

## Charter Bylaw 19594

To add Cannabis Retail Sales and other commercial uses to an existing neighbourhood shopping centre, Menisa

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### Purpose

Rezoning from (DC2.803) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision; located at 1035 - Knottwood Road East NW.

### Readings

Charter Bylaw 19594 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 19594 be considered for third reading."

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 26 and March 6, 2021. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Report

This land use amendment was submitted by Eins Consulting on November 4, 2020 on behalf of Tricentre Acquisitions LP. The application proposes to rezone the site from (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision. The current (DC2) Provision allows for a range of small-scale commercial uses. The proposed (DC2) Provision will add Cannabis Retail Sales, Markets and Special Events to the list of uses allowed on site, and will update the language and terminology of the regulations to align with the current standards of the Zoning Bylaw.

The Mill Woods Development Concept Plan is in effect for this area. The plan supports neighbourhood commercial sites along transit routes and at roadway intersections.

The Edmonton Public and Catholic School Boards disagree with City Administration's interpretation that the proposed rezoning satisfies the Cannabis Retail Sales separation distances required under Section 70 of the Zoning Bylaw. A summary of their arguments and City Administration's response is provided in the attached report.

All other comments from civic departments and utility agencies have been addressed and are summarized in the attached report.

### **Public Engagement**

The applicant sent DC2 Pre-application Notices to surrounding property owners, the Knottwood Community League and the Mill Woods Presidents Council (MWPC) Area Council on October 8, 2020. Administration sent Advance Notices to the same list of recipients on December 7, 2020. One response was received with concerns and is summarized in the attached report.

### **Attachments**

1. Charter Bylaw 19594
2. Administration Report