



# PLAN AMENDMENT AND REZONING APPLICATION

## QUEEN ALEXANDRA, STRATHCONA, STRATHCONA JUNCTION

**Properties located generally between 103 Street NW and 105 Street NW between 81 Avenue NW and 83 Avenue NW.**

To add the Cannabis Retail Sales Use to the existing Historical Commercial Direct Development Control Provision (DC1) in the Strathcona Redevelopment Plan (ARP).



## RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- This application promotes a new local commercial opportunity in the historic commercial core of Old Strathcona;
- The addition of the Cannabis Retail Sales Use is compatible with the surrounding land uses and objectives of the Strathcona Area Redevelopment Plan; and
- Cannabis Retail Sales are subject to special land use provisions, such as separation distances, to ensure compatibility.

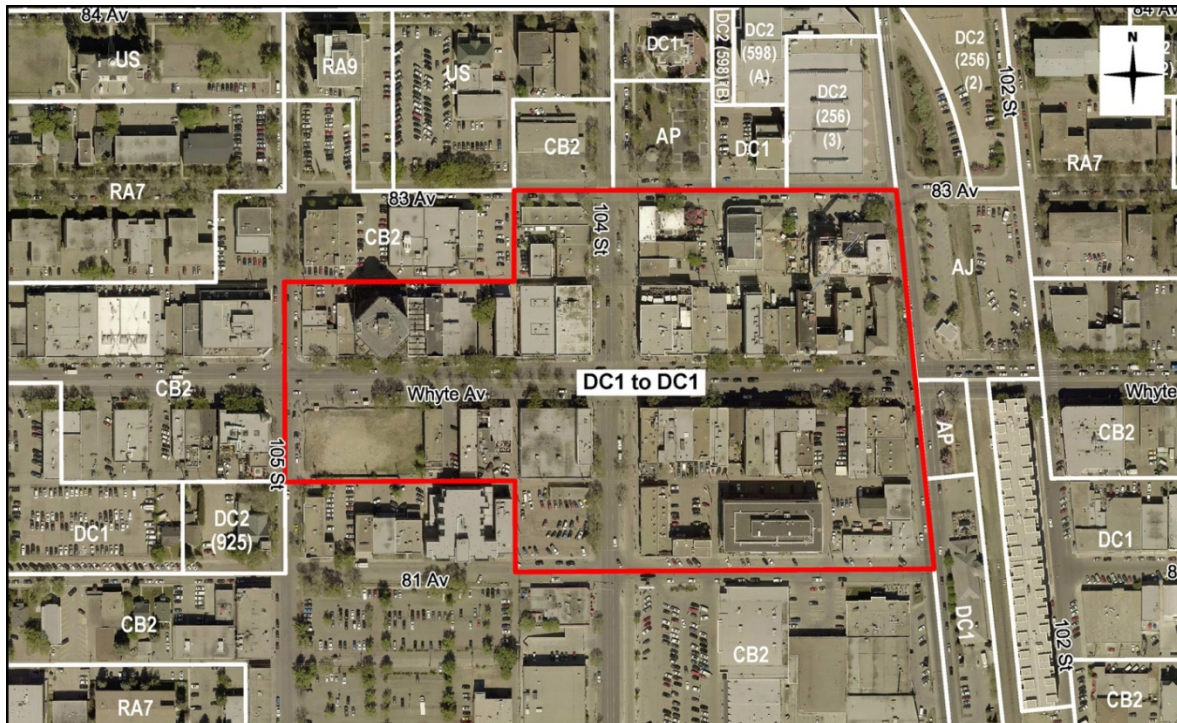
## THE APPLICATION

1. BYLAW 18431 to amend the Strathcona Area Redevelopment Plan to replace the existing Historical Commercial (DC1) Direct Development Control Provision with a revised Historical Commercial (DC1) Direct Development Control Provision.
2. CHARTER BYLAW 18432 to amend the Zoning Bylaw to rezone from a (DC1) Direct Development Control Provision to a new (DC1) Direct Development Control Provision to allow for the opportunity to develop Cannabis Retail Sales.

On May 7, 2018, City Council gave two readings to Bylaw 18387 which proposed amendments to the Edmonton Zoning Bylaw in advance of expected federal legalization of cannabis to create special land use provisions for Cannabis Retail Sales, and add the use to nine commercial zones in Edmonton. Bylaw 18387 will be considered for third reading at a regular council meeting on June 12, 2018.

The associated report for Bylaw 18387 identified that future plan amendments and rezonings would be required to introduce the new use to direct control or special area zones. As the Zoning Bylaw amendment only impacted standard zones, a rezoning is required to add it to the Strathcona Historical Commercial (DC1) Direct Development Control Provision.

## SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

## PLANNING ANALYSIS

Cannabis Retail Sales is defined by Zoning Bylaw 12800 as a Commercial Use as follows:

- **Cannabis Retail Sales** means development used for the retail sales of Cannabis that is authorized by provincial or federal legislation. This use may include retail sales of cannabis accessories. This use does not include Cannabis Production and Distribution.

The Cannabis Retail Sales Use within the (DC1) Historic Commercial Direct Development Control Provision will be subject to standard land use regulations including separation distances that will limit possible locations of Cannabis Retail Sales stores. These regulations manage off-site impacts and ensure computability of Cannabis Retail Sales developments within its surroundings as outlined in Section 70 of the Zoning Bylaw. This section contains regulations including requirements for:

- 200 metre separation distance from between Cannabis Retail Sales Uses;
- 200 metre separation distance from any Cannabis Retail Sales Use and a school or public library; and
- 100 metre separation distance from any Cannabis Retail Sales Use and a park or recreation centre.

The affected areas of the proposed plan amendment and rezoning application (Historical Commercial Direct Development Control Provision) support commercial uses within the land use policies of the Strathcona ARP.

As there are established libraries, schools, and parks adjacent to this area, some properties in the DC1 will not be able to obtain this use due to the required separation distances from these sites. This is the same as with other standard commercial zones along Whyte Avenue where Cannabis Retail Sales has been introduced. Decisions on development permit applications for this use in these standard zones would be consistent to those in the Historical Commercial Direct Development Control Provision.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> April 5, 2018	<ul style="list-style-type: none"><li>• Number of recipients: 163</li><li>• 1 response requesting more information on the intent of the amendment was received.</li></ul>
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## **CONCLUSION**

City Planning recommends that City Council APPROVE this application.

## **APPENDICES**

- 1 Current and Proposed DC1 Comparison
- 2 Application Summary

Red Underlined Text = Added Text

## 1. Uses

The following Uses are prescribed pursuant to Section 710.3 of the Zoning Bylaw, not to exceed 464.5 m<sup>2</sup> per floor nor a total of 929 m<sup>2</sup> per building, except as otherwise stated as follows:

- a) Animal Hospitals and Shelters
- b) Apartment Housing (above the ground floor only)
- c) Bars and Neighbourhood Pubs, not to exceed 200 Occupants nor 240 m<sup>2</sup> of Public Space
- d) Breweries, Wineries and Distilleries
- e) Business Support Services
- f) Cannabis Retail Sales
- g) Child Care Services
- h) Commercial Schools
- i) Creation and Production Establishments
- j) Fascia On-premises Signs
- k) General Retail Stores up to a maximum gross Floor Area of 929 m<sup>2</sup>
- l) Government Services
- m) Health Services
- n) Hotels
- o) Household Repair Services
- p) Indoor Participant Recreation Services
- q) Limited Contractor Services
- r) Media Studios
- s) Major Alcohol Sales
- t) Minor Alcohol Sales
- u) Major Amusement Establishments
- v) Minor Amusement Establishments
- w) Major Home Based Business
- x) Minor Home Based Business
- y) Nightclubs, not to exceed 200 Occupants nor 240 m<sup>2</sup> of Public Space
- z) Personal Service Shops
- aa) Private Clubs
- bb) Projecting Signs
- cc) Professional, Financial and Office Support Services
- dd) Public Libraries and Cultural Exhibits
- ee) Residential Sales Centre
- ff) Restaurants, not to exceed 200 Occupants nor 240 m<sup>2</sup> of Public Space
- gg) Secondhand Stores
- hh) Specialty Food Services, not to exceed 200 Occupants nor 240 m<sup>2</sup> of Public Space
- ii) Spectator Entertainment Establishments
- jj) Veterinary Services
- kk) Uses consistent with the rationale of this Provision and where applicable, with designation as a historic resource under the Alberta Historical Resources Act.

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment and Rezoning
Charter Bylaw/Bylaw:	18431 & 18432
Location:	Generally between 103 Street NW and 105 Street NW between 81 Avenue NW and 83 Avenue NW
Legal Description(s):	Multiple - Refer to Schedule B of Bylaw 18194
Site Area:	Approximately 67,000 m <sup>2</sup>
Neighbourhood:	Queen Anlexandra, Strathcona, Strathcona Junction
Ward - Councillor:	8 - Henderson
Notified Community Organization(s):	Central Area Council of Community Leagues, Queen Alexandra Community League, Ritchie Community League, Strathcona Centre Community League, Old Strathcona Business Revitalization Zone
Applicant:	City of Edmonton

### PLANNING FRAMEWORK

Current Zone:	(DC1) Direct Development Control Provision & Whyte Avenue Commercial Overlay
Proposed Zone:	(DC1) Direct Development Control Provision & Whyte Avenue Commercial Overlay
Plan(s) in Effect:	Strathcona Area Redevelopment Plan
Historic Status:	Old Strathcona Provision Historical Area

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