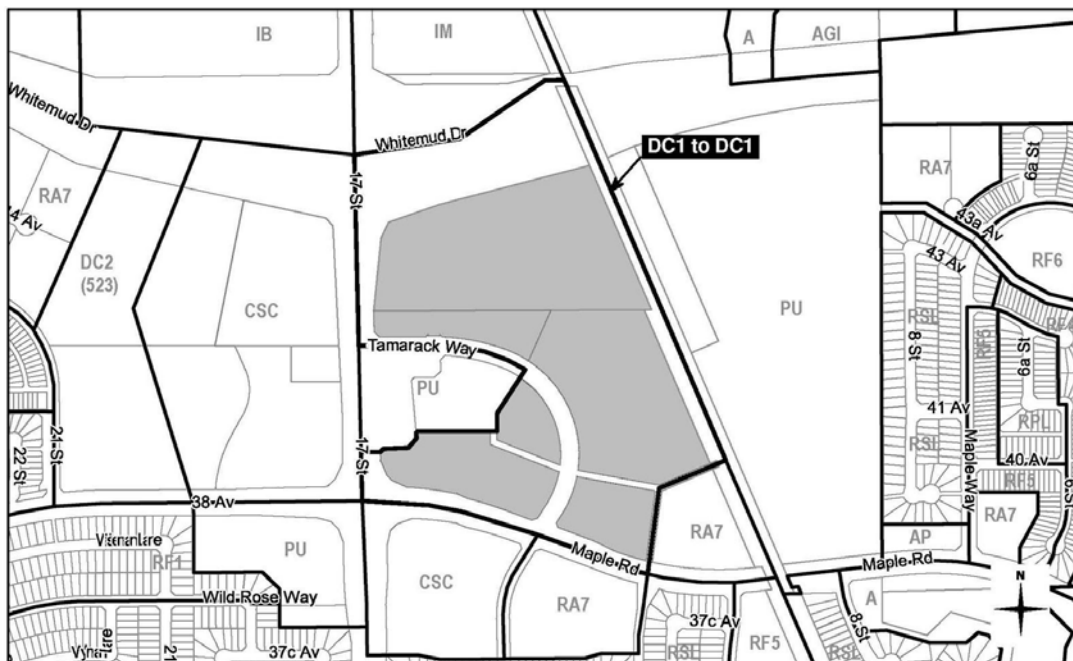




## ADMINISTRATION REPORT **REZONING** TAMARACK

### **707, 721, 730, 801, 845 Tamarack Way NW, and 2341 Maple Road NW**

To allow for Cannabis Retail Sales at a mixed use site adjacent to a transit centre.



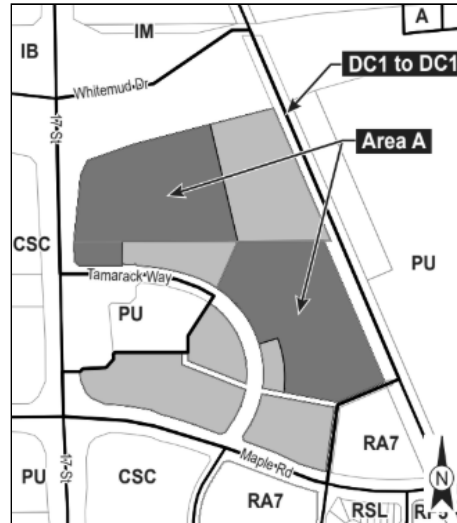
## **RECOMMENDATION AND JUSTIFICATION**

Administration is in **SUPPORT** of this application because it:

- allows for an expanded range of commercial/retail services for residents and support local employment opportunities;
- is compatible with surrounding and planned land uses; and
- is in conformance with the Tamarack Neighbourhood Structure Plan.

## THE APPLICATION

CHARTER BYLAW 19058 proposes to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision. The proposed amendment will add Cannabis Retail Sales to Area A (Commercial Retail Office Node) of the DC1 Provision as shown on the Appendix Site Plan attached to Schedule B of this Bylaw and as shown in the map below.



## SITE AND SURROUNDING AREA

The subject site is approximately 17.5 ha in area and is located east of 17 Street NW and north of Maple Road.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(DC1) Direct Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>Existing Mixed Use Development</li> <li>Undeveloped land</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>Whitemud Drive Transportation/Utility Corridor</li> </ul>
East	<ul style="list-style-type: none"> <li>(PU) Public Utility Zone</li> </ul>	<ul style="list-style-type: none"> <li>Storm Water Management Facility</li> </ul>
South	<ul style="list-style-type: none"> <li>(CSC) Shopping Centre Zone</li> <li>(RA7) Low Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>Commercial development</li> <li>Low Rise Apartment Buildings</li> </ul>
West	<ul style="list-style-type: none"> <li>(PU) Public Utility Zone</li> <li>(CSC) Shopping Centre Zone</li> </ul>	<ul style="list-style-type: none"> <li>Transit Centre</li> <li>Commercial development</li> </ul>

## PLANNING ANALYSIS

The proposed change to the DC1 Provision will add Cannabis Retail Sales to the list of uses for Area A of the DC1 Provision. Cannabis Retail Sales were added to Area B of the DC1 Provision with approved Charter Bylaw 18820. Adequate separation space for Cannabis Retail Sales uses within the site will be ensured by regulations found in Section 70 of the Zoning Bylaw.

The proposed zoning will expand opportunities for the development of commercial and retail services and support local employment opportunities in the Tamarack neighbourhood.

