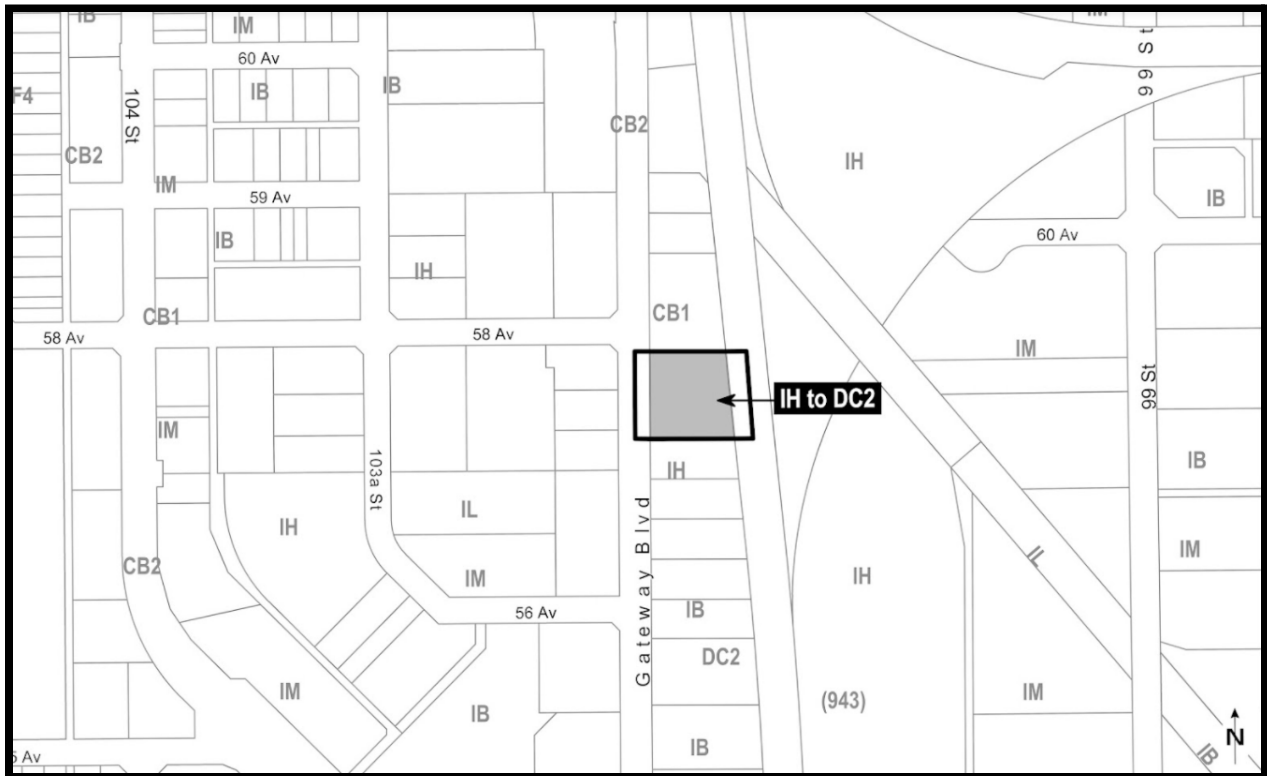




ADMINISTRATION REPORT REZONING CALGARY TRAIL NORTH

5735 - Gateway Boulevard NW

To allow for commercial and light industrial uses that do not create nuisance factors outside an enclosed building.



Recommendation: That Charter Bylaw 20029 to amend the Zoning Bylaw from (IH) Heavy Industrial Zone to (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will expand opportunities for light industrial and appropriate commercial opportunities on a site with good visibility and access from a major roadway;
- will be compatible with the surrounding development;
- conforms with the *Southeast Industrial Area Outline Plan*, and *Calgary Trail Land Use Study*; and
- aligns with the *City Plan*.

Application Summary

CHARTER BYLAW 20029 will amend the Zoning Bylaw, as it applies to the subject site, from (IH) Heavy Industrial Zone to (DC2) Site Specific Development Control Provision for the purpose of accommodating commercial and light industrial uses that do not create nuisance factors outside an enclosed building. The proposed amendment conforms with the *Southeast Industrial Area Outline Plan, Calgary Trail Land Use Study* and aligns with *City Plan*.

This application was accepted on May 11, 2021, from Clarity Development Advisory Inc. (Dave Onishenko) on behalf of 1406676 Alberta Ltd.

