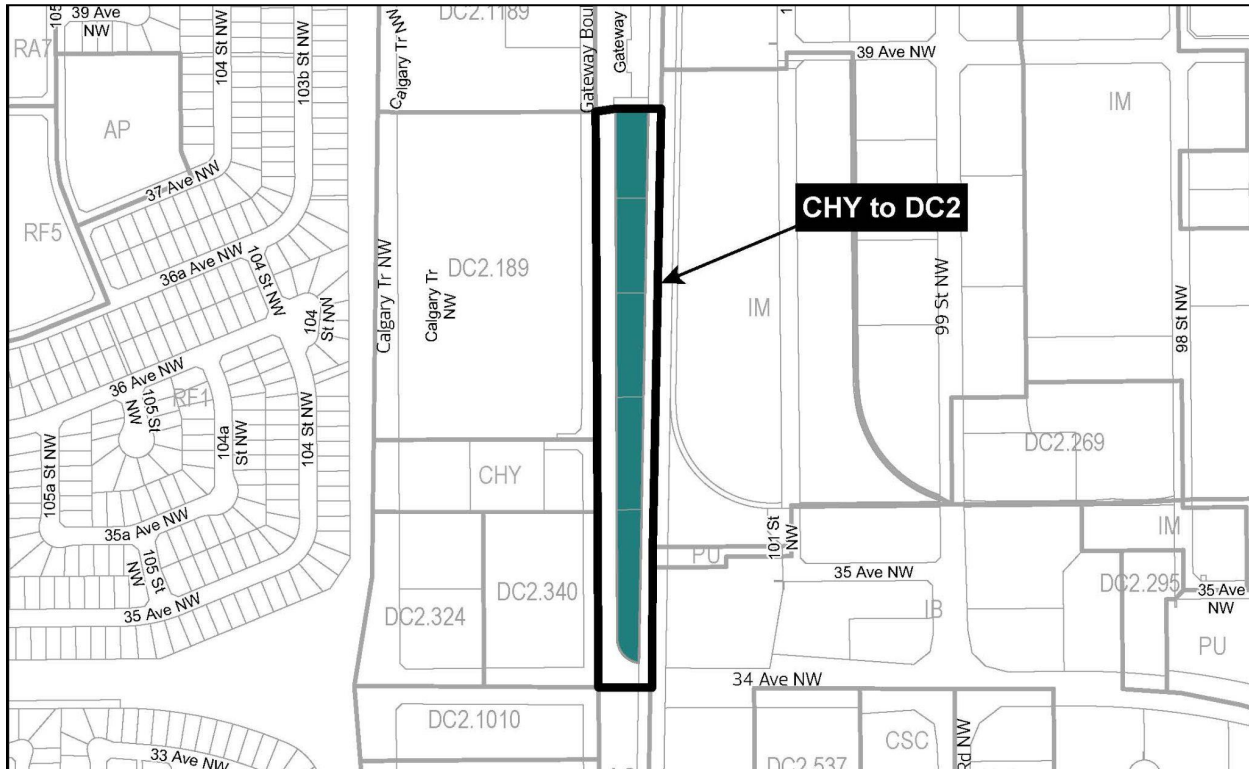


3415, 3535, 3605, 3703, and 3751 Gateway Boulevard NW

To allow for additional uses in a commercial development



Recommendation: That Charter Bylaw 20434 to amend the Zoning Bylaw from the (CHY) Highway Corridor Zone to a (DC2) Site Specific Development Control Provision be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Provides additional commercial opportunities within a primary corridor
- Conforms with the Calgary Trail Land Use Study
- Aligns with the goals and policies of The City Plan by contributing to the ongoing reinvestment of an established non-residential area

Application Summary

CHARTER BYLAW 20434 would amend the Zoning Bylaw, as it applies to the subject site, from the (CHY) Highway Corridor Zone to a (DC2) Site Specific Development Control Provision for the purpose of accommodating a wider range of commercial, office, professional, and health care services, community, recreational, entertainment and educational uses than what is allowed under the existing zone. The proposed amendment conforms with the Calgary Trail Land Use Study.

This application was accepted on January 26, 2022, from GSA Consulting Inc.

This proposal aligns with the goals and policies of The City Plan to intensify commercial development within primary corridors.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using the basic approach. This approach was selected because the proposal conforms with the Calgary Trail Land Use Study, and no responses were received from the notice of proposed land use changes.