The proposed rezoning conforms to the Tamarack Neighbourhood Structure Plan (NSP) which designates the site for Mixed Use Development.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> September 4, 2019	<ul style="list-style-type: none"> <li>Number of recipients: 169</li> <li>No responses</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>Not held</li> </ul>

## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## **APPENDICES**

- 1 Tamarack NSP - Context Plan Map
- 2 Application Summary

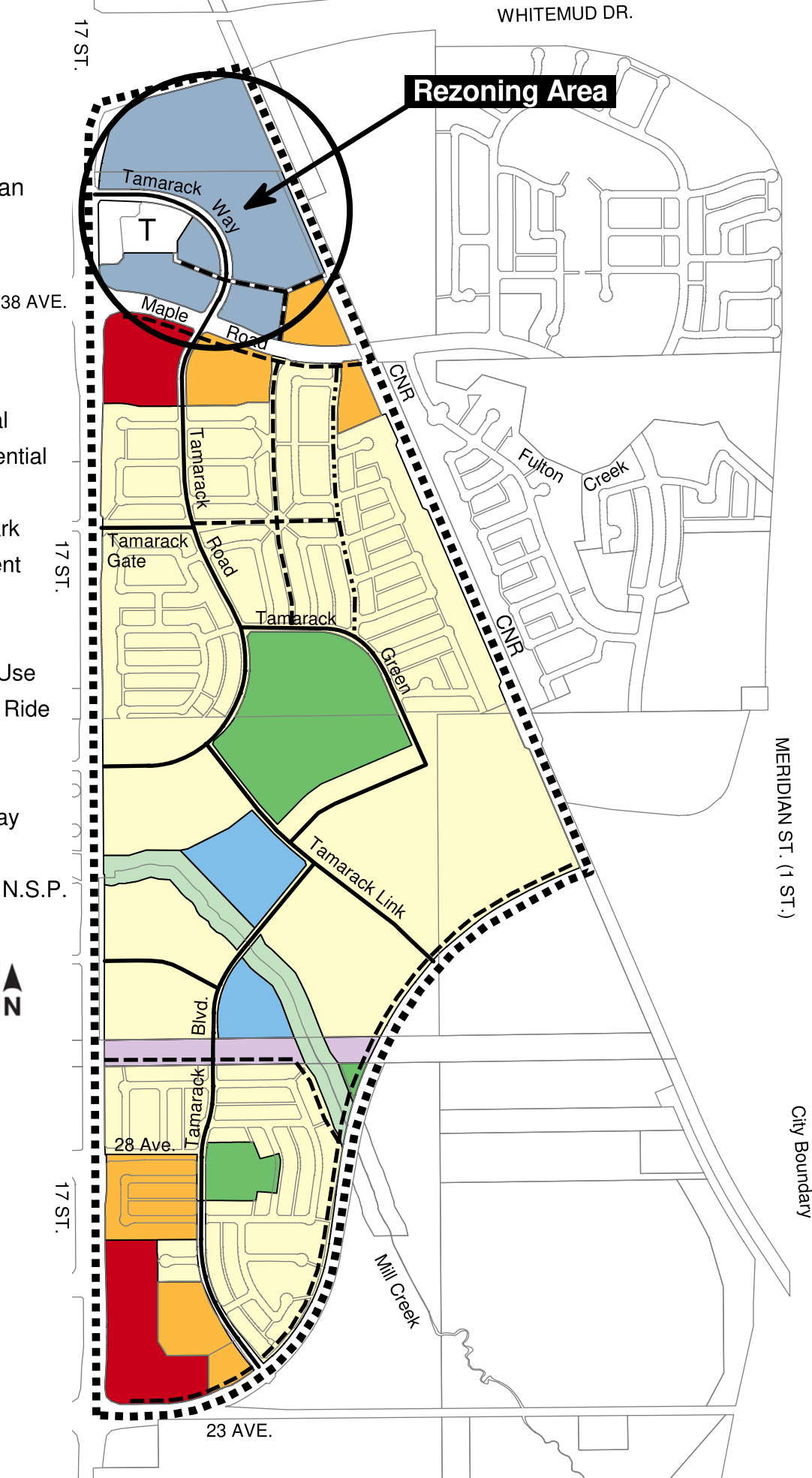
**BYLAW 16758  
APPROVED  
TAMARACK**

Neighbourhood Structure Plan  
(as amended)

- Low Density Residential
- Medium Density Residential
- Commercial
- Municipal Reserve - Park
- Stormwater Management Facilities
- Mill Creek
- Transit Center / Mixed Use
- Transit Center / Park & Ride
- Multi-use Corridor
- Collector Roadway
- Minor Collector Roadway
- Power / Pipeline R/W
- Boundary of Tamarack N.S.P.



**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19058
Location:	North of Maple Road and east of 17 Street NW
Addresses:	707, 721, 730, 801, 845 - Tamarack Way NW, and 2341 - Maple Road NW
Legal Descriptions:	Lots 3 - 5, Block 14, Plan 1420502; Lots 2 & 3, Block 13, Plan 1420502, and Lot A, Plan 5886RS
Site Area:	17.5 ha
Neighbourhood:	Tamarack
Notified Community Organizations:	Fulton Meadows Community League, The Meadows Community League Association
Applicant:	Veronica Eno; Forester Harvard Development Corp.

### PLANNING FRAMEWORK

Current Zone and Overlay:	(DC1) Direct Development Control Provision Main Street Overlay
Proposed Zone and Overlay:	(DC1) Direct Development Control Provision Main Street Overlay
Plans in Effect:	Tamarack Neighbourhood Structure Plan Meadows Area Structure Plan
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination