

Administration Report

Calgary Trail North

Edmonton

4821 - Calgary Trail NW

To rezone an existing commercial site along a major commercial corridor.



Recommendation: That Charter Bylaw 20193 to amend the Zoning Bylaw from (CHY) Highway Corridor Zone to (CSC) Shopping Centre Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- will apply a single, consistent Zone over an entire commercial site;
- is suitably located along a major corridor for commercial land use with good visibility and access;
- conforms with the Calgary Trail Land Use Study; and
- is compatible with the surrounding land uses.

Application Summary

CHARTER BYLAW 20193 proposes to rezone the subject site from (CHY) Zone to (CSC) Zone for the purpose of applying a single, consistent zone over an entire commercial site, and allowing the development of a general retail use on the northernmost portion of the site. The proposal conforms with the Calgary Trail Land Use Study and aligns with The City Plan.

This application was accepted on October 26, 2021, from B&A Planning Group (Heather Chisholm) on behalf of Choice Properties (CP REIT Alberta Properties Ltd).

Community Insights

Administration applied a Basic Approach to seek public feedback about this application because:

- the proposal conforms to the area Plan (Calgary Trail LUS); and
- no replies were received in response to the notification.

The Basic Approach included the following techniques:

- Information about the application was posted on the City of Edmonton's website; and
- An Advance Notice postcard was sent to surrounding property owners.

Advance Notice, November 19, 2021

- Number of recipients: 19
- Number of responses with concerns: 0

Webpage

- edmonton.ca/commercialplanningapplications

No feedback was received from the Central Area Council of Community Area Council(s) or the Pleasant View and Empire Parks S.W. Community Leagues at the time this report was written.

Site and Surrounding Area

The subject site is 4.0 ha and is developed with a large format grocery store (Real Canadian Superstore), a gas bar, and a liquor store. It is located south of 51 Avenue NW and is bounded by Calgary Trail to the west and Gateway Boulevard to the east. 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.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CHY) Highway Corridor Zone	Commercial (Retail)
CONTEXT		
North	(CB2) General Business Zone	Hotel
East	(CHY) Highway Corridor Zone	Commercial (Retail)
South	(CSC) Shopping Centre Zone	Supermarket / Grocery Store
West	(CHY) Highway Corridor Zone	Commercial / Restaurants (Retail)



View of the site looking northwest from Gateway Boulevard

Planning Analysis

Plans in Effect

The site falls within Zone 3 (Arterial Roadway) 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. The proposal to rezone the subject site to the (CSC) Zone will comply with the Commercial land use designation for the site within the Study.

The proposed (CSC) 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.

Land Use Compatibility

The proposed rezoning to the CSC Zone will allow for an expanded range of commercial uses compared to the (CHY) Zone and will complement the southern portion of the site which is also zoned CSC. The entire site is compatible with the surrounding commercial zones which allow for development of a similar use, scale, and built form.

Technical Review

Transportation and Transit

- Accesses exist from Gateway Boulevard, Calgary Trail NW, and 51 Avenue NW. Any modifications to the existing accesses require the review and approval of Subdivision and Development Coordination.
- 51 Avenue is a Frequent Transit Network.
- An existing bus stop is adjacent to the property.

Drainage

- EPCOR Drainage-owned facilities protected by Utility Right-of-Way exist within the site.
- No sanitary sewer service currently exists in the rezoning area. Sanitary service can be installed by connection to the existing 300mm sanitary sewer main within Calgary Trail NW.
- A 250mm permanent storm sewer service currently exists to the rezoning area from the existing 600mm storm sewer main within Calgary Trail NW.

EPCOR Water

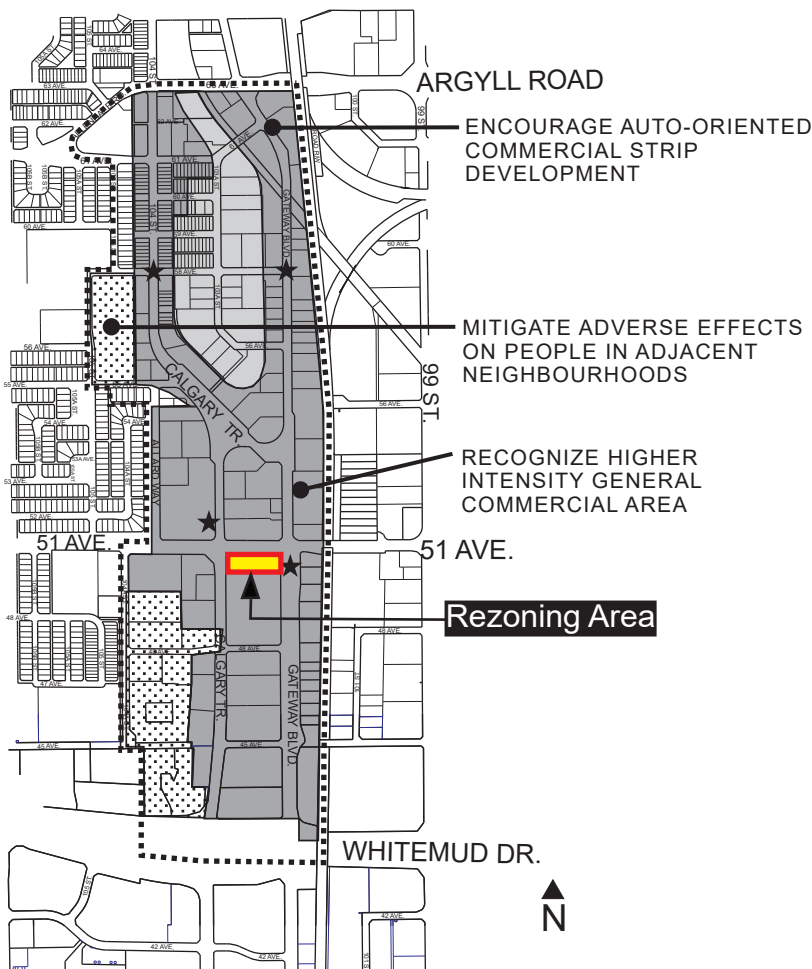
- The development must meet Edmonton Design and Construction Standards to the satisfaction of EPCOR Water.
- The applicant/owner will be responsible for all related costs of any modifications or additions to the existing water infrastructure required by the proposal.

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

Appendices

- 1 Context Plan 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
Bylaw(s)/Charter Bylaw(s):	20193
Location:	South of 51 Avenue NW and east of Calgary Trail NW
Address(es):	4821 - Calgary Trail NW
Legal Description(s):	a portion of Lots 1 & 2, Block 29, Plan 8421109
Site Area:	~ 4.0 ha
Neighbourhood:	Calgary Trail North
Ward:	Papastew
Notified Community Organization:	Pleasantview and Empire Park S.W. Community Leagues
Applicant:	Heather Chisolm; B&A Planning Group

Planning Framework

Current Zone and Overlay:	(CHY) Highway Corridor Zone Major Commercial Corridors Overlay
Proposed Zone and Overlay:	(CSC) Shopping Centre Zone Major Commercial Corridors Overlay
Plan in Effect:	Calgary Trail Land Use Study (LUS)
Historic Status:	None

Written By:	Sean Conway
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination