



TA20-0011 & Z20-0012 1729-1835 Gordon Dr

Rezoning Application



Proposal

- ▶ A site-specific text amendment to allow for a retail cannabis sales establishment within 500 m of two approved establishments
- ▶ To rezone the subject property from CD26 – Capri Centre Comprehensive Development zone to CD26rcs- Capri Centre Comprehensive Development zone (Retail Cannabis Sales)

Development Process

February 6, 2020

Development Application Submitted



Staff Review & Circulation



March 27, 2020

Public Notification Received



April 20, 2020

Initial Consideration



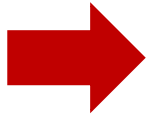
Public Hearing
Second & Third Readings



Final Reading
DP & Variances

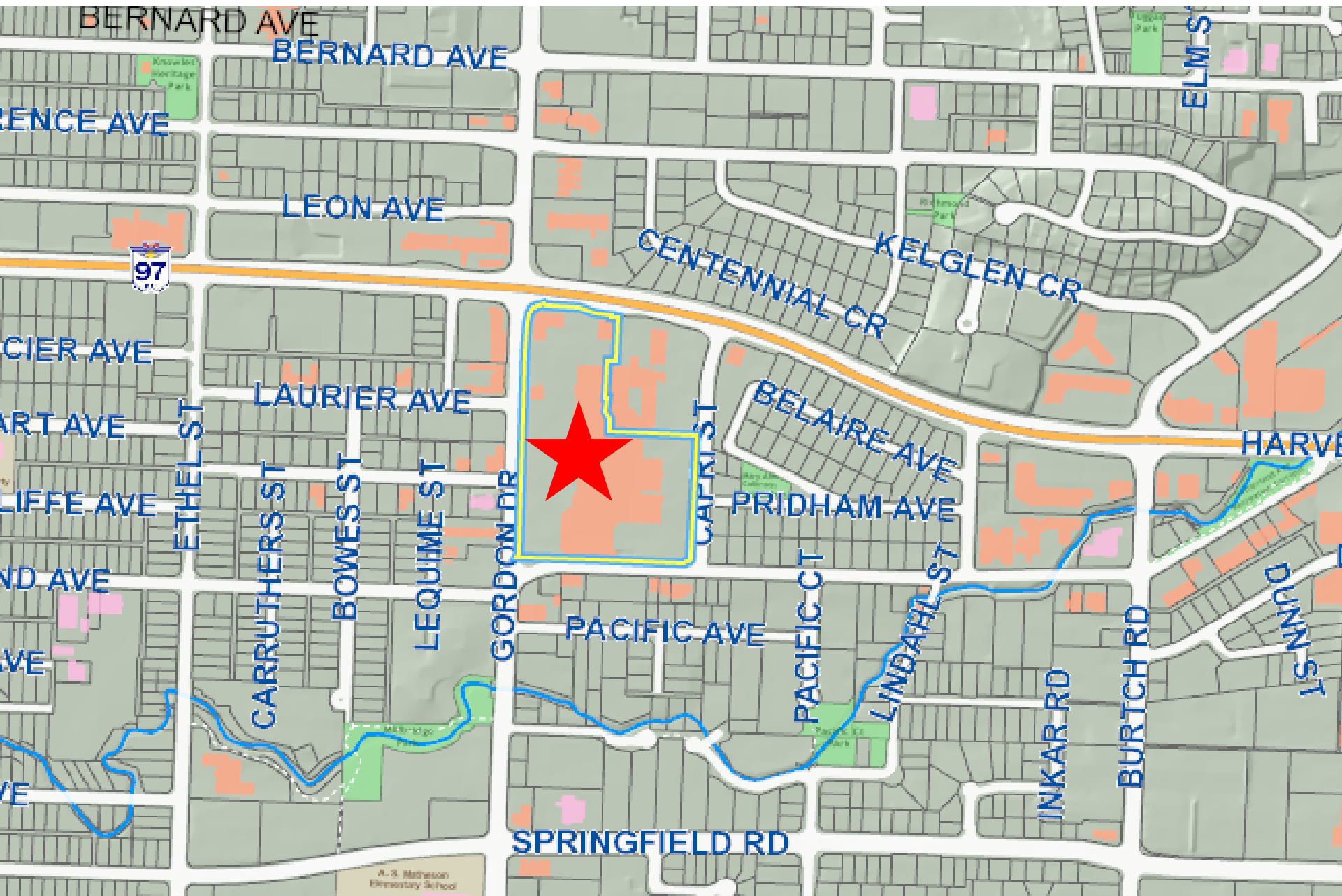


Building Permit



Council
Approvals

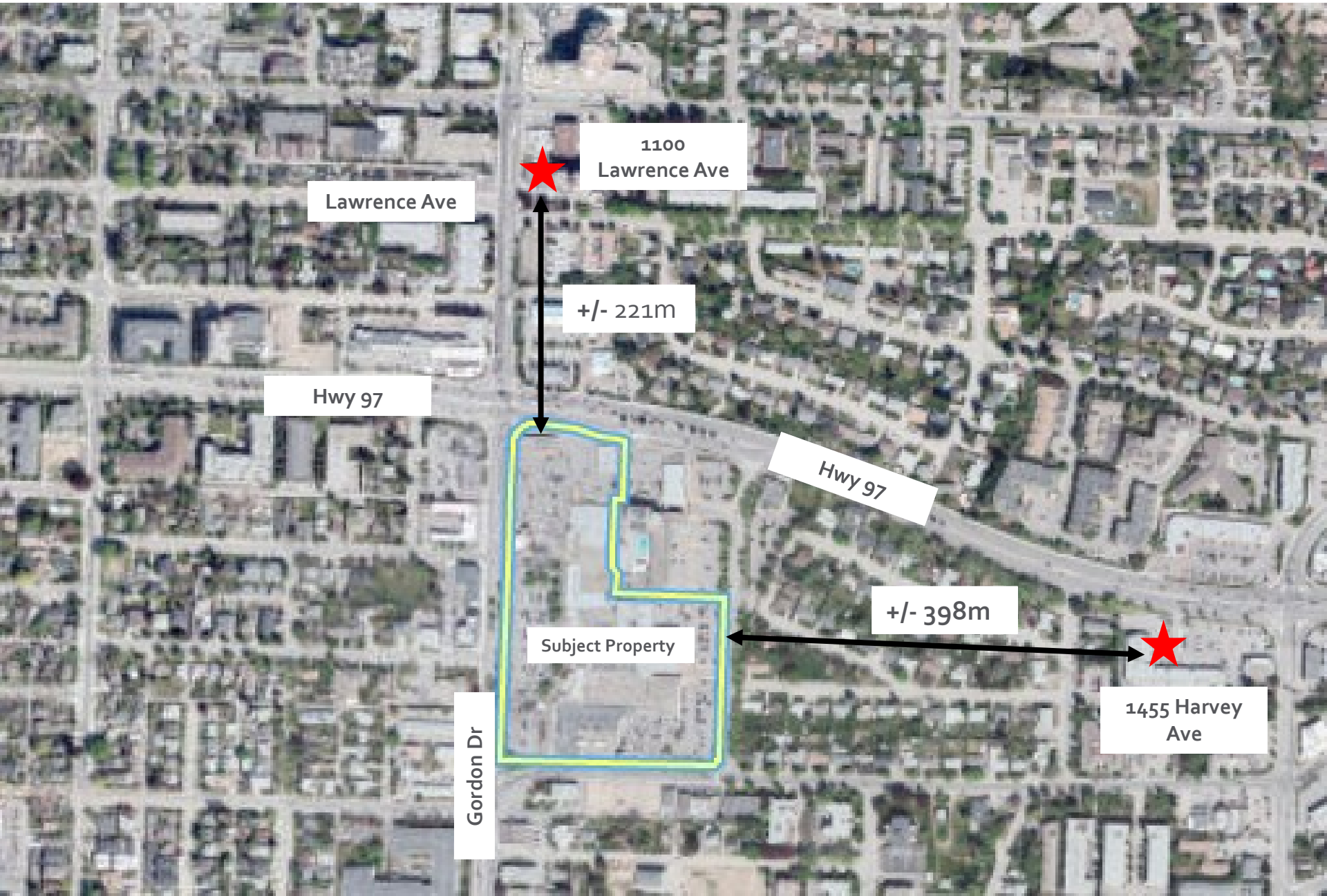
Context Map



Subject Property Map



Distance



1100
Lawrence Ave

Lawrence Ave

+/- 221m

Hwy 97

Hwy 97

+/- 398m

Subject Property

Gordon Dr

1455 Harvey
Ave

Development Policy

- ▶ Zoning Bylaw- Section 9.16.1 Retail Cannabis Sales Establishments
 - ▶ Any retail cannabis sales establishment must be setback a minimum distance of 500m from another Retail Cannabis Sales Establishment, measured from closest lot line to closest lot line
 - ▶ The minimum distance is intended to avoid clustering of multiple stores

Staff Recommendation

- ▶ Staff recommend non-support of the proposed text amendment and rezoning for a retail cannabis sales establishment.
 - ▶ Avoid clustering of multiple stores;
 - ▶ Regulation is similar to liquor retail establishments in order to create a fair a reliable business environment



Conclusion of Staff Remarks