

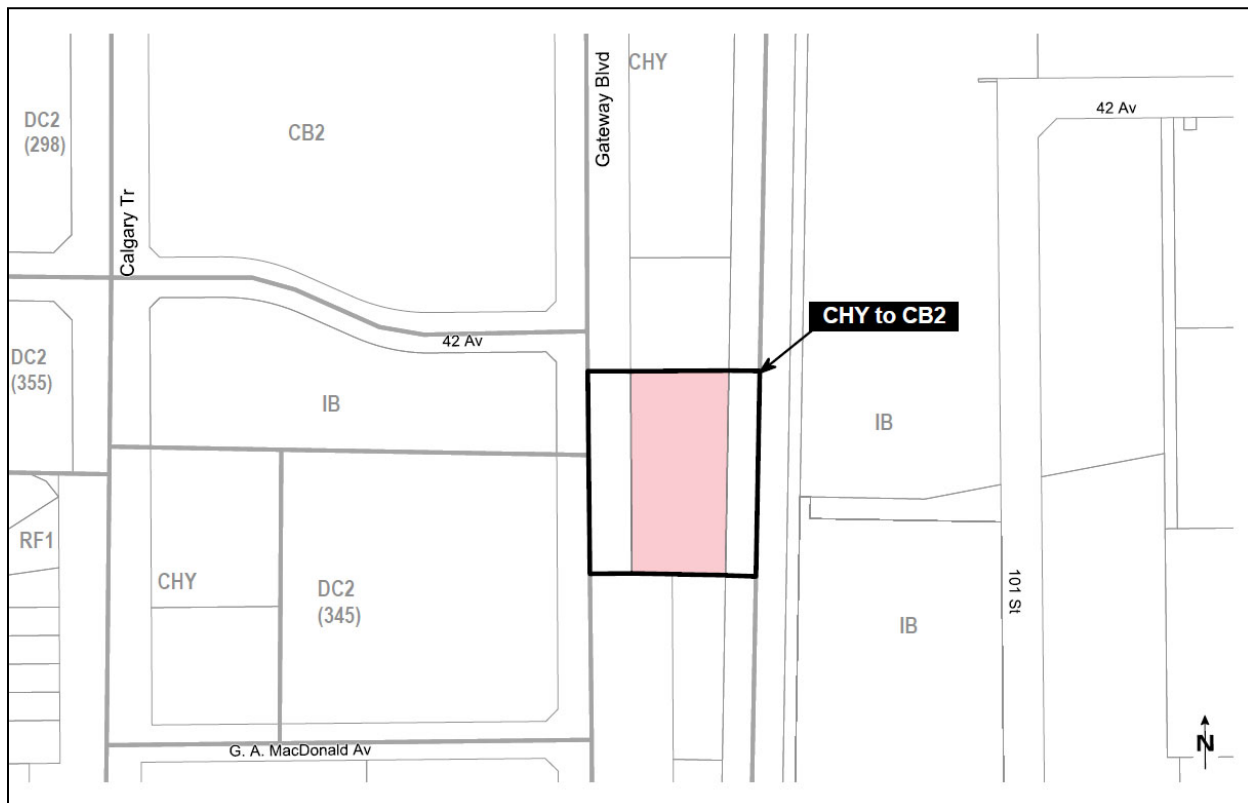
Administration Report

Calgary Trail South

Edmonton

4149 Gateway Boulevard NW

To allow for businesses that require large sites and a location with good visibility and accessibility along major public roadways.



Recommendation: That Charter Bylaw 20024 to amend the Zoning Bylaw from (CHY) Highway Corridor Zone to (CB2) General Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- aligns with The City Plan by facilitating the redevelopment and intensification of commercial land
- conforms with the Calgary Trail Land Use Study and will be compatible with the surrounding land uses
- 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

Application Summary

CHARTER BYLAW 20024 proposes to rezone Lot 3A, Block 1A, Plan 9322003 from CHY to CB2. The intent of the applicant is to expand the range of commercial uses allowed on the site and to be able to explore a mixed-use development in the future. The proposal conforms with the Calgary Trail Land Use Study (LUS) which designates the site for commercial development.

