



TA20-0018

1920-1936 Summit Dr.

Text Amendment Application



Proposal

- ▶ To amend the Zoning Bylaw by removing the maximum Gross Floor Area for Retail Liquor Sales and removing the limit on the number of Retail Liquor Sales businesses within Area 2 of the CD3 zone.
- ▶ To amend the Zoning Bylaw to address how the Retail Cannabis Sales subzone was created within Area 2 of the CD3 zone.

Development Process

June 30, 2020

Text Amendment Application Submitted



Staff Review & Circulation



July 16, 2020

Public Notification Received



Aug 10, 2020

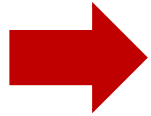
Initial Consideration



Public Hearing
Second & Third Readings



Final Reading



Council
Approvals

Context Map



Subject Property Map



Project/technical details

- ▶ Existing Retail Liquor Store is wanting to move to a larger perimeter unit
 - ▶ Currently ~185 m², proposed ~200 m² unit
- ▶ Current CD3 regulations:
 - ▶ Restricts Retail Liquor Sales to a maximum of 185 m² GFA
 - ▶ Specifies only one Retail Liquor Sales business permitted

Staff Recommendation

- ▶ Development Planning Staff recommend support for the Text Amendment application
 - ▶ Retail Liquor Sales
 - ▶ No longer a concern about a large liquor store on the property
 - ▶ Only one store would be permitted, as per provincial regulations
 - ▶ Retail Cannabis Sales
 - ▶ Amendments address how the subzone was created under a previous Text Amendment



Conclusion of Staff Remarks



Proposed Amendments – Retail Liquor Sales

4.	<p>Section 18 - Schedule 'B' – Comprehensive Development Zones</p> <p>CD3 – Comprehensive Development Three</p> <p>1.5 Other Regulations</p>	(f) Only one Retail Liquor Sale business is permitted in Area 2.	(f) Deleted	Removal of the limit to the number of Retail Liquor Sales businesses within Area 2
5.	<p>Section 18 - Schedule 'B' – Comprehensive Development Zones</p> <p>CD3 – Comprehensive Development Three</p> <p>1.5 Other Regulations</p>	(g) Retail Liquor Sales within Area 2 shall be limited to a maximum Gross Floor Area of 185 m ²	(g) Deleted	Removal of maximum Gross Floor Area for Retail Liquor Sales within Area 2

Proposed Amendments – Retail Cannabis Sales

Zoning Bylaw No. 8000

No.	Section	Existing Text	Proposed Text	Rationale						
1.	Section 1 – General Administration 1.3 Zoning Map	Section 18 – Comprehensive Development Zones <table border="1"> <tr> <td>CD3</td> <td>Comprehensive Development Three</td> </tr> </table>	CD3	Comprehensive Development Three	Section 18 – Comprehensive Development Zones <table border="1"> <tr> <td>CD3</td> <td>Comprehensive Development Three</td> </tr> <tr> <td>CD3rcs</td> <td>Comprehensive Development Three (retail cannabis sales)</td> </tr> </table>	CD3	Comprehensive Development Three	CD3rcs	Comprehensive Development Three (retail cannabis sales)	Creation of a retail cannabis sales subzone in the C ₃ zone
CD3	Comprehensive Development Three									
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CD3rcs	Comprehensive Development Three (retail cannabis sales)									
2.	Section 18 - Schedule 'B' – Comprehensive Development Zones CD3 – Comprehensive Development Three	CD3 - Comprehensive Development Three	CD3 - Comprehensive Development Three CD3rcs - Comprehensive Development Three (retail cannabis sales)	Addition of a retail cannabis sales subzone to the C ₃ zone						
3.	Section 18 - Schedule 'B' – Comprehensive Development Zones CD3 – Comprehensive Development Three 1.2 Permitted Uses	The permitted principal uses in Area 2 of this zone, as shown on Figure CD 3.1, are: (k) retail cannabis sales establishment	The permitted principal uses in Area 2 of this zone, as shown on Figure CD 3.1, are: (k) retail cannabis sales establishment (CD3rcs only)	Specification that retail cannabis sales is only permitted on properties zoned CD3rcs						