
Tamarack DC1 – Area B Text Amendment

January 25, 2022

Public Hearing

Invistec Consulting Ltd.



Overview

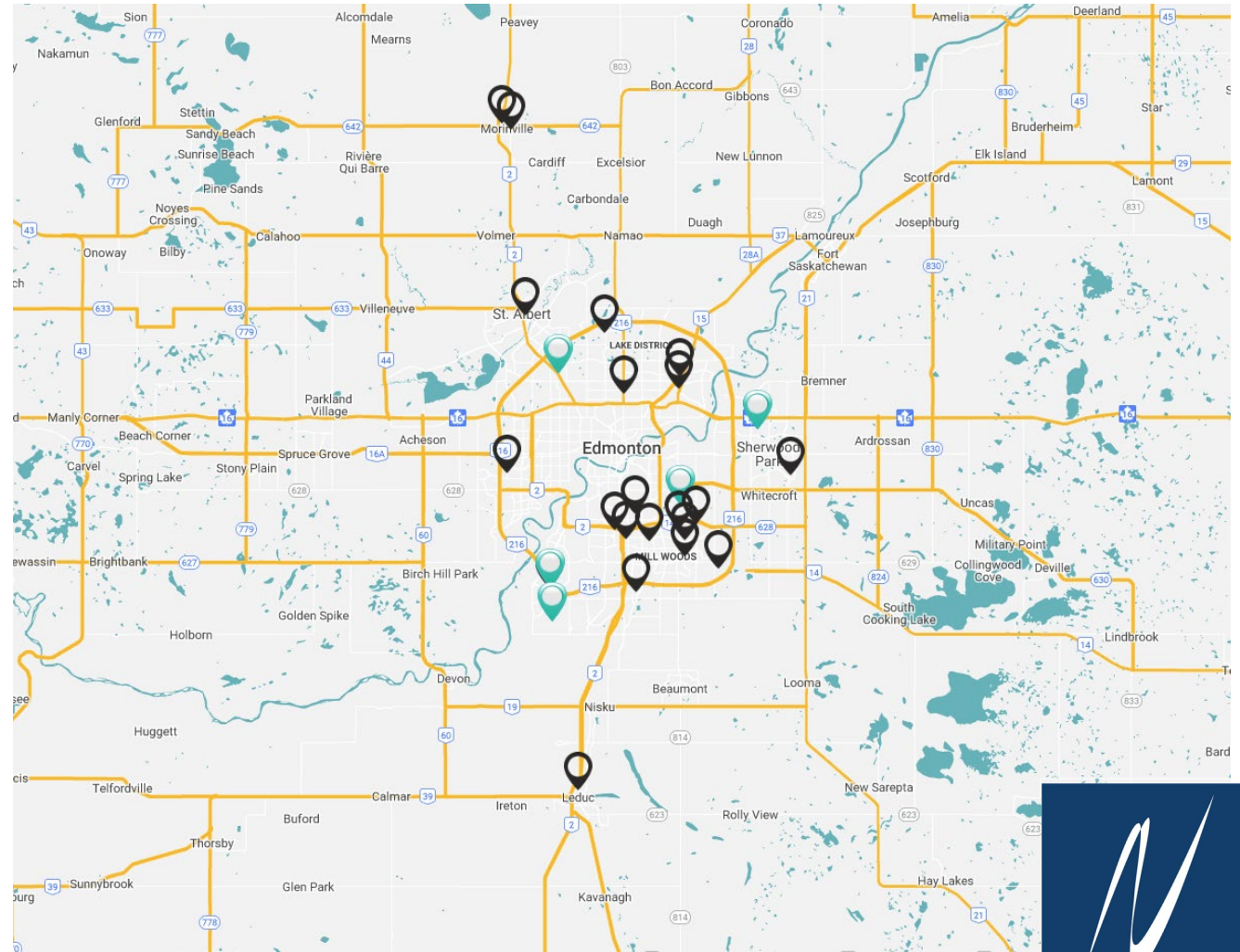
- Elite Real Estate Group
- Site Location
- Text Amendment
- Rationale



Elite Real Estate Group

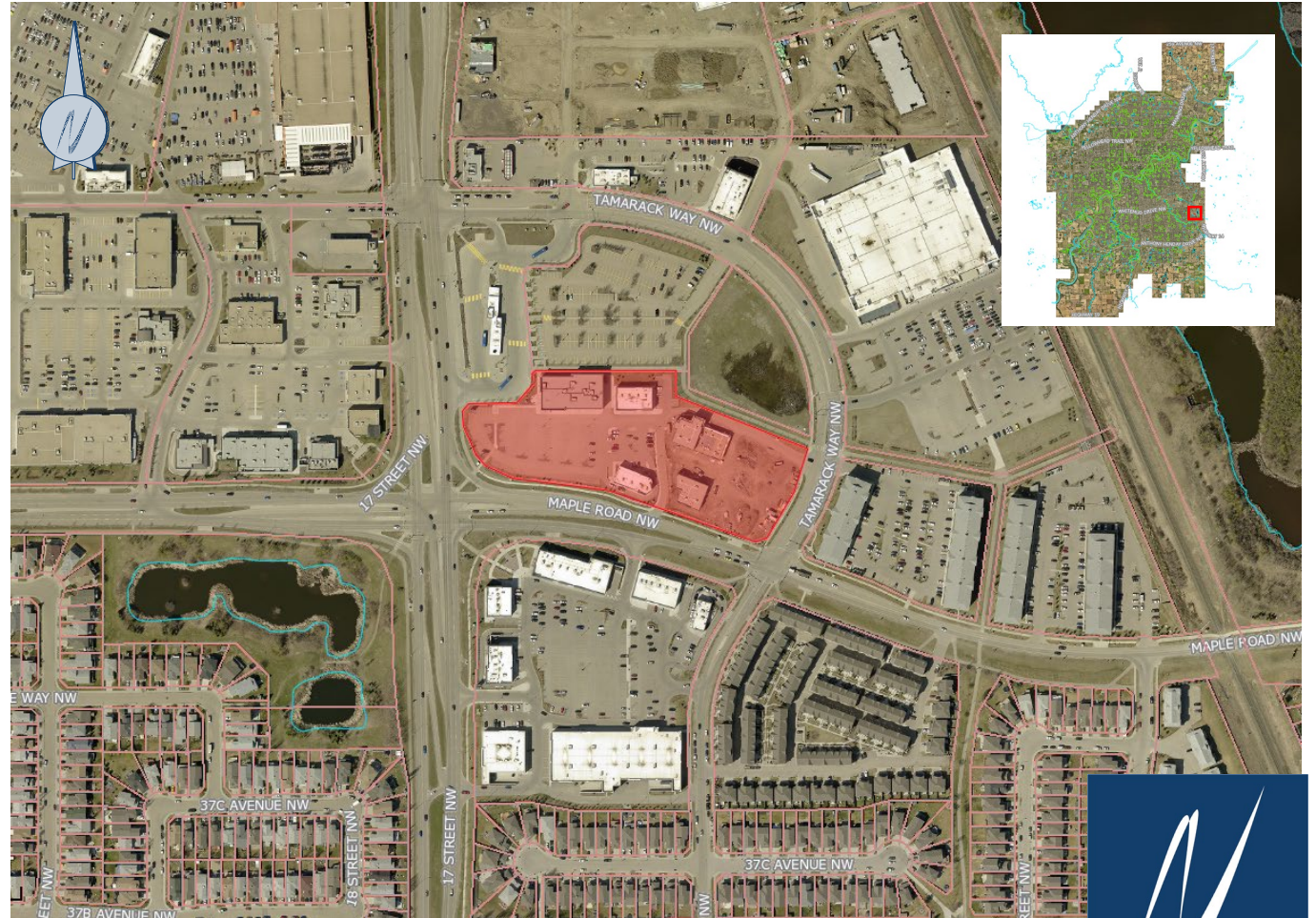


- Commercial Real Estate Group based and founded in Edmonton
- Portfolio comprised of 35+ buildings across the metro region
- This includes over 300 tenants and \$300m in asset management