The proposal aligns with The City Plan by facilitating the redevelopment of commercial lands.

This application was accepted from Green Space Alliance, on behalf of Sawridge Management Corporation, on December 9, 2021.

Community Insights

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

- It conforms with the LUS
- No responses were received from the Advance Notice postcard

The Basic Approach included the following techniques:

- An Advance Notice postcard was sent to surrounding property owners within a 60 metre radius and community leagues in the area
- Information about the application was added to the City of Edmonton's website

Further details of the Advance Notice and website are below:

Advance Notice, Sent December 22, 2021

- Number of recipients: 16
- Number of responses with concerns: 0

Webpage

- edmonton.ca/industrialplanningapplications

No feedback was received from the Duggan Community League or the Yellowbird (East) Community League at the time this report was written.

Site and Surrounding Area

The 0.48 hectare site is located south of 42 Avenue NW and east of Gateway Boulevard NW in the Calgary Trail South neighbourhood. The site is undeveloped.



Aerial view of application area

| | EXISTING ZONING | CURRENT USE |
|---------------------|---|--|
| SUBJECT SITE | (CHY) Highway Corridor Zone | Undeveloped |
| CONTEXT | | |
| North | (CHY) Highway Corridor Zone | Sawridge Inn |
| East | (IB) Industrial Business Zone | Canadian Pacific Railway line Industrial warehouses |
| South | (CHY) Highway Corridor Zone | Economy Inn |
| West | (IB) Industrial Business Zone (DC2.345) Site Specific Development Control Provision | Restaurant (Olive Garden) Office Buildings (Alberta Motor Association) |

Planning Analysis

The City Plan

The subject site is within the Gateway Boulevard/Calgary Trail Primary Corridor and the Whitemud District Planning area, as defined by The City Plan. The proposal aligns with the applicable policies of The City Plan by facilitating the redevelopment and intensification of commercial lands. The proposed zoning change

will expand the range of commercial services available on the site, and will provide businesses that help meet the needs of people within the district and beyond.

Plans in Effect

The proposed CB2 Zone conforms with the Calgary Trail Land Use Study (LUS) which designates the site for commercial development. The LUS establishes three zones along the corridor:

1. No access/"free flow" Highway zone
2. Transitional Highway zone
3. Urban Arterial Roadway zone

The site falls within Zone 2 (Transitional Highway zone) which functions as a transition from an open free-flow highway to an urban arterial roadway. Zone 2 encourages high quality commercial development in underdeveloped or vacant locations, such as the subject site, and seeks to enhance the visual impression of the corridor.

Land Use Compatibility

The proposed CB2 Zone will allow for Uses such as Restaurants and Gas Bars as well as limited Residential-related uses such as Hotels and Multi-unit Housing (which accommodate mixed-use development), that require a location with good visibility and accessibility along Gateway Boulevard NW (a major roadway). This change is consistent with the intended location criteria for the CB2 Zone.

With the exception of the parcel immediately east of the subject site, all parcels surrounding the subject site are zoned CHY, IB and DC2 and are developed with commercial and office buildings. The parcel immediately east of the subject site contains a portion of the Canadian Pacific Railway (CP Railway) rail line, and Administration's Risk Assessment Unit and CP Railway do not have any concerns with the proposal.

There is a Trans Mountain transmission pipeline within an easement on the subject site. Setbacks from the easement will be determined at the Development Permit stage.

The intended use of the site will be compatible with the surrounding land uses.

Technical Review

Transportation and Transit

Transportation recognizes that Gateway Boulevard between 34 Avenue and Whitemud Drive has limited accessibility and safe crossings for pedestrians. There are no current plans or timelines for improvements to Gateway Boulevard in terms of pedestrian connectivity within this segment at this time. With the development of this site, there is an opportunity to construct a shared use path along the east side of Gateway Boulevard adjacent to this site and details will be reviewed at the development permit stage.

Under a recent development application for a site located on the northeast corner of 34 Avenue and Gateway Boulevard, a shared-use path is being constructed on the east side of Gateway Boulevard.