Site and Surrounding Area

The subject land is located east of Gateway Boulevard NW and south of 63 Avenue NW, within the Calgary Trail North neighbourhood and is currently occupied by an industrial building. The surrounding industrial area is occupied by a variety of manufacturing, printing services, animal grooming, logistics, distribution, repair, autobody, and warehouse buildings.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IH) Heavy Industrial Zone	Industrial Building
CONTEXT		
North	(CB1) Low Intensity Business Zone	Commercial Building
East	(IH) Heavy Industrial Zone	Industrial Building
South	(IH) Heavy Industrial Zone	Industrial Building
West	(IH) Heavy Industrial Zone	Industrial Building

Planning Analysis

The subject site is located within the **Southeast Industrial Area Outline Plan (SEIAOP)** and **Calgary Trail Land Use Study (LUS)** approved in March 1975 and September 1984 respectively.

The **SEIAOP** identifies three industrial classifications:

- M-1, High Standard Industrial Development;
- M-2, Medium Industrial Development; and
- M-3, Heavy Industrial Development

The principles of the **SEIAOP** direct the placement of M-1 along arterial roadways to provide for high quality development and minimal industrial nuisances. The Plan suggests that development in the western portion of the Plan be primarily in the form of medium and higher standard of development (M-1 and M-2 categories). The subject site is identified as M-1, High Standard Industrial Development. Rezoning the site to DC2 Provision to accommodate commercial uses and a higher standard of industrial development will be consistent with the Plan.

The site is also located within Zone 3 of the **Calgary Trail LUS**. The overall intent of this part of the plan is to facilitate a transition from industrial to commercial land uses, encourage the rejuvenation of the business environment, and enhance the visual appearance of the corridor. The proposed DC2 Provision will be consistent with the LUS.

This application supports the **City Plan's** policies to promote the continuous improvement, evolution and intensification of Edmonton's non-residential lands by facilitating reinvestment in established non-residential areas to strengthen employment, economic activity and diversity.

A (DC2) Provision is being sought to address the unique circumstances of this site and thereby facilitate the redevelopment of the property. The application initially sought to apply a standard zone (IB - Industrial Business Zone) to the site, but Administration's review of the application revealed concerns about the soil conditions that would conflict with some sensitive uses that would be allowed under the IB Zone. As a solution, the regulations of the DC2 Provision have been structured to allow continued industrial use of the site, while establishing a framework and economically supportive pathway to remediate the site for higher order uses.

LAND USE COMPATIBILITY

The subject site has direct access to, and good visibility from, an arterial roadway (Gateway Boulevard NW) which makes the site suitable and appropriate for commercial and light industrial use. While significant parts of the surrounding area are zoned for industrial use, a trend is emerging both north and south of the site, along Gateway Boulevard, toward light industrial and commercial uses and zoning designations. This is an area in transition to a higher order of land uses and this application will continue the expansion of this trend, in accordance with the plans for the area.

The proposed DC2 Provision is based on the standard (IB) Industrial Business Zone and will allow for a variety of industrial and commercial uses that do not generate nuisance factors outside an enclosed building. Regulations within the Provision will require site remediation before the approval of Development Permits. The regulations also include general performance standards to ensure a higher standard of appearance, which is appropriate given the location along Gateway Boulevard.

The following table compares the IH Zone to DC2 Provision.

IH and DC2 COMPARISON

	IH <i>Current</i>	DC <i>Proposed</i>
Building and Structures	Medium Industrial	Industrial Business
Height	30. m	12.0 m
Front Setback	3.0 m	6.0 m
Interior Side Setback	0 m	0 m
Flanking Side Setback	0 m	0 m
Rear Setback	0 m	0m
FAR	2.0	1.2

Technical Review

Transportation

Administration supports this application.

Drainage

Administration supports the application. A 450 mm combined sewer exists within Gateway Boulevard (103 St NW), and is available to provide storm and sanitary service to the site.

EPCOR Water

EPCOR Water Services has identified the following:

- There is currently deficiency regarding on-street hydrant spacing adjacent to the property;
- The existing water service may not be of sufficient size for the proposed development.
- The applicant / owner must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development, at the next stage of development.

An Infill Fire Protection Assessment has been initiated and will confirm if EPCOR Water's requirements are necessary or if sufficient fire and safety protection can be addressed by other means.

Environmental Review

Administration supports the application and notes that the subject site will require remediation at the next stage of development, as regulated within the proposed DC2 Provision.

Community Insights

ADVANCE NOTICE Date: May 31, 2021	<ul style="list-style-type: none">• Number of recipients: 14• No responses received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/industrialplanningapplications




Conclusion

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

APPENDICES

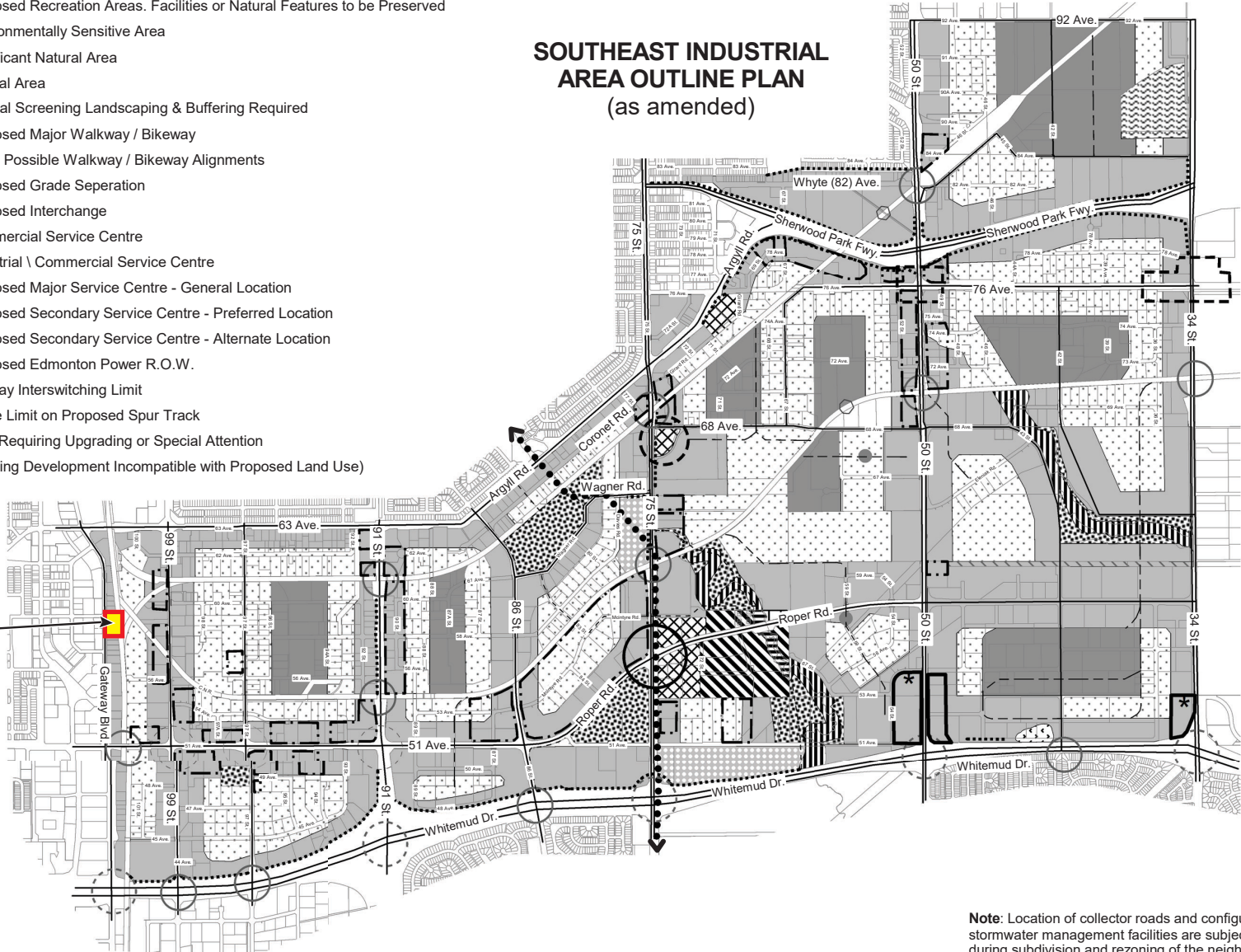
- 1 Context Plan Map
- 2 Context Plan Map
- 3 Application Summary

