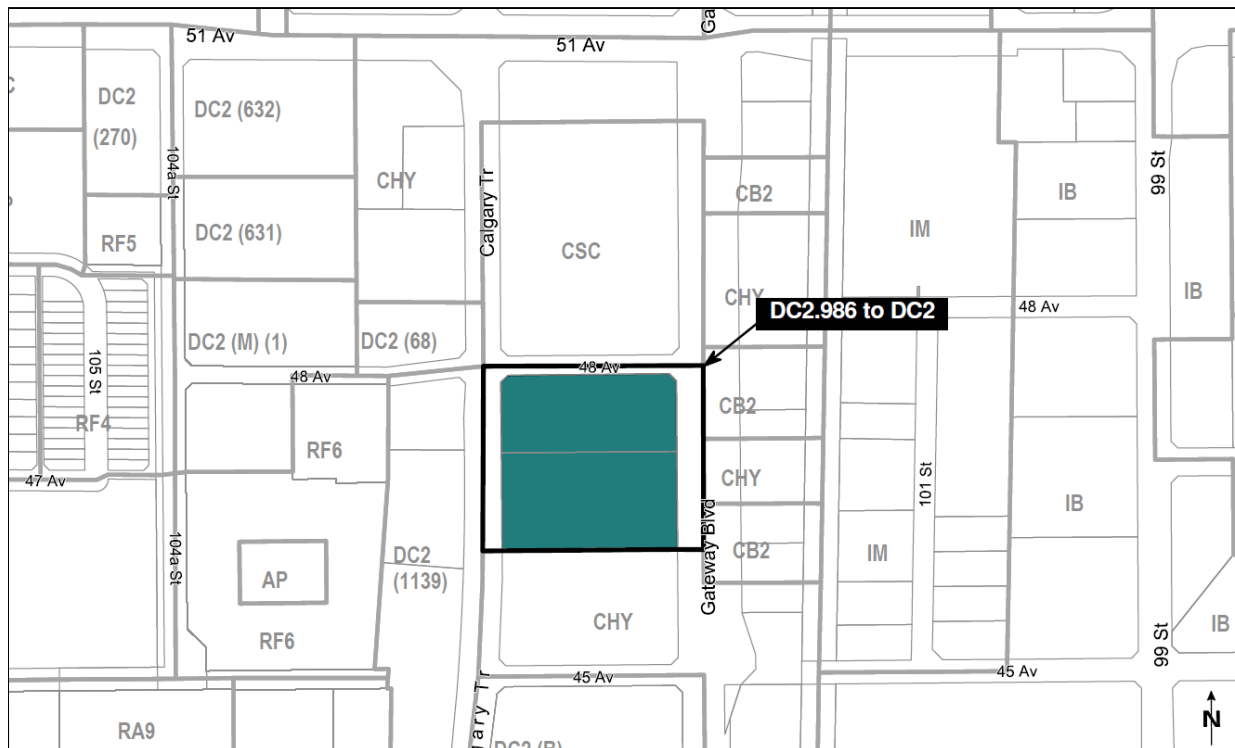




ADMINISTRATION REPORT **REZONING** CALGARY TRAIL NORTH

4607 - Calgary Trail NW and 4710 - Gateway Boulevard NW

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



Recommendation: That **Charter Bylaw 19992** to amend the Zoning Bylaw from (DC2.986) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision 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 application was accepted on July 21, 2021 from Stantec Consulting Ltd., on behalf of Epic Square Ltd on August 3, 2021. The application proposes to rezone Lots 2 & 3, 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.

The Application

CHARTER BYLAW 19992 proposes to amend the Zoning Bylaw from (DC2.986) Site Specific Development Control Provision, originally approved in 2018, to a new (DC2) Site Specific Development Control Provision to allow for the comprehensive commercial redevelopment of the site. The proposed DC2 Provision would allow for:

- development of multiple commercial structures oriented towards adjacent public roads;
- maximum heights ranging from 12.0 metres (approximately 4 storeys) to 36.0 metres (approximately 10 storeys);
- a maximum Floor Area Ratio for the site of 1.0;
- active frontages for commercial uses;
- a range of Commercial Uses, including General Retail Stores, Professional, Financial and Office Support Services & Extended Medical Treatment Services;
- surface and underground parking.