Current bus service includes a bus route that runs along Gateway Boulevard but no bus stops are constructed near the rezoning property. A “frequent” mass transit bus route is anticipated to operate nearby on Gateway Boulevard as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan. Details of this route are still being determined, but the intent is to ensure high quality, frequent bus service to be available on the corridor in the future.

Drainage

Permanent sanitary servicing requires the extension and connection from the existing 300mm public sanitary sewer along 42 Avenue NW.

Storm servicing requires connection from the existing 1800mm public storm sewer along Gateway Boulevard NW. Onsite stormwater management requirements apply to the site which include storage provisions for a 1 in 100 year design rainfall event with an outflow rate of 35 litres per second per hectare to the storm sewer system.

Risk Assessment

The applicant submitted a Risk Assessment that was prepared by a qualified professional as part of the application due to the proximity of the site to the adjacent rail line. The report concluded that the proposed change in land uses fall within an acceptable risk profile and criteria for this location. Administration has reviewed and accepted the findings of the Risk Assessment.

EPCOR Water

EPCOR Water advises that servicing through the existing water main within the on-site utility right-of-way will not be permitted. There is a deficiency in hydrant spacing adjacent to the property. The owner is required to construct two (2) new municipal hydrants and a water main (approximately 245 m long) along Gateway Boulevard NW to service the site at the Development Permit stage.

The depth of the site means that municipal fire protection will be unable to provide coverage to the entire site; as such, the applicant is advised to contact Fire Rescue Services for additional on-site fire protection requirements.

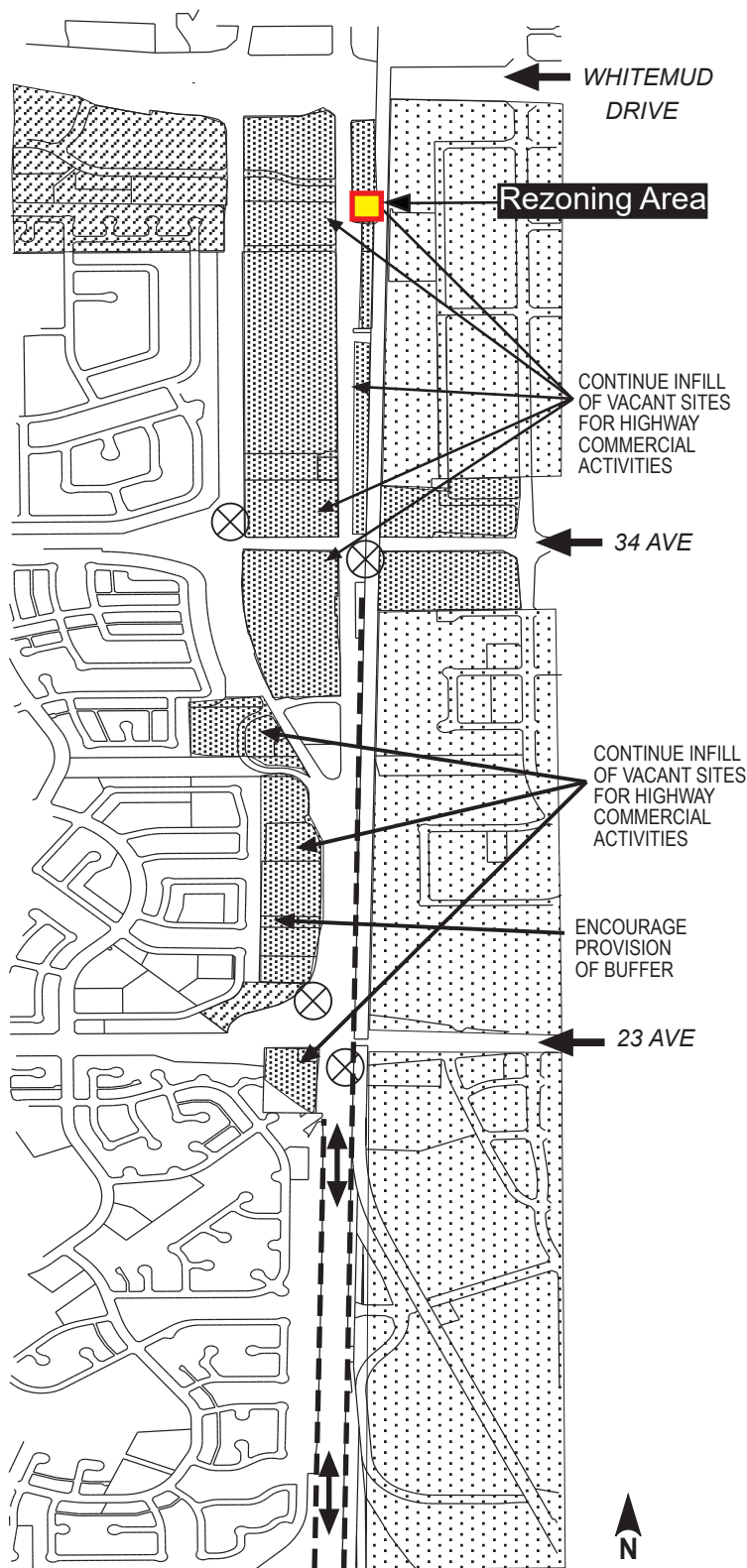
All other comments from affected City Departments and utility agencies have been addressed.