-  High Standard Industrial Development (M-1)
-  Medium Industrial Development (M-2)
-  Heavy Industrial Development (M-3)
-  Industrial Business Development
-  Commercial \ Industrial (Warehouse Sales)
-  Potential Future Recreation, Open Space or Industrial Business
-  Metropolitan Recreation Zone (Along Mill & Fulton Creeks)
-  Proposed Recreation Areas. Facilities or Natural Features to be Preserved
-  Environmentally Sensitive Area
-  Significant Natural Area

-  Proposed Roadways
-  Stormwater Management Facility
-  Urban Transit Facility
-  Transit Oriented Service Centre
-  Valley Line LRT

-  Natural Area
-  Special Screening Landscaping & Buffering Required
-  Proposed Major Walkway / Bikeway
-  Other Possible Walkway / Bikeway Alignments
-  Proposed Grade Separation
-  Proposed Interchange
-  Commercial Service Centre
-  Industrial \ Commercial Service Centre
-  Proposed Major Service Centre - General Location
-  Proposed Secondary Service Centre - Preferred Location
-  Proposed Secondary Service Centre - Alternate Location
-  Proposed Edmonton Power R.O.W.
-  Railway Interswitching Limit
-  4 Mile Limit on Proposed Spur Track
-  Area Requiring Upgrading or Special Attention
(Existing Development Incompatible with Proposed Land Use)

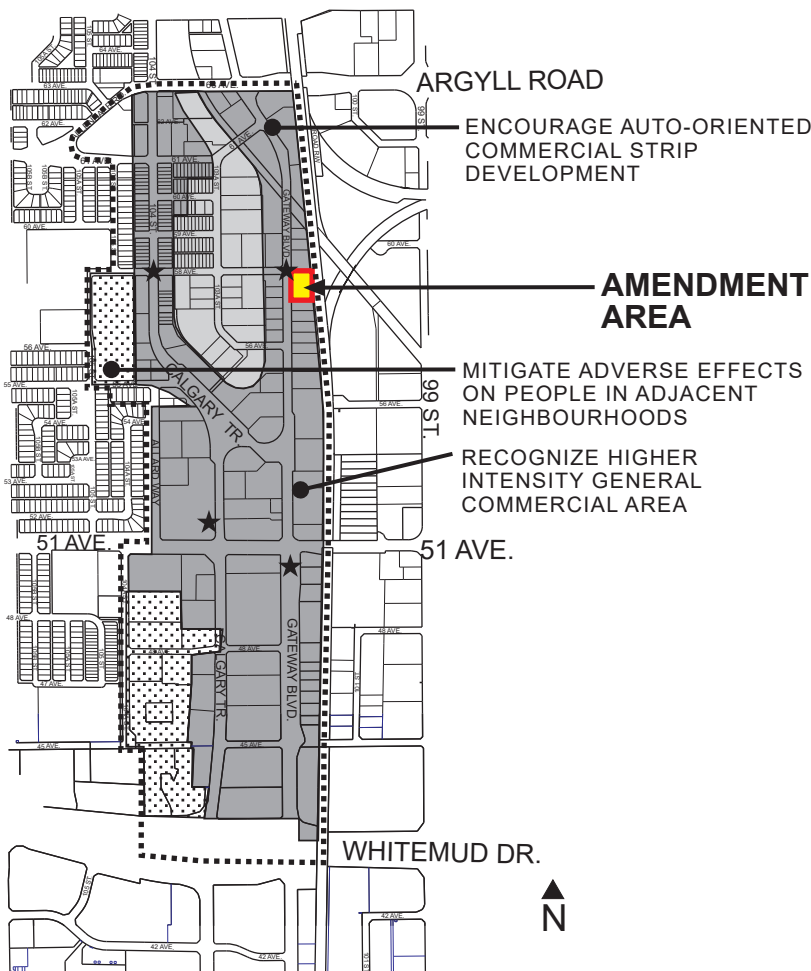
SOUTHEAST INDUSTRIAL AREA OUTLINE PLAN (as amended)



Rezoning Area

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.

AMENDMENT TO 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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	20029
Location:	East of Gateway Boulevard NW; and South of 58 Avenue NW
Address:	5735 - Gateway Boulevard NW
Legal Description(s):	Lot 11A, Block 92, Plan 9222508
Site Area:	0.40 ha
Neighbourhood:	Calgary Trail North
Ward	Papastew
Notified Community Organization(s):	Hazeldean Community League Pleasantview Community League Yellowbird (East) Community League
Applicant:	Dave Onishenko, Clarity Development Advisory

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(IH) Heavy Industrial Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Southeast Industrial Area Outline Plan Calgary Trail Land Use Study
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination