



June 11, 2018

RE: Proposed DC2 Zoning, 10321 – 34 Avenue NW

Dear Landowner;

WSP Canada Group Limited, on behalf of Allard Developments, has submitted a DC2 zoning application for 10321 – 34 Avenue NW at the Calgary Trail. The purpose of the application is to add Cannabis Retail Sales as a permitted use on the subject site.

This application is being submitted in the context of Charter Bylaw 18387, which will amend the City of Edmonton Zoning Bylaw to provide a zoning framework for Cannabis Retail Sales following the anticipated federal legalization of cannabis. The bylaw received first and second reading at Council's May 7, 2018 meeting. The bylaw adds Cannabis Retail Sales as a permitted use in 9 commercial, 3 mixed-use, and 1 industrial/business zone, but does not modify any Direct Control or Special Area Zones.

The site identified above is currently zoned DC2 (285) to provide for development that is not appropriately or adequately addressed by any other zone available for use in the City of Edmonton Land Use Bylaw. The existing DC2 zoning provides site specific development control for retail, general commercial and office uses that achieve a compatible relationship with surrounding land uses. This notification is being provided to you in accordance with Section 720 of the City of Edmonton Land Use Bylaw, which requires landowners within 60 m of a proposed Direct Control zoning application to be notified.

The proposed new Direct Control Zone will include Cannabis Retail Sales as a permitted use on the subject site, in accordance with the requirements set out in the City of Edmonton's draft Bylaw 18387. No other changes to land uses or development regulations are contemplated. For further clarification, we have included a map of the subject site, as well as a copy of the proposed DC2 – Direct Control Provisions.

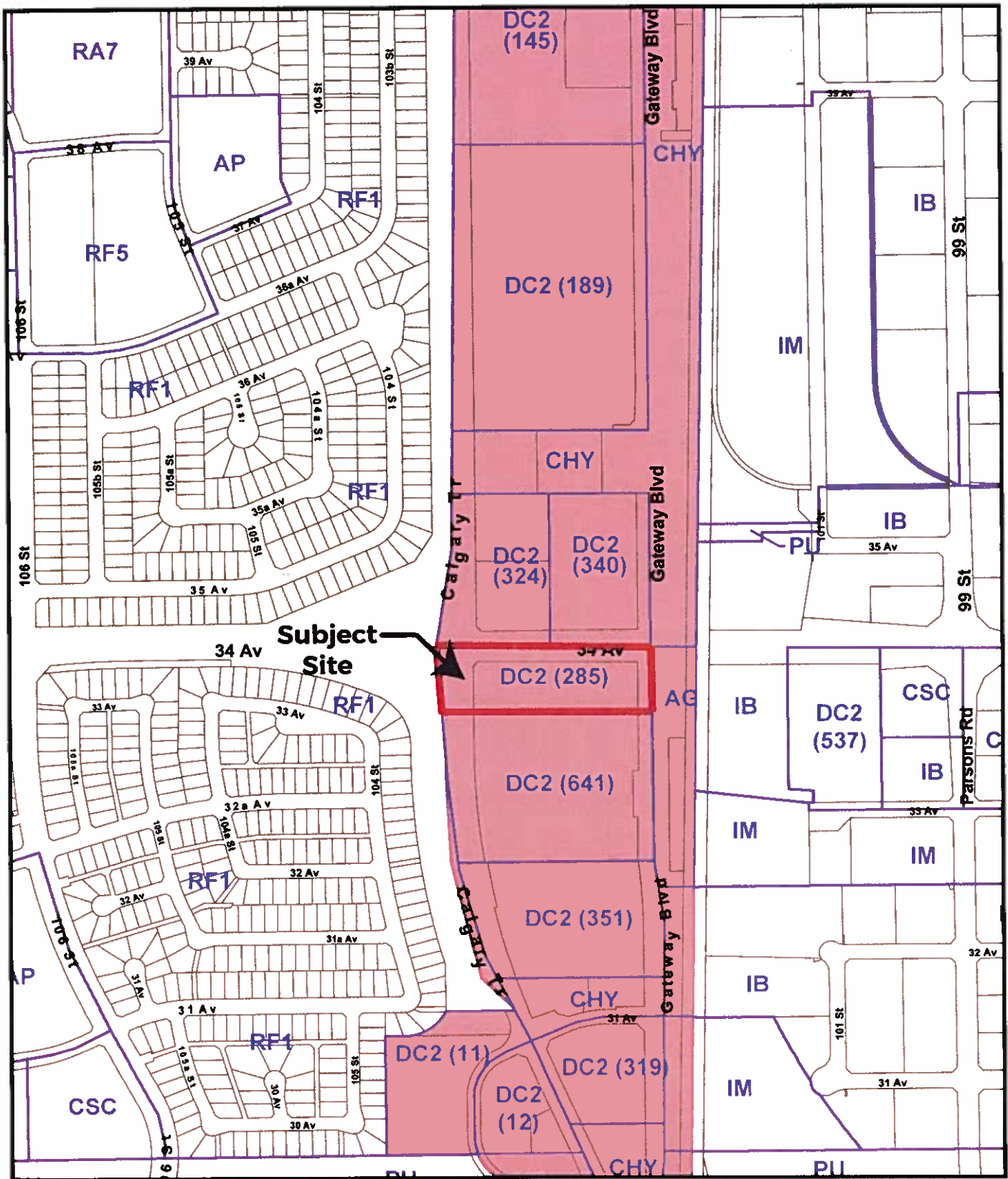
If you would like more information or clarification about the proposed changes to the Direct Control zone, or if you wish to provide comments on the application, please contact the undersigned.

Sincerely,

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Map Source: <https://webdocs.edmonton.ca/infraplan/zoningmaps/page64.pdf>



Text Amendment Location Plan

Lot 1C, Block 36 , Plan 9222983

NE5-52-24-W4M

Edmonton, Alberta