Appendices

- 1 Context Map
- 2 Application Summary

CALGARY TRAIL LAND USE STUDY

MAP 8 (ZONE 2) DEVELOPMENT CONCEPT AND POLICIES SUMMARY



ZONE 2: TRANSITIONAL HIGHWAY

Overall Intent

- To establish a balance between the highway function and the expanding office, retail, personal service commercial functions
- To enhance the visual impression of the corridor

Transportation

- recognize a transition of the highway function from rural to urban in this zone
- establish access road systems for collective access to sites abutting the highway
- establish slip ramp to access roads so as to maximize visibility and accessibility to commercial activities

Land Use

- recognize as an expanding commercial zone oriented to the travelling public
- east of the rail line, highway commercial uses are preferred as outlined in the General Municipal Plan; residential uses could be part of mixed use Development here
- maintain a clear separation between low density residential neighbourhood and commercial uses within the corridor

Urban Design

- encourage industrial and commercial buildings which abut the highway to locate signs so they are visible from the Trail, to avoid use of grey concrete (block or precast) exterior finishes, to utilize brighter colours in finishing, and to site and/or screen outdoor storage, loading and parking so it is not readily visible from the Trail
- encourage noise attenuation features to mitigate against commercial and traffic noise
- design and situate commercial and security lighting so are to not adversely affect people in adjacent residences
- extend street lighting south from 23 Avenue N.W.
- install improved directional information signage at 23 and 34 Avenue N.W. both northbound and southbound
- establish the Urban Forestation Landscaping Program

LEGEND

- Residential
- Commercial
- Industrial
- Rural/agricultural
- New Highway Lighting
- Landscaping Program
- Improved Directional Signage

Note :

Proposed Land Use Refers To Dominant Use Only . Not To Exclude Mixed Use Developments Or Other Uses On Small Site Consistent With The Land Use Policies

Application Summary

Information

| | |
|------------------------------|--|
| Application Type: | Rezoning |
| Charter Bylaw: | 20024 |
| Location: | South of 42 Avenue NW and east of Gateway Boulevard NW |
| Address(es): | 4149 Gateway Boulevard NW |
| Legal Description(s): | Lot 3A, Block 1A, Plan 9322003 |
| Site Area: | 0.48 hectares (4775 square metres) |
| Neighbourhood: | Calgary Trail South |
| Ward: | Karhiio |
| Notified Community | Duggan Community League |
| Organization(s): | Yellowbird (East) Community League |
| Applicant: | Green Space Alliance, on behalf of Sawridge Management Corporation |

Planning Framework

| | |
|---|---|
| Current Zone(s) and Overlay(s): | (CHY) Highway Corridor Zone Major Commercial Corridors Overlay |
| Proposed Zone(s) and Overlay(s): | (CB2) General Business Zone |
| Plan(s) in Effect: | Calgary Trail Land Use Study |
| Historic Status: | None |

Written By:

Approved By:

Branch:

Section:

Gilbert Quashie-Sam

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Development Services

Planning Coordination