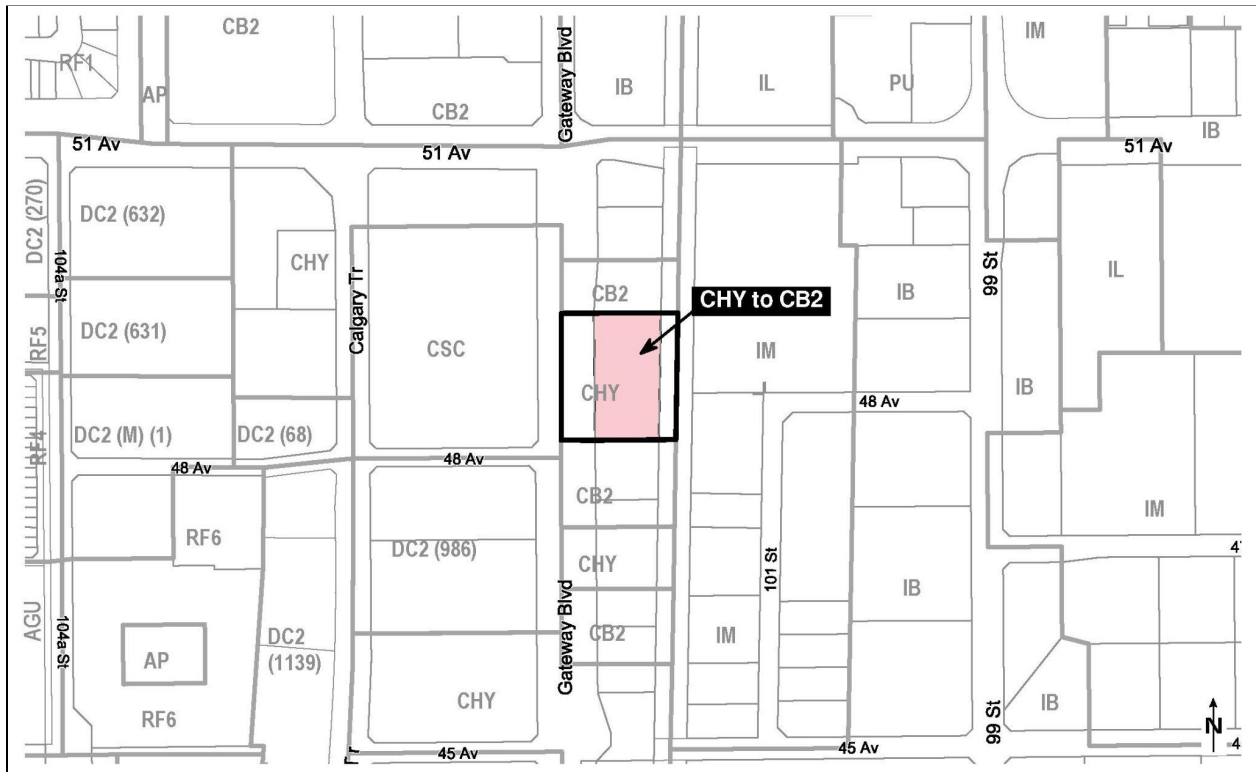




ADMINISTRATION REPORT REZONING Calgary Trail North

4805 Gateway Boulevard NW

To allow for businesses that require large sites and a location with good visibility and accessibility along, or adjacent to, major public roadways.



Recommendation: That Charter Bylaw 19945 to amend the Zoning Bylaw from (CHY) Highway Corridor Zone to (CB2) General Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- is suitably located along a major corridor for commercial land use with good visibility and access;
- will provide the opportunity for a variety of commercial, office, and service uses to serve the neighbourhood and surrounding area; and
- conforms with the Calgary Trail Land Use Study and will be compatible with the surrounding land uses.

Report Summary

This rezoning application was accepted on September 29, 2021 from Gavin Hordyck (L7 Architecture) on behalf of Alacam Holding Ltd. The proposal conforms with the Calgary Trail Land Use Study (LUS) which supports the development of commercial uses on the site.

The Application

CHARTER BYLAW 19945 proposes to amend the Zoning Bylaw from (CHY) Highway Corridor Zone to (CB2) General Business Zone. The CB2 Zone is intended to accommodate business opportunities on large sites that have good visibility and accessibility along, or adjacent to, major public roadways.

Site and Surrounding Area

The subject site is 0.7 ha in size and is currently occupied by a motel. It is located south of 51 Avenue NW and east of Gateway Boulevard NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	● (CHY) High Corridor Zone	● Motel
CONTEXT		
North	● (CB2) General Business Zone	● Commercial (Offices)
West	● (CSC) Shopping Centre Zone	● Commercial (Grocery)
South	● (CB2) General Business Zone	● Commercial (Retail)
East	● (IM) Medium Industrial Zone	● General Industrial



VIEW OF THE SITE LOOKING WEST FROM GATEWAY BOULEVARD NW

Planning Analysis

The proposed CB2 Zone conforms with **the City Plan**. The site is within the Gateway Boulevard/Calgary Trail Primary Corridor and the Whitemud District. The proposed zoning change will expand the range of commercial services available on the site, and will provide for businesses that help meet the needs of people within the district and beyond.

The proposed CB2 Zone conforms with the **Calgary Trail Land Use Study (LUS)**. The LUS establishes three zones along the corridor:

1. No access/"free flow" Highway zone,
2. Transitional Highway zone, and
3. Urban Arterial Roadway zone

The site falls within Zone 3 (Arterial Roadway zone) which is intended to facilitate a transition from industrial to commercial uses, encourage and rejuvenate the business environment, and enhance the visual impression of the corridor.

Technical Review

Transportation & Transit:

Administration supports the proposed rezoning and advises the following:

- Vehicular access to the site from the Gateway Boulevard Service road already exists. Any modification to the existing accesses will require further review and approval.
- Gateway Boulevard, 48 Avenue and 51 Avenue has transit service.
- Transit service along 51 Avenue is within standard walking distance and connects the subject property to the Southgate LRT and Transit Centre.

DRAINAGE:

Administration supports the proposed rezoning and provided the following comments:

- Permanent storm and sanitary sewer services exist within the abutting road right-of-way (103 Street NW). These services have sufficient capacity to support this proposed change in land use.

EPCOR WATER:

EPCOR Water Services supports the proposed rezoning and advises the following:

- There are deficiencies in on-street hydrant spacing adjacent to the subject site.
- Prior to the issuance of a Development Permit, the applicant must submit documentation that the fire flows and water servicing to the site will be adequate for the building. New hydrants may be required to be constructed.

Administration has requested an Infill Fire Protection Assessment (IFPA) to determine if alternate methods of fire protection are sufficient. The IFPA results may nullify the need for hydrant construction.

RISK:

The Applicant submitted a Risk Assessment that was prepared by a qualified professional as part of the application, due to the proximity of the site to the adjacent CPR rail line. The report concluded that the proposed change in land uses fall within an acceptable risk profile and criteria for this location. Administration has reviewed and accepted the findings of the Risk Assessment

Canadian Pacific Railway (CPR):

The operator of the abutting rail line (CPR) was consulted about the proposed rezoning and did not object to the proposed change.

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

Community Insights

ADVANCE NOTICE October 12, 2021	<ul style="list-style-type: none">• Number of recipients: 13• No responses received
WEBPAGE	edmonton.ca/commercialplanningapplications

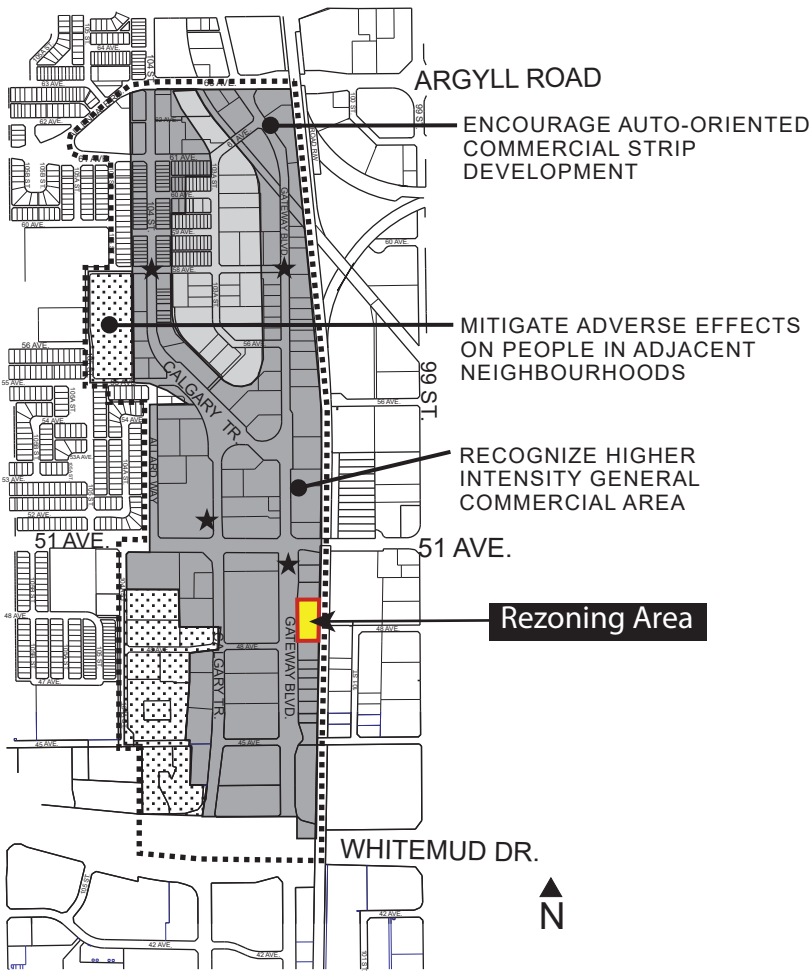
Conclusion

Administration recommends that this application be **APPROVED**.

APPENDICES

- 1 Context Map - Calgary Trail Land Use Study
- 2 Application Summary

MAP 9 (ZONE 3) DEVELOPMENT CONCEPT AND POLICIES SUMMARY (as Amended)



ZONE 3: ARTERIAL ROADWAY

Overall Intent

- To facilitate a transition from a primarily industrial to a primarily commercial zone within an arterial roadway couplet
- To encourage a rejuvenation of the business environment
- To enhance the visual impression of the corridor

Transportation

- ensure adequate on-site parking in new development
- investigate feasibility of on-street parking on 104 Street in off-peak hours

Land Use

- recognize the continued development of the area south of 55 Avenue N.W. as a higher intensity office and auto-oriented retail centre
- encourage a transition from industrial to commercial activities along 104 Street and 103 Street between 55 Avenue N.W. and 63 Avenue N.W.
- support industrial business park development in the industrial enclave between 61 Avenue N.W. and 55 Avenue N.W.
- prohibit commercial or industrial development west of the lane west of 104 Street

Urban Design

- site and/or screen loading and parking areas so as not to be readily visible from 103 Street to 104 Street
- avoid negative effects on adjacent residential areas by screening loading and parking areas and siting commercial or security lighting appropriately
- encourage screening of outdoor storage areas; show example by screening City Shops Yard

LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- IMPROVED DIRECTIONAL SIGNAGE

NOTE:

Proposed Land Use refers to dominant use only, not to exclude mixed use developments or other uses on small sites consistent with the land use policies.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19945
Location:	South of 51 Avenue NW; and east of Gateway Boulevard NW
Address:	4805 Gateway Boulevard NW
Legal Description:	Lot D, Plan 1373RS
Site Area:	0.70 ha
Neighbourhood:	Calgary Trail North
Ward:	Papastew
Notified Community Organizations:	Yellowbird (East) and Empire Park S.W. Community Leagues
Applicant:	Gavin Hordyk; L7 Architecture

PLANNING FRAMEWORK

Current Zone:	(CHY) Highway Corridor Zone
Overlay:	Major Commercial Corridors Overlay (MCCO)
Proposed Zone:	(CB2) General Business Zone
Overlay:	Major Commercial Corridors Overlay (MCCO)
Plan(s) in Effect:	Calgary Trail Land Use Study (LUS) Southeast Industrial Area Outline Plan (OP)
Historic Status:	None

Written By:
Approved By:
Branch:
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