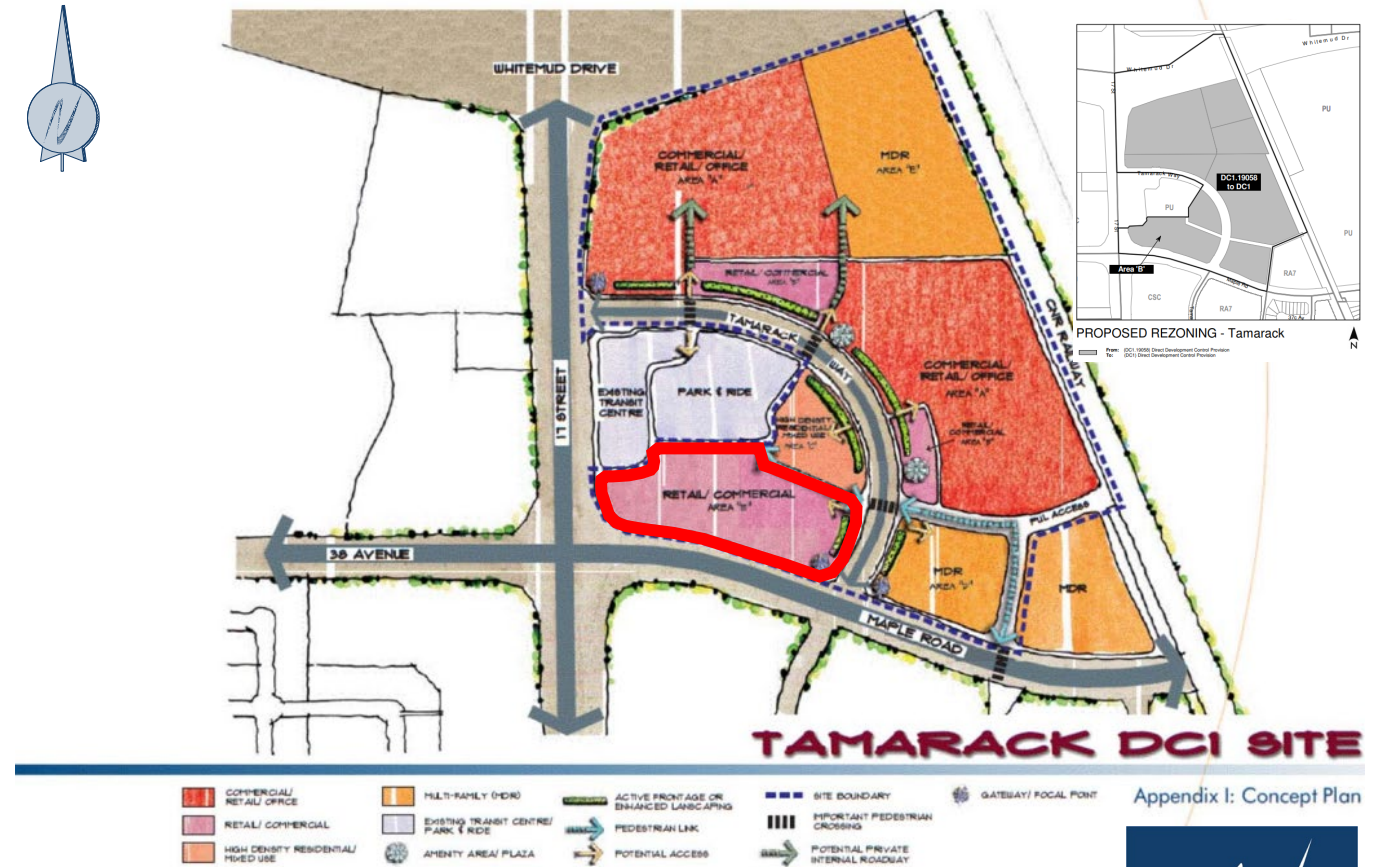
Site Location

- 2341 Maple Road NW
 - Located within the Tamarack NSP
- Highlighted in red is Area B, which comprises a portion of the overall Tamarack DC1 Provision



