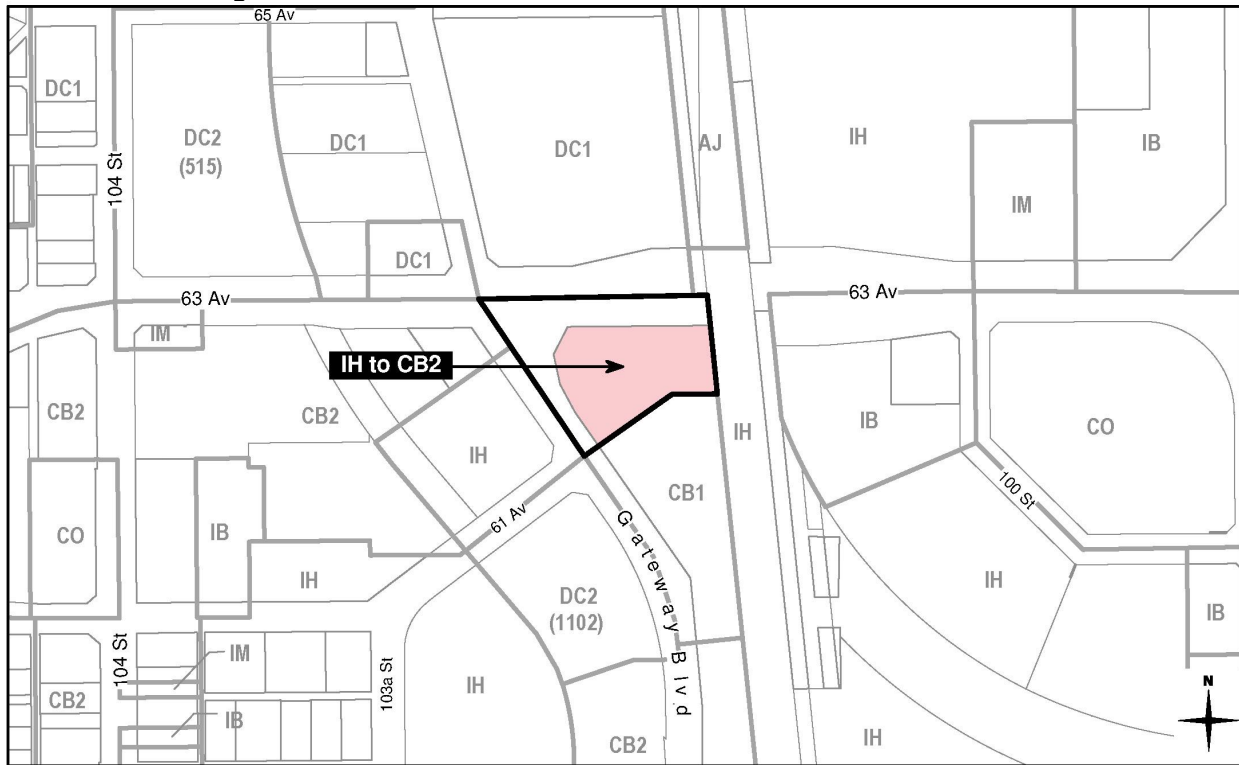




ADMINISTRATION REPORT **REZONING** CALGARY TRAIL NORTH

6103 - GATEWAY BOULEVARD NW

To allow for a range of commercial uses on the site.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- It conforms to the Calgary Trail Land Use Study (LUS);
- The proposed zoning change is compatible with the existing development of surrounding land; and
- It meets the technical requirements of City Departments and utility agencies.

THE APPLICATION

CHARTER BYLAW 19328 proposes to rezone the subject site from (IH) Heavy Industrial Zone to (CB2) General Business Zone.

It is the applicant's intent to operate General Retail uses on the site.

SITE AND SURROUNDING AREA

The site is located south of 63 Avenue NW and east of Gateway Boulevard NW in Zone 3 of the Calgary Trail Land Use Study. The site is currently developed with two existing buildings.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IH) Heavy Industrial Zone	Multi bay industrial building
CONTEXT		
North	(DC1) Direct Development Control Provision	Multi bay commercial building
East	(IH) Heavy Industrial Zone	Rail line
South	(CB1) Low Intensity Business Zone	Multi bay commercial building
West	(IH) Heavy Industrial Zone	Multi bay industrial building

PLANNING ANALYSIS

The subject site is in the Calgary Trail Land Use Study (Zone 3) and is designated for commercial uses. The intent of Zone 3 is to facilitate a transition from primarily industrial to a commercial zone within an arterial roadway concept. The Study also encourages the rejuvenation of the business environment and enhancement to the visual impression of the corridor.

The site is zoned (IH) Heavy Industrial Zone which allows for a range of industrial uses that create off-site impacts (noise, odour, emissions...) and are generally not compatible with other non-industrial uses. The zone is intended to be located in the interior of industrial areas. The proposed (CB2) General Business Zone provides for businesses that require large sites and a location with good visibility and accessibility along, or adjacent to, a major public roadway.

The site's location and large size on a major arterial roadway (Gateway Boulevard NW) with good visibility provides the opportunity for commercial development. The second building on the site contains a bakery which is considered a speciality food service use. The bakery and any other similar existing uses on the site can remain provided they have valid development permits. The applicant has advised that other owners in the development are aware of this proposal and have no objections.

The proposed (CB2) zone conforms to the Calgary Land Use Study, is compatible with surrounding uses and appropriate at this location.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE January 13, 2020	<ul style="list-style-type: none"> • Number of recipients: 16 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/city_government/urban_planning_and_design/planning-applications.aspx?utm_source=virtualaddress&utm_campaign=planningapplications

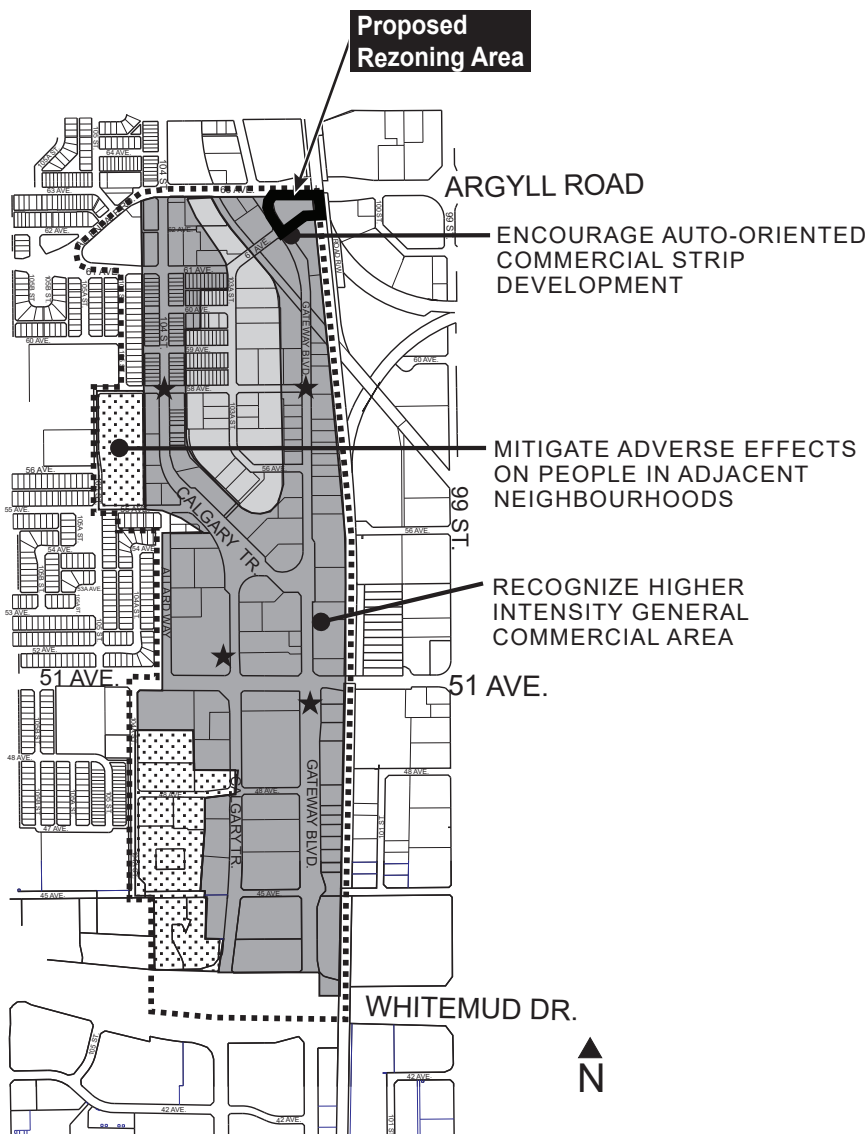
CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan Map
- 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

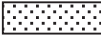

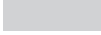


Land Use

- 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
-  AMENDMENT BOUNDARY

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
Charter Bylaw:	19328
Location:	South of 63 Avenue NW and east of Gateway Boulevard NW
Address:	6103 - Gateway Boulevard
Legal Description:	Units 1-4, Plan 1023713
Site Area:	0.58 ha
Neighbourhood:	Calgary Trail North
Notified Community Organization(s):	Allendale, Hazeldean and the Yellowbird (East) Community League
Applicant:	Becker Dalton Wong LLP

PLANNING FRAMEWORK

Current Zone:	(IH) Heavy Industrial Zone
Proposed Zone:	(CB2) General Business Zone
Plan in Effect:	Calgary Trail Land Use Study (LUS)
Historic Status:	None

Written By: Luke Cormier
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination