

CHARTER BYLAW 19992

To allow for a mix of commercial uses on a site with high visibility, Calgary Trail North

Purpose

To rezone land located at 4607 – Calgary Trail NW and 4710 Gateway Boulevard NW, from DC2.986 to DC2 to allow for a mix of commercial uses.

Readings

Charter Bylaw 19992 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19992 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on February 25 and March 5, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The application proposes to rezone Lot 2, Block 28, Plan 7620205 from (DC2.986) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision.

The proposed DC2 Provision would allow for the comprehensive redevelopment of a brownfield site located on a prominent site between Calgary Trail and Gateway Boulevard. The DC2 Provision would allow for the development of up to four commercial buildings with heights varying between 12.0 metres (approximately 4 storeys) and 36.0 metres (approximately 10 storeys).

The proposal conforms with the Calgary Trail Land Use Study (LUS) which supports commercial intensification of the site, and is in alignment with the City Plan by facilitating the redevelopment and intensification of commercial lands in established non-residential areas.

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Community Insights

The applicant sent pre-notification letters to surrounding property owners and the Yellowbird (East) and Empire Park S.W. Community Leagues on March 22, 2021. One response was received and is summarized in the attached Administration Report.

An Advance Notice was sent to surrounding property owners and the Yellowbird (East) and Empire Park S.W. Community Leagues on August 9, 2021. No responses were received.

Attachments

1. Charter Bylaw 19992
2. Administration Report