Site and Surrounding Area

The subject site is a 2.33 ha vacant lot which has been operating as a temporary storage use on a temporary Development Permit. It is located south of 48 Avenue NW and in a major commercial corridor bounded by Gateway Boulevard to the east and Calgary Trail to the west. Development between these two major roadways is generally comprised of large format commercial operations with large parking lots in the (CSC) Shopping Centre Zone and (CHY) Highway Corridor Zones such as the Real Canadian Superstore located directly to the north of the site.



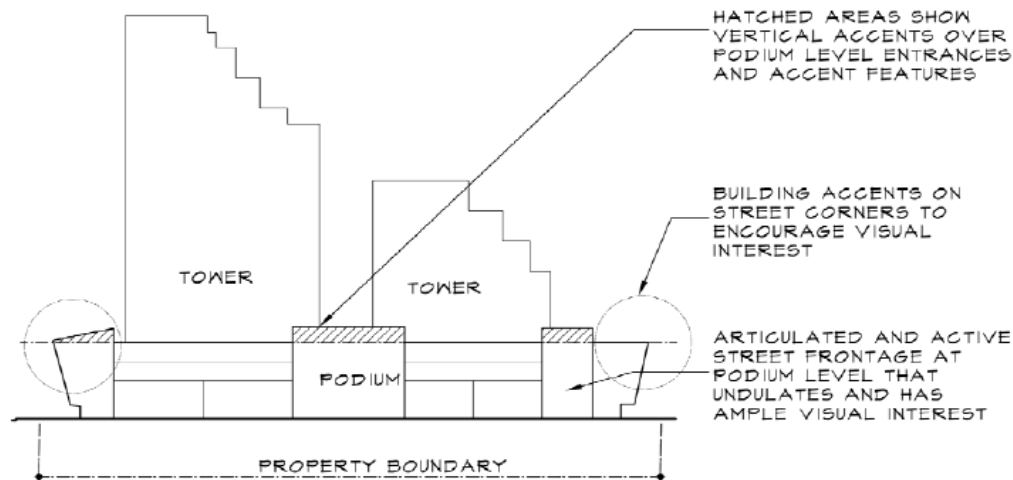
AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> (DC2.986) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Vacant land
CONTEXT		
North	<ul style="list-style-type: none"> (CSC) Shopping Centre Zone 	<ul style="list-style-type: none"> Commercial (Retail)
West	<ul style="list-style-type: none"> (DC2.1139) Site Specific Development Control Provision 	<ul style="list-style-type: none"> Commercial (Retail)
South	<ul style="list-style-type: none"> (CHY) Highway Corridor Zone 	<ul style="list-style-type: none"> Motel
East	<ul style="list-style-type: none"> (CB2) General Business Zone (CHY) Highway Corridor Zone 	<ul style="list-style-type: none"> Commercial (Retail) Commercial (Retail)

Planning Analysis

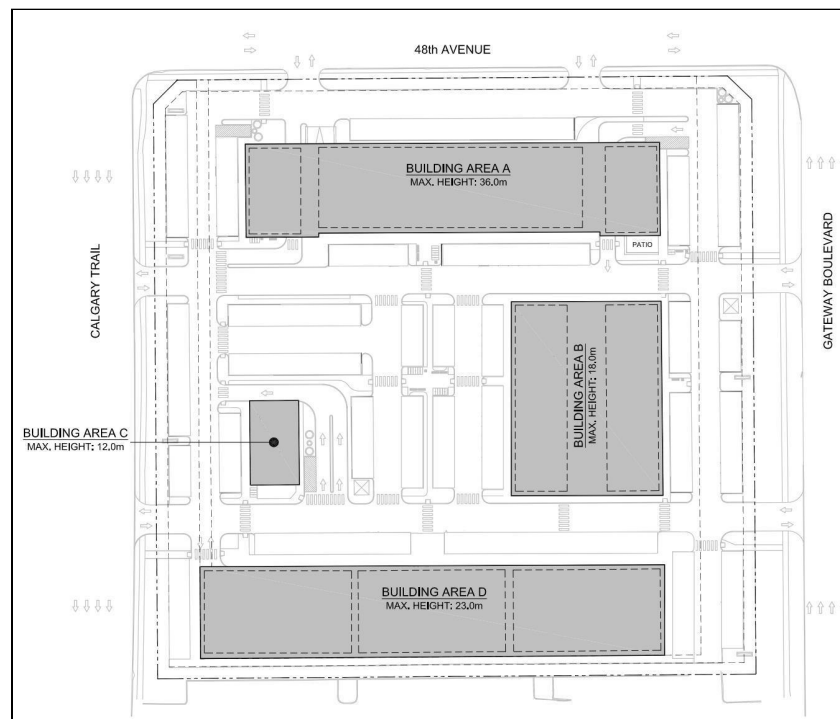
LAND USE COMPATIBILITY:

The site is currently zoned DC2.986 which allows for a comprehensive development of this brownfield site. This DC2 Provision permitted development of multiple high rise towers on a single large podium that allowed a variety of uses including hotels, office space, exhibition and convention facilities. In addition to these opportunities, this DC2 allowed for the site to be temporarily used as a temporary storage site until 2021.



WEST ELEVATION FROM DC2.986 SHOWING THE TOWER AND PODIUM DESIGN

The site is located within the Major Commercial Corridor Overlay (MCCO) of the Edmonton Zoning Bylaw. The purpose of this Overlay is to ensure that development along Major Commercial Corridors is visually attractive and that due consideration is given to pedestrian and traffic safety. A minimum building Setback of 14.0 m is also required from Arterial Road or Major Arterial Roads to minimize the perceived mass of the building and to create visual interest. Because the Overlay does not operate in conjunction with a Direct Control Provision, the regulations of Section 813 for required Setbacks along Gateway Boulevard, Calgary Trail, and 38 Avenue NW have been incorporated into the proposed DC2 Provision.



PROPOSED DC2 PROVISION SITE PLAN

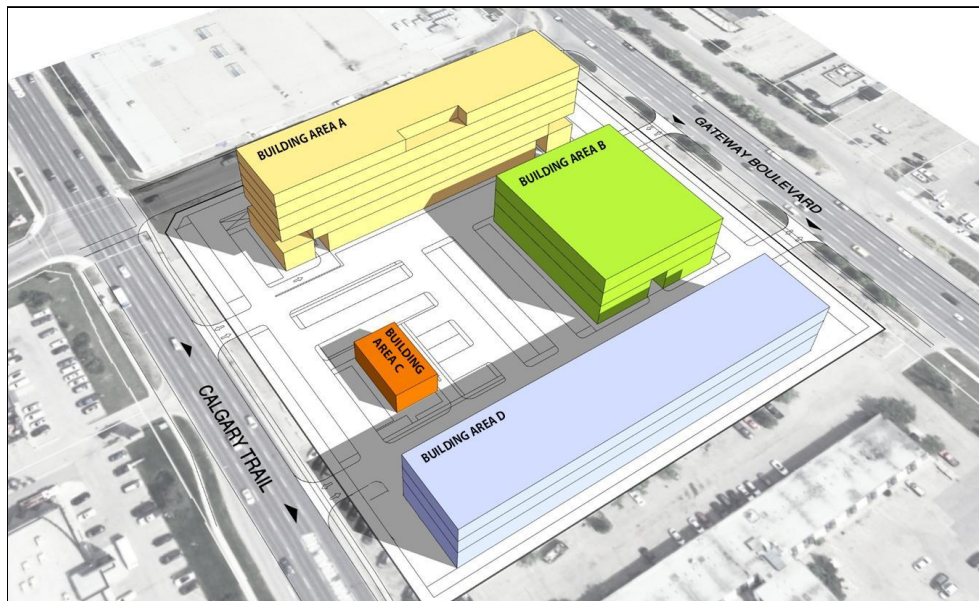
The proposed DC2 also requires a 4.5 landscaped buffer to align with the minimum building setback required by the MCCO. Additional landscaping requirements have also been incorporated into the DC2 including providing additional landscaping along active frontages, sidewalks, and adjacent to exterior building walls.

The DC2 Provision allows for the development of a variety of commercial uses within multiple buildings on the site. This is reflective of uses included within the comparable CB2 and CB3 zones; however, residential and residential related uses are not included within the DC2 Provision. These commercial uses are compatible with the surrounding commercial uses that are currently present along the Calgary Trail North and Gateway Boulevard corridors.

The current DC2 Provision for the site allows development of large scale towers on a podium, the proposed DC2 would be significantly lower in height and mass compared to the approved DC2 and would be more in scale with the development along the corridor. This is accomplished through a combination of increased setbacks, decreased maximum building height and decreased maximum Floor Area Ratio.

SITE LAYOUT AND DESIGN

An internal pedestrian circulation network will provide connectivity to buildings within the site and to off-site pedestrian linkages adjacent to Gateway Boulevard, Calgary Trail, and 48 Avenue. Opportunities for active frontages have also been provided to allow opportunities for furnishing, amenity areas, bicycle parking, and additional landscaping. This includes a minimum of 60% of the linear building frontage of the ground storey Facades being composed of transparent, non-reflective, non-tinted, and unobscured glazing.



MASSING MODELS SHOWING THE MAXIMUM DEVELOPMENT POTENTIAL FOR THE SITE

While the maximum building envelopes for the site would allow for a minimum of four large commercial buildings on site, as shown on the site plan above, the DC2 Provision allows for flexibility by allowing for smaller discrete buildings within those footprints.

ZONING COMPARISON

REGULATION	DC2.986 Provision <i>Current</i>	CB3 Zone & MCOO Overlay <i>Comparable</i>	DC2 Provision <i>Proposed</i>
Built Form	Up to four towers on a single podium	Mid-rise Commercial buildings/Mid to High Residential/Mixed Use Buildings	Four mid-rise commercial buildings
Maximum Height	80.0 m	36 m* *45 m for residential and residential related uses	36.0 m
Maximum Floor Area Ratio (FAR)	4.0	4.0* *6.0 for residential and residential related uses	1.0
Minimum Building Setbacks & Stepbacks			
North	12.0 m	7.5 m	14.0 m
West	12.0 m	7.5 m	11.0 m
South	5.0 m	3.0 m	5.0 m
East	12.0 m	7.5 m	14.0 m
Stepbacks	Required but not specifically regulated	1.0 m per Storey* *to a max. of 6.0 m for buildings exceeding 14.0 m	n/a

PLANS IN EFFECT

The site falls within the Arterial Roadway Zone of the **Calgary Trail Land Use Study** (LUS) which is intended to facilitate a transition from industrial and highway-commercial uses to more general commercial uses that support the surrounding district and improve the visual quality of development along this corridor. As this application proposes a DC2 Provision with commercial uses that are compatible with surrounding commercial zones, as well as built form that is in scale with the commercial nature of the corridor, this application is contextually appropriate as well as confirms with the intent of the LUS.

The proposed DC2 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.

EDMONTON DESIGN COMMITTEE

This application was reviewed by the Edmonton Design Committee on October 5, 2021. A recommendation of support was provided with the following conditions:

Though the Committee supports this development, it recommends the Applicant explore the following considerations:

- Increasing the minimum width of sidewalks (1.5m minimum, 2.0m preferred). Increasing the minimum width of sidewalk frontages at Building B to 3 meters.
- Ensuring design regulations are sufficient to minimize the impact of vehicle overhangs on sidewalks.
- Assessing direct pedestrian connectivity to the corners of 48 Avenue and Calgary Trail/Gateway Boulevard.
- Increasing the frontage dimension when planting adjacent to exterior walls is used to reduce the perceived massings.
- Providing additional greenspaces or a larger central greenspace within the internal areas of the site, including the north /south pedestrian connector. In addition, the central greenspace/refuge island requirements are to be defined in the zoning text.

To address these comments the following modifications were made to the application:

- Regulations within the proposed DC2 Provision were modified to reflect the proposed site plan and overall design intent for the site; and
- Additional regulations were added to enhance and improve pedestrian circulation within the site

The formal response letter from the Edmonton Design Committee is found in Appendix 2 of this report. Any future development Permit application for a new building on the subject site will also be subject to review by the EDC.

Technical Review

TRANSPORTATION & TRANSIT:

A Transportation Impact Assessment (TIA) was submitted in support of the application. The assessment considered the full build-out of the site. While the site will generate new vehicle traffic demand, a significant portion of traffic associated with the site is 'pass-by' traffic, which represents traffic that is already present on the transportation network (e.g. commuters on Calgary Trail and Gateway Boulevard). The assessment concluded that the adjacent arterial roadways, major intersections, and site access locations will continue to operate at acceptable levels of service.

A focus of the transportation review was to improve the pedestrian experience and access to transit services adjacent to the site. The existing sidewalk on Calgary Trail will be replaced with a new boulevard sidewalk setback further from Calgary Trail, increasing pedestrian safety and comfort. Similarly, the public realm on the south side of 48 Avenue will be completely rebuilt,

with a new sidewalk and curb ramps. Within the site, pedestrian connections across the site will connect to buildings and to the external sidewalk network. New landscaping will also be provided on all three roadways adjacent to the site.

DRAINAGE:

Administration supports the proposed rezoning and provided the following comments:

- Permanent sanitary and storm sewer services are available to the rezoning area by connecting to the existing 450mm sanitary main within Gateway Blvd. and the existing 1050mm storm sewer main within 48 Avenue NW.
- Onsite stormwater management requirements apply to the rezoning area. It includes storage provisions within the property to accommodate the excess runoff from a 1 in 100 year event with an outflow rate of 35 litres per second per hectare to the storm sewer system.

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 requested an Infill Fire Protection Assessment (IFPA) to determine if alternate methods of fire protection are sufficient. The Fire Rescue Services Engineering Group conducted the IFPA review which concluded that upgrades to municipal fire protection infrastructure are not required.

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

Community Insights

PRE-APPLICATION NOTIFICATION March 22, 2021	<ul style="list-style-type: none"> • Number of recipients: 21 <u>As reported by the applicant</u> <ul style="list-style-type: none"> • One response was received with a comment of support for the application proposal as the site is underutilized. The respondent asked that the development consider pedestrian and bicycle access and connectivity and that adequate landscaping be provided.
ADVANCE NOTICE August 9, 2021	<ul style="list-style-type: none"> • Number of recipients: 26 • No responses received
WEBPAGE	<ul style="list-style-type: none"> • edmonton.ca/commercialplanningapplications