The basic approach included the following techniques:

Mailed notice, September 26, 2022

- Number of recipients: 12
- Number of responses with concerns: 0

Webpage

- edmonton.ca/rezoningapplications

Site and Surrounding Area

The subject site is approximately 1.88 hectares in area, and located in the southwest corner of the Strathcona Industrial Park along Gateway Boulevard NW. Seven commercial buildings are currently under construction on the site. A CP rail line and rail yard are adjacent to the site to the east, a motel is to the north, commercial buildings are to the west across Gateway Boulevard NW, and land is vacant to the south across 34 Avenue. Transit service to the Southgate Transit Centre is available on Gateway Boulevard NW, and a bus stop is located within a 5-minute walk of the site.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(CHY) Highway Corridor Zone	Commercial buildings under construction
CONTEXT		
North	(CHY) Highway Corridor Zone	Motel
East	(IM) Medium Industrial Zone (PU) Public Utility Zone (IB) Industrial Business Zone	Railway and rail yard Utility services building Automotive sales
South	(AG) Agricultural Zone	Undeveloped
West	(DC2) Site Specific Development Control Provision (CHY) Highway Corridor Zone	Commercial buildings Restaurant



View of the site looking southeast from Gateway Boulevard NW and 37 Avenue NW



View of the site looking northeast from Gateway Boulevard NW and 37 Avenue NW

Planning Analysis

The City Plan

The City Plan identifies the site as a redeveloping area and within the Gateway Boulevard/Calgary Trail primary corridor. The proposed rezoning helps intensify employment and strategically activate economic opportunities in the corridor, and provides ongoing reinvestment of an established non-residential area. As The City Plan envisions an additional 1 million people within Edmonton's existing boundaries, this proposal will contribute to this vision by supporting investment in non-residential areas to strengthen employment, economic activity and diversity.

Plans in Effect

The proposed DC2 Provision conforms with the Calgary Trail Land Use Study (LUS) which designates the site for commercial development. The site is located within Zone 2 (Transitional Highway Zone) of the LUS

which guides development to transition from a highway to an urban arterial roadway, and to enhance the visual impression of the corridor.

Land Use Compatibility

The subject site is located along Gateway Boulevard NW, which offers good visibility and access. The Major Commercial Corridors Overlay (MCCO) currently applies to the site, which provides regulations to ensure that development along major commercial corridors is visually attractive and set back from arterial roadways. The proposed DC2 includes regulations to incorporate design elements that reduce the perceived mass of the buildings and add architectural interest, and includes appropriate setbacks from Gateway Boulevard NW and 34 Avenue NW. The proposed rezoning will expand the range of commercial, office, professional, and health care services, community, recreational, and entertainment uses available on the site in comparison with the current CHY zone. The height remains the same between the current and proposed zones, and the maximum floor area ratio increases from 1.5 to 3.5.

CHY + MCCO & DC2 Comparison Summary

	CHY + MCCO Current	DC2 Proposed
Principal Building	Commercial buildings	Commercial buildings
Maximum Height	16.0 m ¹	16.0 m
Minimum Setback		
Front	4.5 m - 14 m	4.5 - 6.0 m
Rear	0 m	1.5 m
Side (north)	0 m	3.0 m
Side (south)	4.5 m - 14 m	4.5 - 6.0 m
Maximum Floor Area Ratio	1.5	3.5

Technical Review

Transportation

Off-site improvements, including a shared pathway along the east side of Gateway Boulevard (adjacent to this development) and modifications to the existing traffic signals at the proposed site access, are currently conditioned as part of the approved development permit for this site.

¹ Maximum height of 30.0 m for Hotels or Apartment Hotels
Attachment 2 | File: LDA22-0045 | Strathcona Industrial Park

In addition, the Safe Mobility team has plans to install curb ramps at the signalized intersection providing access to the subject site, currently located adjacent to the JYSK business. The timeline for this improvement is to be determined.

Transit

Local bus service currently operates along Gateway Boulevard and Calgary Trail with service to Southgate Transit Centre. The closest ETS bus stop is located along private property south of 34 Avenue NW within 400m walking distance of this rezoning site.

Additional local bus service is available east of the rezoning site along 99 Street NW/Parsons Road NW with service to Downtown and Mill Woods Transit Centre. Bus stops are available near the 34 Avenue NW intersection approximately 600m walking distance from the rezoning site.

Both a “rapid” mass transit bus route and “airport connector” bus route are 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 these routes and associated infrastructure are still being determined, but it will ensure that high quality, frequent bus service will be available on the corridor in the future.

Drainage

There is currently no drainage infrastructure adjacent to 3415 Gateway Boulevard NW. A servicing agreement was signed for the required extension of sanitary and storm sewers. All lots within this area require onsite stormwater management with a controlled outflow rate of 35 L/s/ha or lower in 1:100 year storm events to the City's storm sewer system, depending upon the available capacity of the sewer line.

