



## REZONING APPLICATION CALGARY TRAIL NORTH

### 5525 GATEWAY BOULEVARD NW

To allow for industrial and non-industrial businesses to carry out their operations such that no nuisance is created or apparent outside an enclosed building.



### RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- it is compatible with the adjacent land uses
- it supports the intent of the Calgary Trail Land Use Study
- it supports the intent of the South-East Industrial Outline Plan

## THE APPLICATION

BYLAW 17834 proposes to amend the Zoning Bylaw to rezone a 0.4 hectare lot from (IH) Heavy Industrial Zone to (DC2) Site Specific Development Control Provision. An initial application was submitted proposing to rezone the site from (IH) Heavy Industrial Zone to (IB) Industrial Business Zone. The Industrial Business Zone allows several permitted and discretionary uses that invite large assemblies of people. The application was changed to (DC2) Site Specific Development Control Provision in order to remove these uses, mitigating the risk posed by the adjacent rail line and heavy industrial uses.

## SITE AND SURROUNDING AREA

The subject site consists of one 0.4 ha lot that contains a single warehouse building with multiple leased units. The uses in this building are a printing shop and a flag and banner production shop. It is located on the east the side of Gateway Boulevard NW, South of 56 Avenue NW and north of 54 Avenue NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(IH) Heavy Industrial Zone	Single warehouse with multiple units and asphalt parking lot
<b>CONTEXT</b>		
North	(IB) Industrial Business Zone	Warehouse with multiple units
East	(IH) Heavy Industrial Zone	Railway, Air Liquide
South	(IB) Industrial Business Zone	Warehouse with multiple units
West	(DC2 66) Site Specific Control Provision	Kal Tire, Ramada Hotel



LOOKING EAST FROM GATEWAY BOULEVARD NW



LOOKING EAST FROM RAIL LINE

## PLANNING ANALYSIS

### LAND USE COMPATIBILITY

The uses proposed in this application are compatible with what is in proximity to the site. The surrounding area contains a mix of industrial and commercial uses. Surrounding businesses have commercial oriented uses that front onto Gateway Boulevard NW. The proposed zoning allows for similar commercial uses as the surrounding sites while limiting the heavy industrial uses that exist to the east.

### PLANS IN EFFECT

The proposed application is within the boundaries of both the Calgary Trail Land Use Study (LUS) and the South-East Industrial Outline Plan (OP). Compatible uses were chosen in order to satisfy the direction of both plans.

The Calgary Trail LUS was approved by resolution by Council on September 11, 1984. The proposed rezoning complies with the intent of the Calgary Trail LUS in that it supports the transition of this area from industrial to commercial. Rezoning of the subject lands is compatible with surrounding existing and planned land uses, which are designated for a range of industrial and commercial uses.

The South-East Industrial Outline Plan was approved by resolution by Council on March 18, 1975. The proposed rezoning complies with the intent of the South-East Industrial Outline Plan in that some industrial uses are included in the proposed zoning.

## TECHNICAL REVIEW

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

## ENVIRONMENTAL UNIT

A Phase 1 Environmental Site Assessment (ESA) was submitted and reviewed by Administration. The recommendation of the report is that a Phase 2 ESA should also be submitted if major renovations take place that could disturb possible contamination. As such, the proposed DC2 regulations include a clause that makes submission of a Phase 2 ESA mandatory at Develop Permit stage should a proposal for major renovations be applied for.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> January 12, 2016	<ul style="list-style-type: none"><li>• Number of recipients: 16</li><li>• Number of responses in support: 1</li><li>• Number of responses with concerns: 0</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

## CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary

**Note:** Location of collector and significant local roads and configuration of the stormwater management facility are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## SUSTAINABLE DEVELOPMENT

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw:	17834
Location:	South of 56 Avenue NW and east of Gateway Boulevard NW
Address:	5525 Gateway Boulevard NW
Legal Description:	Lot 7, Block 92, Plan 6405KS
Site Area:	0.4 ha
Neighbourhood:	Calgary Trail North
Ward - Councillor:	Ward 10 – Michael Walters
Notified Community Organizations:	Hazeldean Community League Pleasantview Community League Yellowbird Community League
Applicant:	Stantec Consulting Ltd.

### PLANNING FRAMEWORK

Current Zones and Overlay:	(IH) Heavy Industrial Zone Major Commercial Corridors Overlay
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plans in Effect:	Calgary Trail Land Use Study Southeast Industrial Area Outline Plan
Historic Status:	N/A

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