trail NW.

Readings

Charter Bylaw 19846 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 19846 be considered for third reading."

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on November 5 and November 13, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to rezone the subject site from (DC2.145) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. The current (DC2) Provision allows for retail commercial and office uses. The proposed (DC2) Provision will add Cannabis Retail Sales as an allowed use and update the terminology and structure of the existing Provision to current Zoning Bylaw standards.

The proposed rezoning conforms with the Calgary Trail Land Use Study.

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

CHARTER BYLAW 19846

Community Insights

The Applicant sent a pre-application notice to surrounding property owners, The Duggan Community League and the Southwest Area Council of Community Area Council on April 19, 2021. No responses were received.

Administration sent an Advance Notice to surrounding property owners, The Duggan Community League and the Southwest Area Council of Community Area Council on July 6, 2021. No responses were received.

Attachments

1. Charter Bylaw 19846
2. Administration Report