

1115 - 103A STREET SW

Position of Administration: Support



Summary

Charter Bylaw 20653 proposes a rezoning from the (CHY) Highway Corridor Zone to the (CB1) Low Intensity Business Zone to allow for a variety of low intensity commercial, office, and service uses, with limited opportunities for residential uses above ground level. Bylaw 20652 proposes an amendment to the Cashman Neighbourhood Area Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. There has been no feedback received at the time of writing this report.

Administration supports this application because it:

- Aligns with the direction for secondary corridors within The City Plan.
- Facilitates development with opportunities for a compatible mix of uses along the edge of a developing non-residential area.

Application Details

This application was submitted by Reid Architecture on behalf of the landowners.

Rezoning

The proposed (CB1) Low Intensity Business Zone with the Major Commercial Corridors Overlay would allow development with the following key characteristics:

- A range of commercial, office, and service uses, with limited opportunities for multi-unit housing above ground level.
- A maximum height of 12 metres (approximately 3-4 storeys).
- A maximum Floor Area Ratio of 2.0.
- Higher standards of design regulations and landscaping along Calgary Trail SW.

Plan Amendment

To facilitate the rezoning, the application proposes to amend the Cashman Neighbourhood Area Structure Plan (NASP). This includes amending policy text, the Land Use and Population Statistics, and Figures 6-12 to replace the Highway Commercial designation that applies to several properties in the northeast portion of the NASP with a general Commercial designation. The proposed amendment provides for a wider variety of uses in alignment with the evolving nature of development and policy guidance for this area.

The proposed NASP Amendment also includes minor administrative changes to remove most references to the Heritage Valley Servicing Concept Design Brief (repealed in 2021), reflect current servicing provision, and add references to The City Plan.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(CHY) Highway Corridor Zone	Vacant site
North	(CHY) Highway Corridor Zone	Hotel (6 storeys)
East	(AGI) Industrial Reserve Zone	Queen Elizabeth II Hwy (Calgary Trail SW)
South	(CHY) Highway Corridor Zone	Vacant site
West	(DC1) Direct Development Control Provision	Commercial / office building (3-4 storeys)



View of site looking northeast from 103A Street SW



View of site looking north from adjacent site



View of site looking south



View of site looking west from Calgary Trail SW

Community Insights

This application was brought forward to the public using the basic approach. This approach was selected because the application proposes to rezone between similar standard commercial zones, and the proposed NASP amendment is a minor change in alignment with the direction of The City Plan for development in this area. The basic approach included:

Mailed Notice, August 24, 2022

- Notification radius: 60 metres
- Recipients: 7
- Responses: 0

Site Signage, October 19, 2022

- Two rezoning information signs were placed on the property, facing Calgary Trail SW and 103A Street SW.

Webpage

- edmonton.ca/RezoningApplications

Notified Community Organizations

- Blackmud Creek Community League

Application Analysis

The City Plan

Ellerslie Road SW is identified as a secondary corridor, which is a vibrant residential street with commercial clusters that support low and mid-rise built forms extending about one block on either side of the street. The subject site is within the boundaries of the secondary corridor. The proposed CB1 zone provides for a broader range of commercial uses with opportunities for above-grade residential, in alignment with direction for a secondary corridor.

The proposed rezoning also aligns with policies of The City Plan to facilitate the intensification of non-residential areas including commercial and mixed uses along their edges to efficiently use existing infrastructure, and to enable redevelopment which contributes to the livability and adaptability of districts.

Neighbourhood Area Structure Plan

The Cashman Neighbourhood Area Structure Plan (NASP) currently identifies the site as Highway Commercial, along with five other parcels along the northeast edge of the plan area. The Highway Commercial designation was originally intended to provide more vehicular-oriented commercial uses along Calgary Trail SW, but the NASP acknowledges that with gradual development and redevelopment of the area, this area will evolve with a wider variety of

commercial uses. In recent years, the western portion of Cashman has also developed with a cluster of offices, restaurants, and hotels, changing the land use mix of this area. Vehicular and pedestrian access for all properties within the Highway Commercial designation is limited to Ellerslie Road SW and 103A Street SW, reducing the interaction of these properties with the highway as they redevelop.

The adoption of The City Plan has provided additional direction for properties along Ellerslie Road SW as a secondary corridor, introducing opportunities for more vibrant and pedestrian-oriented commercial and residential uses.

As a result of the changes in this area over time, the Highway Commercial designation has become outdated and limits the options for future redevelopment. The proposed NASP Amendment replaces the Highway Commercial designation with a general Commercial designation, providing support for a wider variety of commercial, office, and service uses, as well as providing opportunities for some residential uses above ground level.

The minor administrative amendments proposed with this application aim to update the plan to align with recent changes to higher level policy, such as the adoption of The City Plan in 2020 and the repeal of the Heritage Valley Servicing Concept Design Brief in 2021.

Calgary Trail Land Use Study

In addition to the NASP, the site falls within the boundary of the Calgary Trail Land Use Study (LUS), which provides direction for development along the corridor. The LUS identifies the site as part of an existing commercial cluster, enabling future commercial and mixed use development. As a result, no amendment to the LUS is necessary to facilitate the proposed development.

Impact of Zoning Bylaw Renewal

At the time of writing of this report, the draft Zoning Bylaw 20001 is set for consideration at a City Council Public Hearing on October 16, 2023 as part of the Zoning Bylaw Renewal Initiative. As a result, this report includes two outcomes contingent on whether Zoning Bylaw 20001 is approved. If Zoning Bylaw 20001 is approved in October, the proposed (CB1) Low Intensity Business zone will become the (CN) Neighbourhood Commercial zone effective January 1, 2024, and both zones are under consideration at this time. If Zoning Bylaw 20001 is refused, only the proposed (CB1) Low Intensity Business zone is under consideration at this time.

Land Use Compatibility

Compared to the current CHY zone, the CB1 zone has a slightly lower maximum height (16 metres to 12 metres), but a slightly greater maximum Floor Area Ratio (1.5 to 2.0) and a smaller front setback (see chart below). The CB1 zone introduces additional uses that provide a better integration with existing development in the western portion of Cashman, including general retail stores, health services, child care services, and opportunities for multi-unit housing above ground level. This wider variety of uses is in alignment with the direction of The City Plan for the Ellerslie Road SW secondary corridor, and is complementary to adjacent development.

Properties to the north and west of the subject site are currently developed with commercial uses (hotel, general commercial, offices) ranging from 3-6 storeys in height. Particularly with

respect to the transition in uses and built form from Ellerslie Road SW, the proposed CB1 zone provides an appropriate scale of development south of the 6-storey hotel building at the southwest corner of Ellerslie Road SW and Calgary Trail SW. Applicable to both the CHY and CB1 zones, the Major Commercial Corridor Overlay (MCCO) provides additional regulations for high quality urban design, landscaping, and larger setbacks (in certain cases) in order to ensure development is visually attractive and pedestrian-friendly.

As shown on the context map below, transit service is accessible along Ellerslie Road SW, about 200 metres walking distance of the subject site. A shared use path network provides active mode connections along Ellerslie Road SW, 103A Street SW, and Blackmud Creek. With the installation of a required new crosswalk on 103A Street SW, the Blackmud Creek natural area will only be about 150 metres walking distance from the subject site.



Site analysis context

Under the proposed new Zoning Bylaw 20001, the proposed CB1 zone would become the (CN) Neighbourhood Commercial zone. Compared to the CB1 zone, the CN zone provides the same maximum height and Floor Area Ratio, similar setbacks, and a similar range of uses. The CN zone also adds opportunities for community services, such as religious assembly and recreation centres. Both the CB1 and CN zone provide for a compatible built form and range of uses in context of the surrounding development.

The MCCO would be retired within the proposed new Zoning Bylaw. However, Edmonton Design Committee review is still required at the development permit stage for properties along Calgary Trail SW in this area, ensuring a higher quality of design outcomes in alignment with the intent of the MCCO.

	CHY with MCCO Current	CB1 with MCCO Proposed	CN Proposed ZBR Equivalent
Typical Uses	Commercial uses with limited residential-related uses	Low intensity commercial, office, and service uses with limited opportunities for multi-unit housing above ground level	Commercial, office, service, and community uses with limited opportunities for residential uses above ground level
Maximum Height	14.5 m - 16.0 m ¹	12.0 m	12.0 m
Front Setback (103A Street SW)	7.5 m	3.0 m	3.0 m
Minimum Interior Side Setback	0.0 m	0.0 m	0.0 m
Minimum Rear Setback (Calgary Trail SW)	0.0 m ²	3.0 m ²	3.0 m
Maximum Floor Area Ratio	1.5	2.0	2.0

Subdivision

An associated subdivision application (LDA23-0147) to subdivide this property from the property to the north was reviewed concurrently with this rezoning application. The subdivision was conditionally approved on July 27, 2023 and endorsed on October 6, 2023.

¹ Except the maximum height for hotels or apartment hotels shall not exceed 30.0 m.

² Larger setbacks from major arterial roadways may be required in accordance with the Major Commercial Corridors Overlay, as determined by the Development Officer at the development permit stage.

Mobility

Site access will be from 103A Street SW and located at the north end of the site. To promote safety and directness of pedestrian and transit connections within the neighbourhood, a pedestrian crossing facility on 103A Street SW at the site access will be constructed with the development of the site.

On-demand transit currently operates in Cashman, with bus stops near the rezoning site at the intersection of 103A Street SW and Cashman Crescent SW. Local bus service is also available nearby on Ellerslie Road SW.

A mass transit bus route is anticipated to operate nearby on Ellerslie Road SW in the future as part of the mass transit network associated with the 1.25 million population scenario of The City Plan.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized. However, development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate. Details of the required stormwater management will be reviewed at the development permit stage.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment (IFPA) in conjunction with the proposed subdivision LDA23-0147. The IFPA determined that upgrades to existing fire protection infrastructure are not required to support this application. This could potentially be re-evaluated at the development permit stage. 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.

Appendices

1. Current NASP Land Use and Population Statistics
2. Proposed NASP Land Use and Population Statistics
3. NASP Land Use Concept Map Comparison

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Branch: Development Services

Section: Planning Coordination

Current NASP Land Use and Population Statistics – Bylaw 16012

CASHMAN NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 16012

	Area (ha)	% of GDA
Gross Area	60.42	
Environmental Reserve (including Top-of-bank Walkway)	14.29	
Top-of-bank Roadway	0.55	
Major Arterial Road (Calgary Trail)	0.97	
Major Arterial Road (Ellerslie Road)	0.70	
Gross Developable Area	43.91	100.00
Circulation	6.45	14.7
Stormwater Management Facilities	1.58	3.6
Municipal Reserve/Park	4.37	10.0
Total	12.40	28.2
Net Developable Area	31.51	71.8
Highway Commercial	3.09	7.1
Industrial Business	1.22	2.8
Mixed Use– Industrial Business / Commercial/Office	23.20	52.8
Mixed Use– Residential/Commercial/Office	4.00	9.1
	% of Total Units	Population
DC1 – Residential/Commercial/Office	360	540
Total Residential	360	540

Population is based on 1.8 persons per unit.

* The future Mixed Use - Residential / Commercial / Office will generally comply with the RA7 Low Rise Apartment Zone with a density of 90 upha. It will be developed as a DC1 Zone to ensure appropriate uses that may incorporate minor commercial and business uses.

Proposed NASP Land Use and Population Statistics – Bylaw 20652

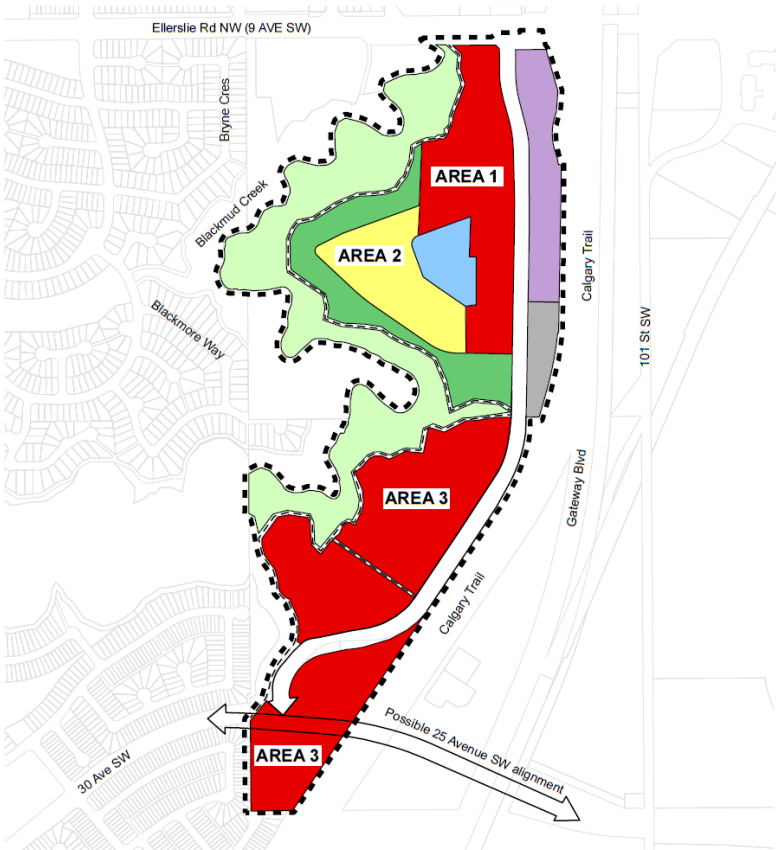
CASHMAN NEIGHBOURHOOD AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 20652

	Area (ha)	% of GDA
Gross Area	60.42	
Environmental Reserve (including Top-of-bank Walkway)	14.29	
Top-of-bank Roadway	0.55	
Major Arterial Road (Calgary Trail)	0.97	
Major Arterial Road (Ellerslie Road)	0.70	
Gross Developable Area	43.91	100.00
Circulation	6.45	14.7
Stormwater Management Facilities	1.58	3.6
Municipal Reserve/Park	4.37	10.0
Total	12.40	28.2
Net Developable Area	31.51	71.8
Commercial	3.09	7.1
Industrial Business	1.22	2.8
Mixed Use– Industrial Business / Commercial/Office	23.20	52.8
Mixed Use– Residential/Commercial/Office	4.00	9.1
	% of Total Units	Population
DC1 – Residential/Commercial/Office	360	540
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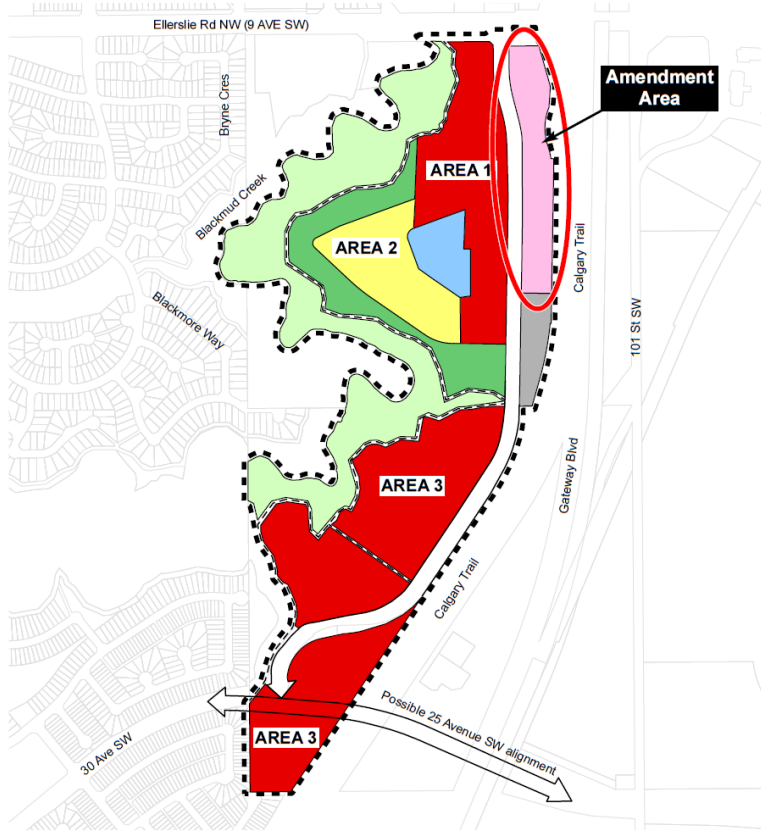
Plan Land Use Concept Map Comparison



BYLAW 19696
APPROVED
CASHMAN
Neighbourhood Area Structure Plan
(as amended)

- | | |
|-----------------------|---|
| Highway Commercial | Mixed Use - Residential / Commercial / Office |
| Industrial Business | Mixed Use - Industrial Business/Commercial/Office |
| Park | Top of Bank Walkway/Linkage |
| Environmental Reserve | Boundary of NASP |
| Stormwater Facility | Land Use Areas |

Current Land Use Concept Map



BYLAW 20652
AMENDMENT TO
CASHMAN
Neighbourhood Area Structure Plan
(as amended)

- | | |
|-----------------------|---|
| Commercial | Mixed Use - Residential / Commercial / Office |
| Industrial Business | Mixed Use - Industrial Business/Commercial/Office |
| Park | Top of Bank Walkway/Linkage |
| Environmental Reserve | Boundary of NASP |
| Stormwater Facility | Land Use Areas |
| | Amendment Area |

Proposed Land Use Concept Map