



ITEM 3.6 - CALGARY TRAIL NORTH CHARTER BYLAW 19992

DEVELOPMENT
SERVICES
MARCH 15, 2022

CALGARY TRAIL LAND USE STUDY

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

- through resubdivision and redevelopment, establish additional east-west links between 103 and 104 Streets north of 65 Avenue N.W.
- monitor need for signalization of crosswalks on 104 Street at Strathcona High School
- 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 development of the area north of University Avenue as an appendage to the pedestrian-oriented retail centre of Old Strathcona
- encourage a transition from industrial to commercial activities along 104 Street and 103 Street between 55 Avenue N.W. and University Avenue
- 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 line west of 104 Street

Urban Design

- promote, within the business community, concepts for enhancing the area north of University Avenue as a pedestrian-oriented retail centre
- 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



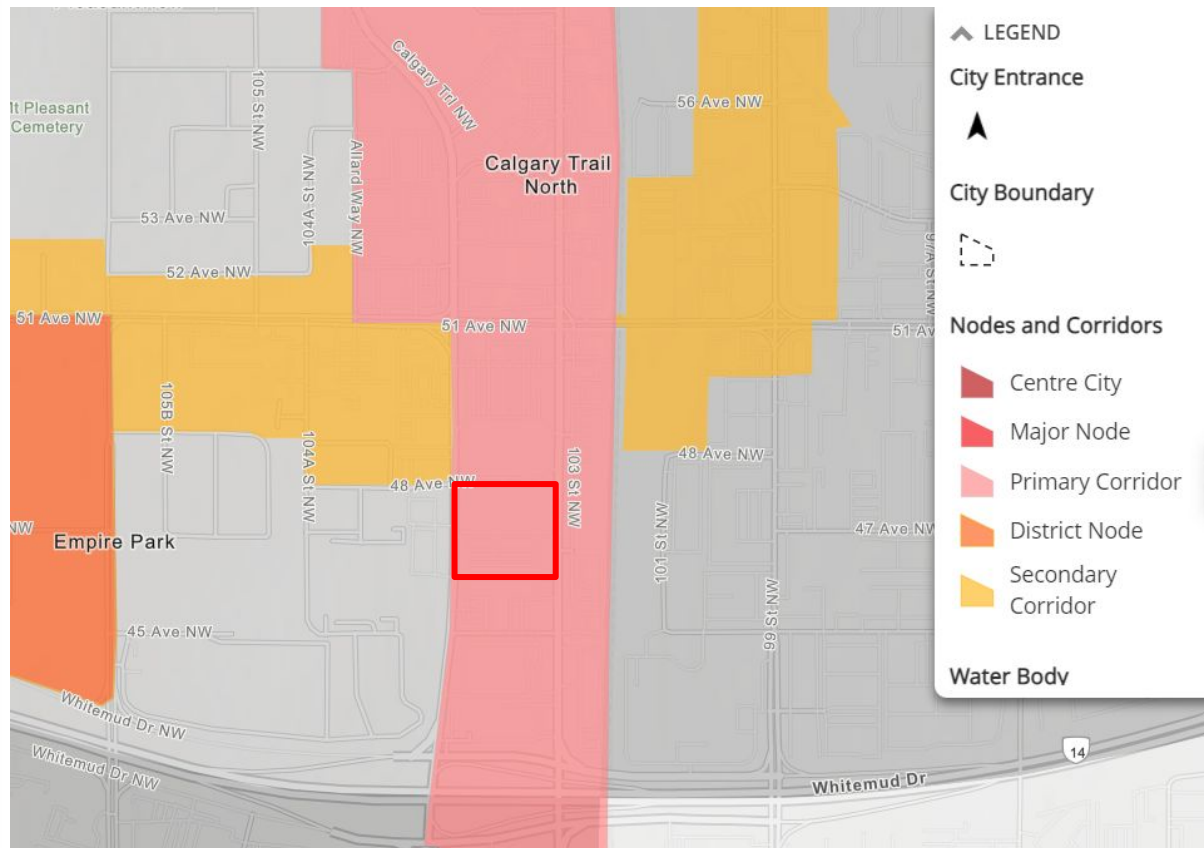
INDUSTRIAL



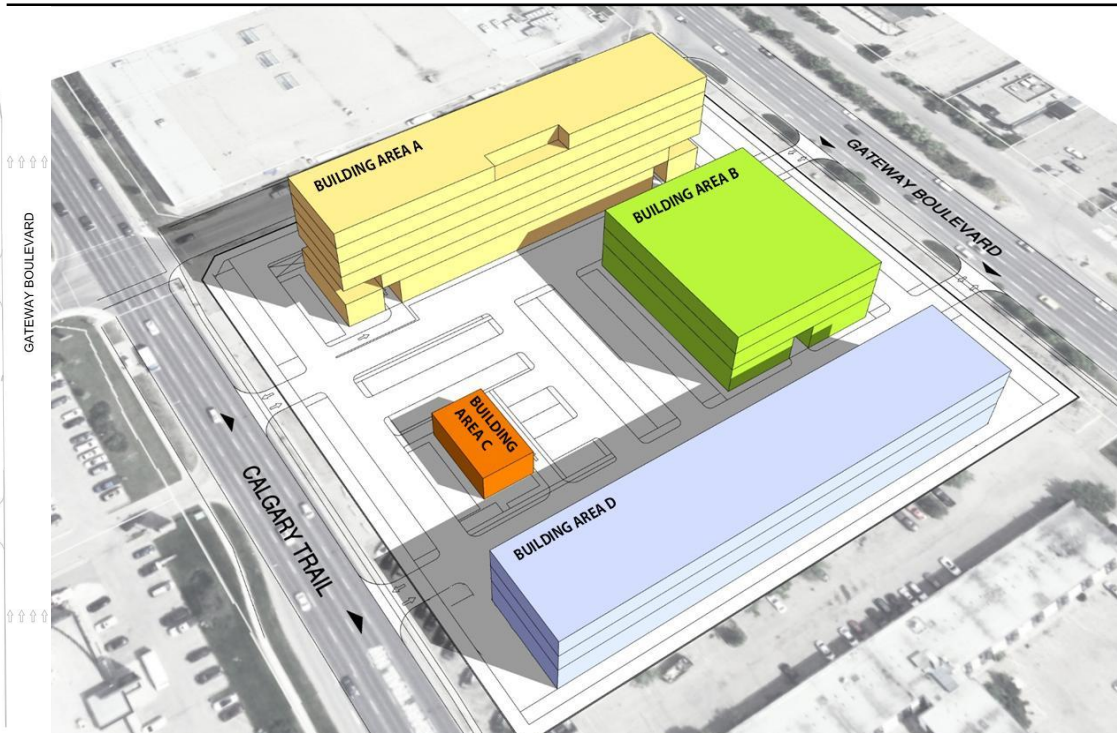
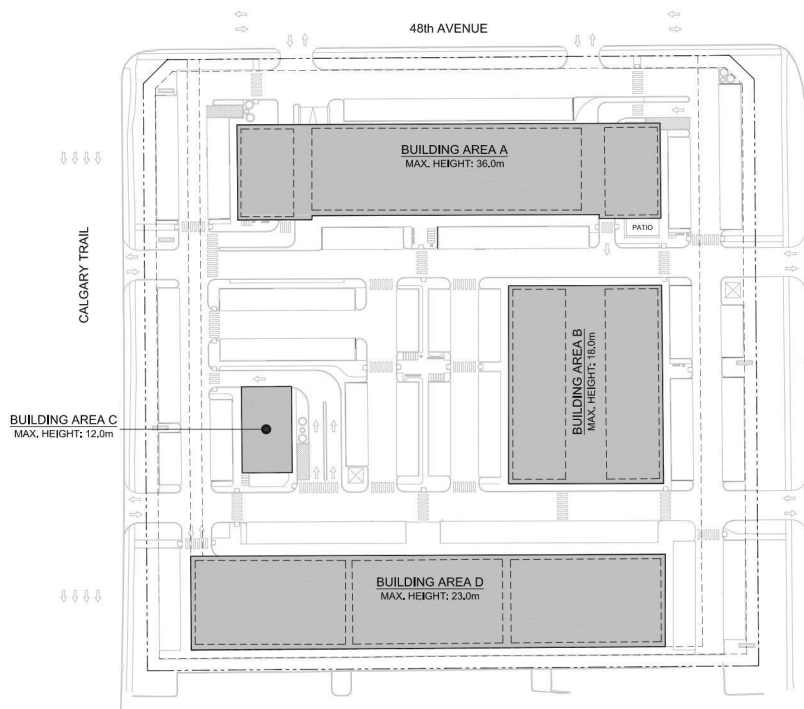
IMPROVED DIRECTIONAL SIGNAGE

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.



PROPOSED DC2 PROVISION SITE PLAN



REGULATION	DC2.986 Provision <i>Current</i>	CB3 Zone & MCCO 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



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

2 SITE VIEW