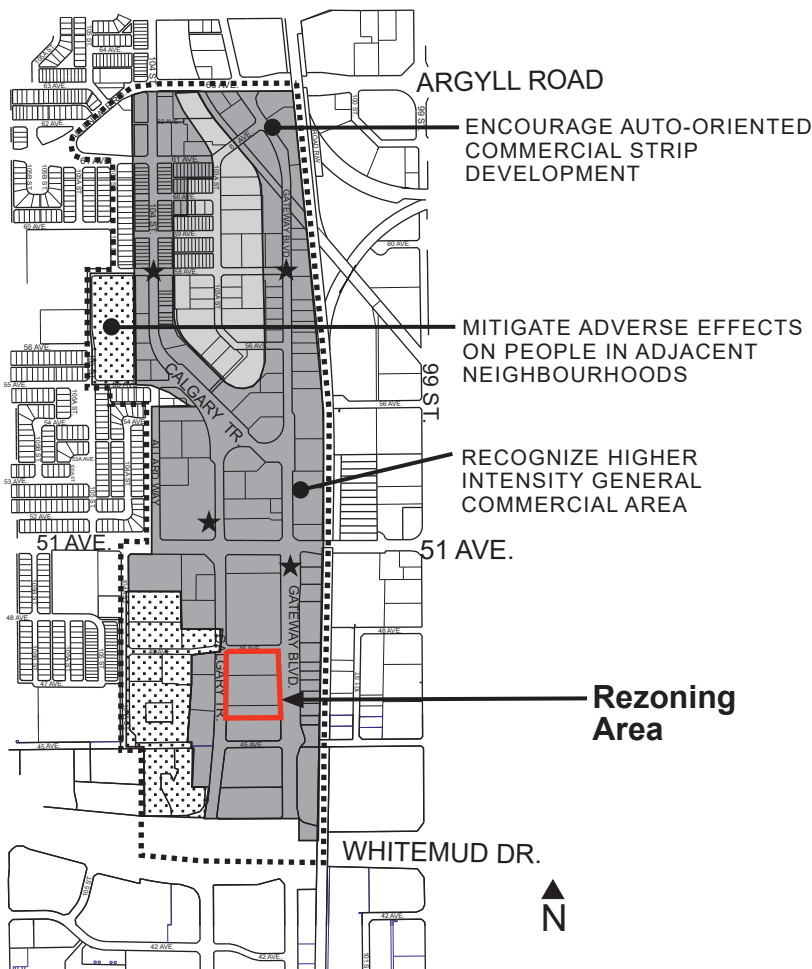
Conclusion

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

APPENDICES

- 1 Context Plan Map - Calgary Trail Land Use Study (LUS)
- 2 Edmonton Design Committee Letter of Conditional Support
- 3 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
-  AMENDMENT BOUNDARY

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.



EDMONTON ♦ DESIGN ♦ COMMITTEE

October 7, 2021

Kim Petrin, Branch Manager
Development Services, Urban Planning and Economy
3rd Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Dear Ms. Petrin:

Re: **Ever Square (Rezoning to DC2)**
Sylvia Summers - Stantec

As determined by the Edmonton Design Committee at the meeting on October 5, 2021, I am pleased to pass on the Committee's recommendation of **support with conditions** for the **Ever Square (Rezoning to DC2)** located at 4710 Gateway Boulevard NW, Edmonton, submitted by Stantec.

Though the Committee supports this development, it recommends the Applicant explore the following considerations:

- **Increasing the minimum width of sidewalks (1.5m minimum, 2.0m preferred). Increasing the minimum width of sidewalk frontages at Building B to 3 meters.**
- **Ensuring design regulations are sufficient to minimize the impact of vehicle overhangs on sidewalks.**
- **Assessing direct pedestrian connectivity to the corners of 48 Avenue and Calgary Trail/Gateway Boulevard.**
- **Increasing the frontage dimension when planting adjacent to exterior walls is used to reduce the perceived massings.**
- **Providing additional greenspaces or a larger central greenspace within the internal areas of the site, including the north /south pedestrian connector. In addition, the central greenspace / refuge island requirements are to be defined in the zoning text.**

You will notice that a copy of this letter is also being sent to the applicant. I hope this will inform your future discussions with the applicant as this project proceeds.

Yours truly,

Edmonton Design Committee

Janice Mills,
EDC Chair

JM/PS

- c. Sylvia Summers - Stantec
Sean Conway - City of Edmonton
Rod Heinrichs - City of Edmonton
Edmonton Design Committee

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19992
Location:	South of 51 Avenue NW; and West of Gateway Boulevard NW
Addresses:	4607 - Calgary Trail NW; and 4710 - Gateway Boulevard NW
Legal Descriptions:	Lot 2 & 3, Block 28, Plan 7620205
Site Area:	2.33 ha
Neighbourhood:	Calgary Trail North
Ward:	Papastew
Notified Community Organizations:	Yellowbird (East) and Empire Park S.W. Community Leagues
Applicant:	Sylvia Summers; Stantec

PLANNING FRAMEWORK

Current Zone and Overlay:	(DC2) Site Specific Development Control Provision (MCCO) Major Commercial Corridors Overlay
Proposed Zone and Overlay:	(DC2) Site Specific Development Control Provision (MCCO) Major Commercial Corridors Overlay
Plan in Effect:	Calgary Trail Land Use Study (LUS)
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Sean Conway
Tim Ford
Development Services
Planning Coordination