

Charter Bylaw 18700

To add Cannabis Retail Sales and update the existing DC2 Provision to better align with the current Zoning Bylaw, Stone Industrial

Purpose

Rezoning from DC2 to DC2; located at 10104 - 175 Street NW.

Readings

Charter Bylaw 18700 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 18700 be considered for third reading."

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on February 8, 2019, and February 16, 2019. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

In May 2018, City Council amended Zoning bylaw 12800 to permit Cannabis Retail Sales in a range of commercial zones and a limited number of mixed use and industrial zones (see the May 7, 2018 Urban Form and Corporate Strategic Development report CR_5812). This rezoning proposes to permit Cannabis Retail Sales in an existing DC2 Provision that allows for a mix of highway commercial and business industrial development.

Cannabis Retail Sales will have a similar land use impact as minor alcohol sales or convenience retail stores which are already permitted in the existing DC2 Provision.

The DC2 is also updated to reflect nomenclature of the current Zoning Bylaw, removes restrictions on General Retail Stores, places restrictions on General Industrial Uses, adds appropriate Sign Uses, and regulations to require redevelopment to be visually attractive along a major city corridor entrance.

Public Engagement

Advance Notice was sent to surrounding property owners and the Britannia Youngstown and La Perle Community Leagues on September 19, 2018.

One phone call from a tenant of the commercial building was received. The concern was a leasing issue to be discussed with the owner.

Attachments

1. Charter Bylaw 18700
2. City Planning Report