Detail of Text Amendment

- To notwithstanding Section 70(1) of the Zoning Bylaw
- To allow for Cannabis Retail Sales in Area B to be located within 200m of another Cannabis Retail Sales provided that:
 - They are located on separate sites; and
 - At least one Cannabis Retail Sales is located on a site greater than 3.0ha in size



Rationale

- Site sizes
- Separation distance
- Arterial roadway
- Density
- Commercial needs
- Design requirements



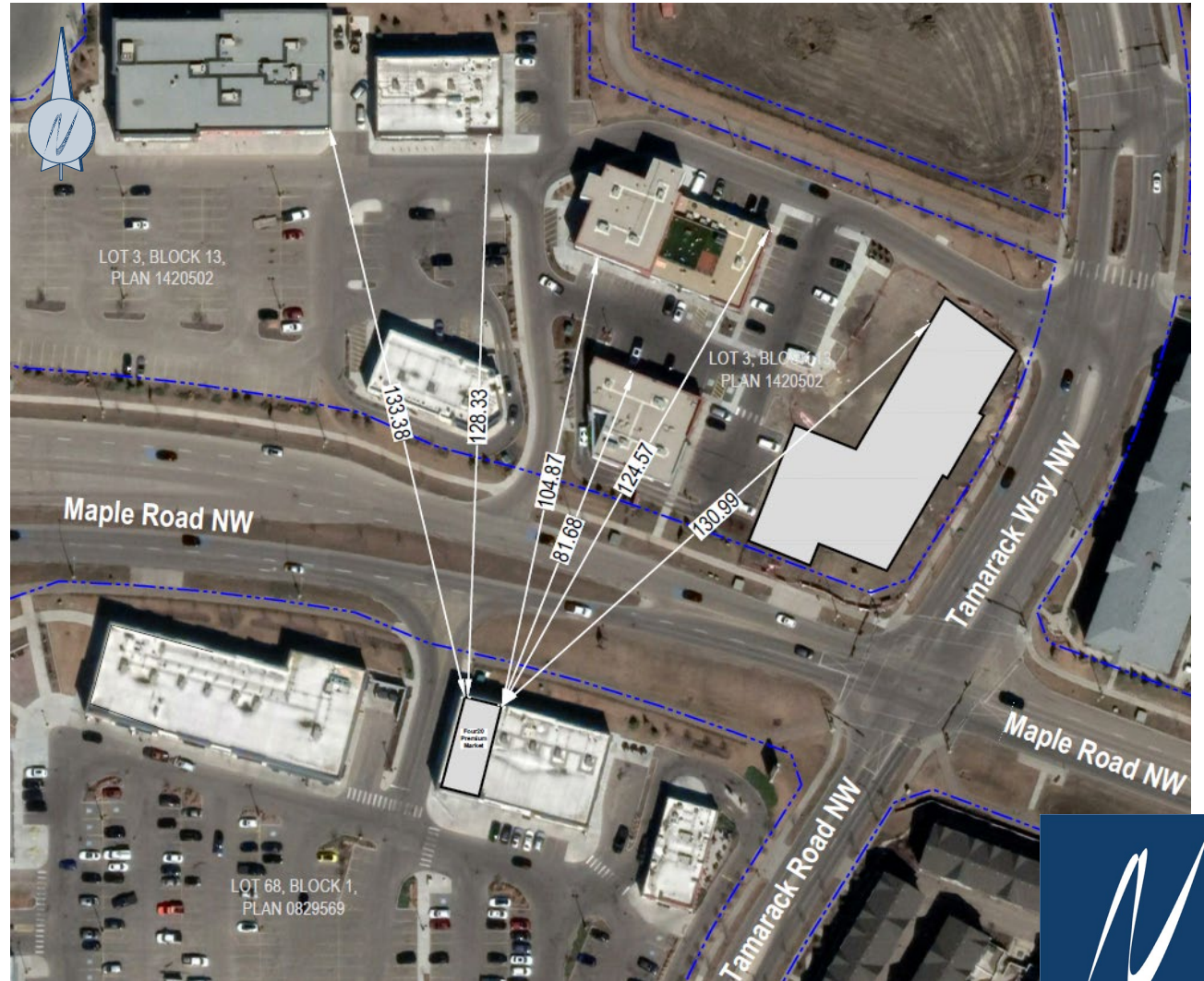
Site Sizes

- 2341 Maple Road NW
 - DC1 Area B 2.27 hectares in size
- 3735 17 Street NW
 - CSC Zoning and 3.7 hectares in size



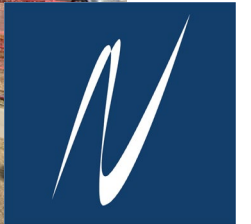
Separation Distance

- Measured from closest point of existing use to closest point(s) of potential future use
- Two unique and independently functioning commercial sites



Arterial Road

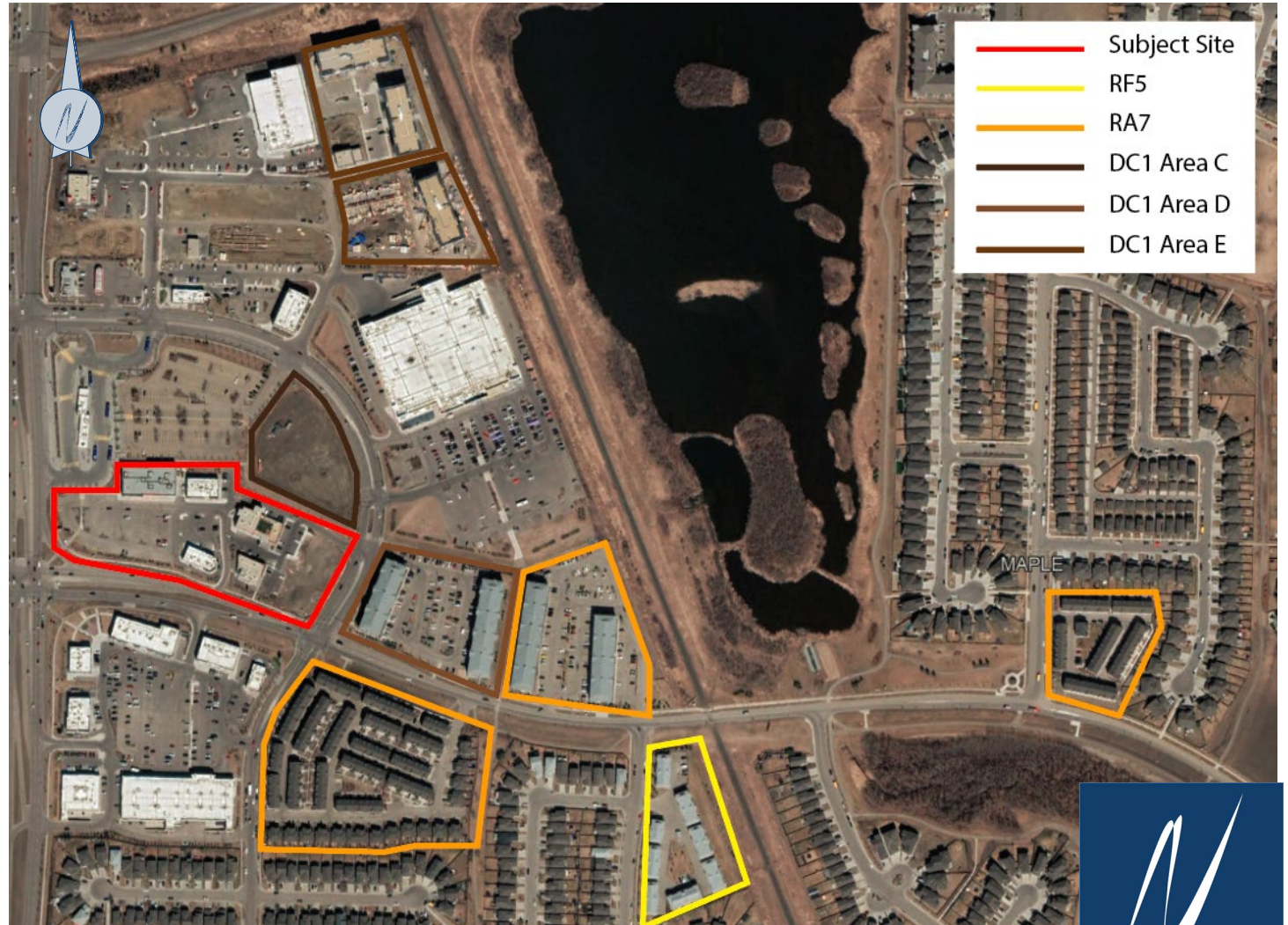
- The subject sites are divided by an arterial roadway – Maple Road.
 - Right-in / right-out eastbound Maple Road
 - Right-in / right-out westbound Maple Road
- Prominent landscaped boulevard further divides the two sites





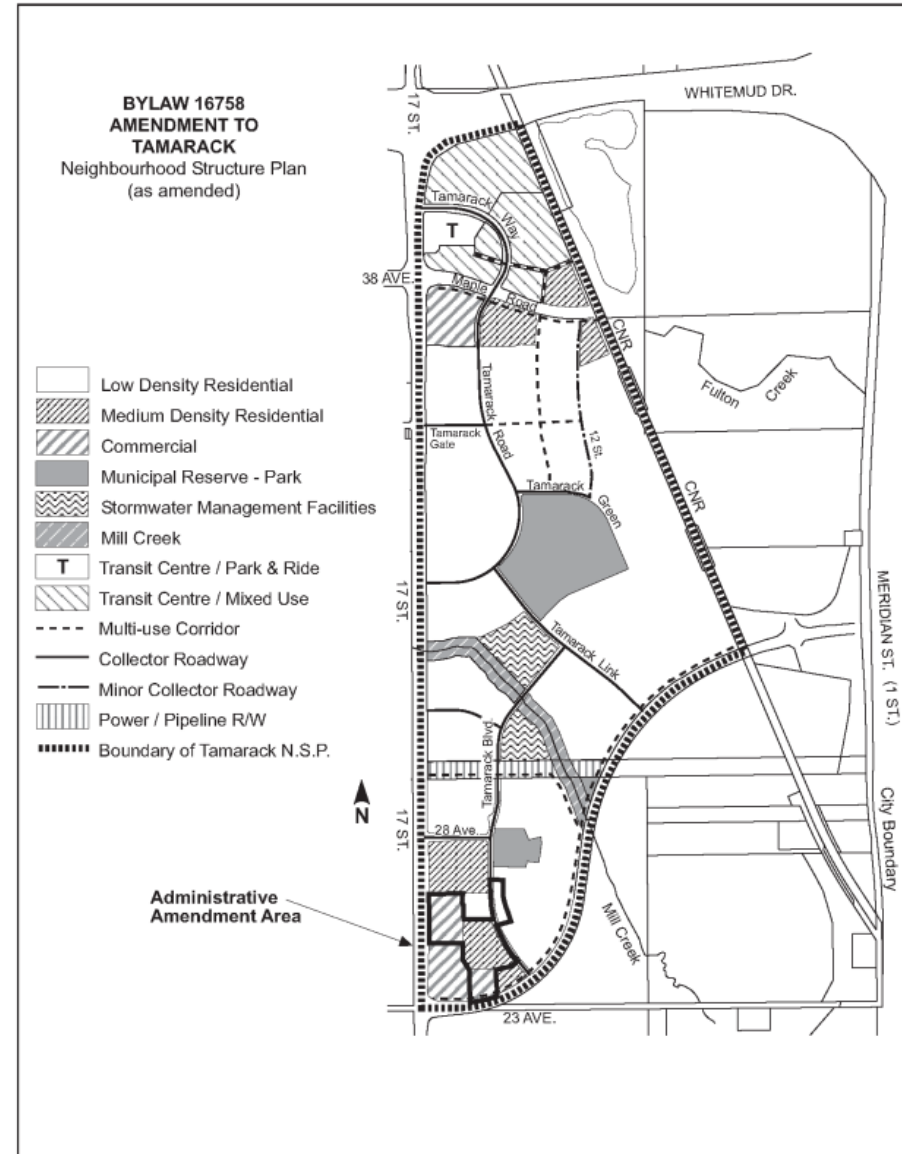
Density

- The immediate area adjacent and nearby the subject site is surrounded by various forms of low density (RSL, RF5), medium density (RA7) and medium / mixed use residential (DC1)
 - RF5 min density = 35 dwellings / ha
 - RA7 min density = 45 dwellings / ha
 - DC 1 Area C max density = 224 dwellings / ha
 - DC 1 Area D min density = 45 dwellings / ha
 - DC 1 Area E max density = 125 dwellings / ha
- The subject site is also adjacent to the ETS Meadows Park and Ride
 - According to the ETS Park and Ride report, The Meadows has 254 parking stalls
 - This lot can experience over 75% capacity (191 parked vehicles). This represents an increased consumer base over the existing / local population



Commercial Needs

- Currently, Elite has full tenant occupancy within its commercial development in Tamarack
- According to the 2019 Edmonton Municipal Census – Tamarack has a population of 6,417 persons
- At full buildout, and according to the Tamarack Neighbourhood Structure Plan, the total NSP population will be over 9,000 persons
- Tamarack retail space supply is being outstripped by demand and therefore an additional Cannabis Retail Use can be supported within this area

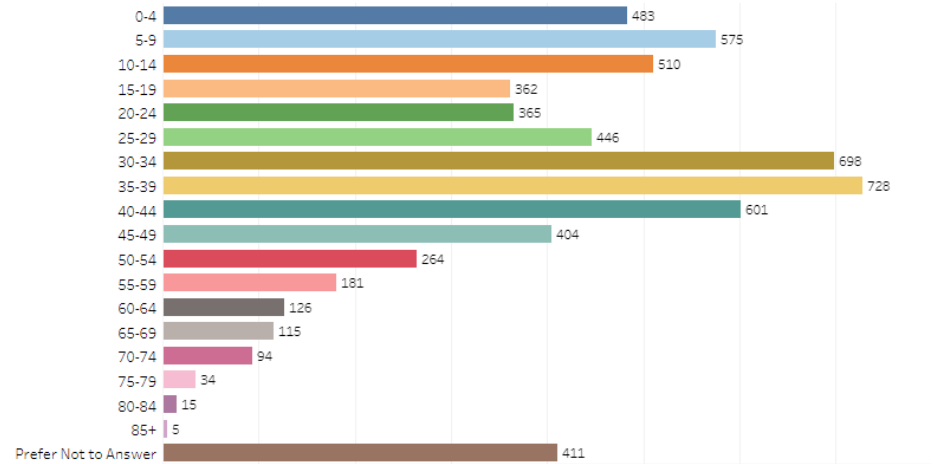


Commercial Needs

2019 Edmonton Municipal Census (Neighbourhood)

(Note: As per City of Edmonton Census Policy CS20C, neighbourhoods with a population of less than 50 residents are reported as zero.)

1. Population by Age Range



Neighbourhood: TAMARACK

0-4	483
5-9	575
10-14	510
15-19	362
20-24	365
25-29	446
30-34	698
35-39	728
40-44	601
45-49	404
50-54	264
55-59	181
60-64	126
65-69	115
70-74	94
75-79	34
80-84	15
85+	5
Prefer Not to Answer	411
Total	6,417

TAMARACK NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 16758

Amended March 24, 2014

	Area (ha)	% of GDA
Gross Area	201.07	
Creeks/Ravine Lands (ER)	6.48	
Major Arterial Road ROW	2.52	
Pipeline/Utility Corridors	3.14	
Gross Developable Area	188.93	100.0
Municipal Reserves		
School Site	12.47	6.6
Parks	2.11	1.1
Greenway	1.99	1.1
Transit Center	2.53	1.3
Commercial	9.38	5.0
Transit Centre - Mixed Use*	12.63	7.2
Stormwater Management	8.27	4.4
Circulation @ 18%	34.01	18.0

Total Non-Residential **83.39** **44.14%**

Net Residential Area **105.54** **55.86%**

	Area (ha)	Units/ha	Units	% of Total Units	People / Unit	Population
Low Density Residential						
Single/Semi-detached	89.04	25	2,226	61.1	2.8	6,232
Medium Density Residential						
Row Housing	4.97	45	224	6.1	2.8	627
Low Rise/Multi Family	7.00	90	630	17.3	1.8	1,134
Transit Centre - Mixed Use (Medium / High Density Residential)	4.53	125	566	15.5	1.8	1,018

Total Residential **105.54** **3646** **100** **9011**

Gross Population Density: 47.7 persons per gross developable hectare

Net Population Density: 85.4 persons per net residential hectare

Unit Density: 34.5 units per net residential hectare

LDR / MDR Ratio: 72% / 28%

Sum of MDR units = 854

Student Generation Statistics

Level	Public	Separate	Total
Grades K-8	504	216	720
Grades 9-12	251	108	359
Total	755	324	1,079



Design Requirements



Gaming

Liquor

Cannabis

Retail Cannabis Store Handbook

AGLC Handbooks provide licensees with policies and guidelines related to their licence in order to assist them in complying with the requirements of their licence.

3. BUSINESS/FACILITY REQUIREMENTS

- [3.1 Separate Business Requirements](#)
- [3.2 Premises Requirements](#)
- [3.3 Physical Security](#)
- [3.4 Store Name and Signs](#)
- [3.5 Structural Changes](#)

Edmonton Zoning Bylaw 12800

*Charter Bylaw 18387
June 12, 2018
Charter Bylaw 18720
February 25, 2019*

70. Cannabis Retail Sales

Design Requirements

6. Cannabis Retail Sales shall include design elements that readily allow for natural surveillance to promote a safe urban environment, where applicable and to the satisfaction of the Development Officer, including the following requirements:
 - a. customer access to the store is limited to a storefront that is visible from the street other than a Lane, or a shopping centre parking lot, or mall access that allows visibility from the interior of the mall into the store;
 - b. the exterior of all stores shall have ample transparency from the street;
 - c. Any outdoor lighting shall be designed to ensure a well-lit environment for pedestrians and illumination of the property; and
 - d. Landscaping shall be low-growing shrubs or deciduous trees with a high canopy at maturity to maintain natural surveillance.



Tamarack DC1 – Area B Text Amendment

- The nature of the notwithstanding clause being added allows the **existing use prescribed for the land or building** in the zoning bylaw to be achieved; and therefore
- Section 70(1) in this context does not allow the development to adequately serve the needs of a dense town centre