EPCOR Water

The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

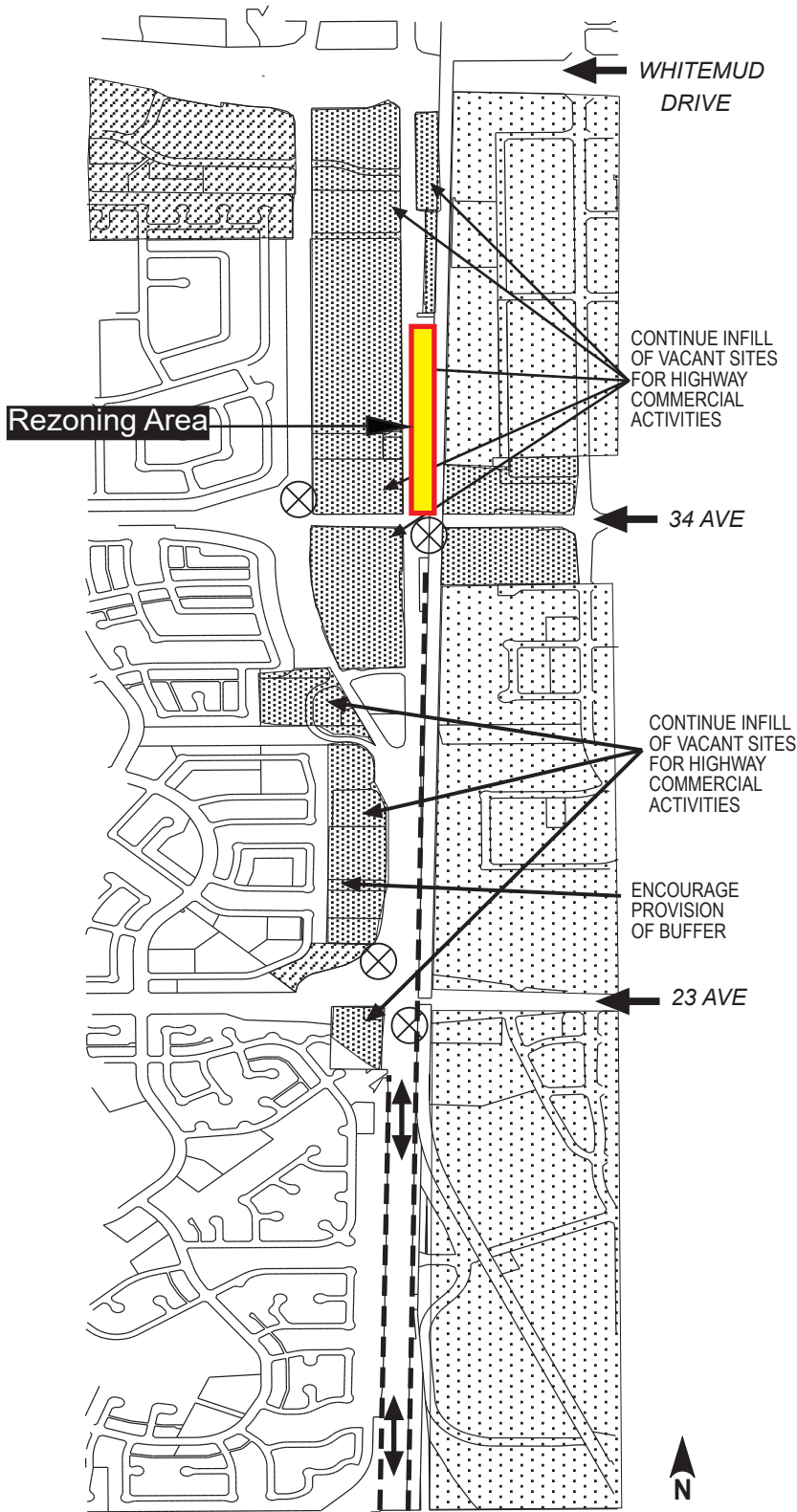
All other comments from affected City Departments and utility agencies have been addressed.

Appendices

- 1 Context Plan 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 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:	20434
Location:	North of 34 Avenue NW and east of Gateway Boulevard NW
Addresses:	3415, 3535, 3605, 3703, and 3751 - Gateway Boulevard NW
Legal Descriptions:	Areas A, B, C, D, and E, Plan 1620808
Site Area:	1.88 ha
Neighbourhood:	Strathcona Industrial Park
Ward:	Karhiio
Notified Community Organizations:	n/a
Applicant:	GSA Consulting Inc.

Planning Framework

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

Written By:

Approved By:

Branch:

Section:

Andrea Wadsworth

Tim Ford

Development Services

Planning Coordination