



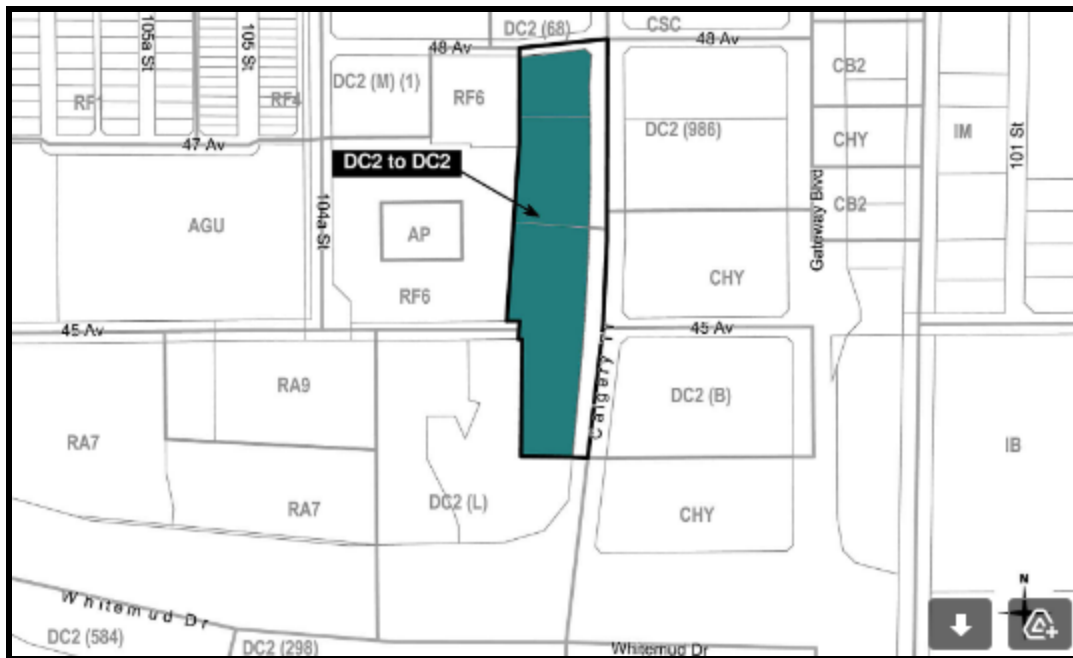
ADMINISTRATION REPORT

REZONING

EMPIRE PARK

4420, 4604 & 4790 – CALGARY TRAIL NW

To remove the setback requirements for food service uses, and revise the setback for drive-in food service windows.



RECOMMENDATION AND JUSTIFICATION

Administration is in SUPPORT of this application because it:

- supports the Calgary Trail Land Use Study and the Major Commercial Corridors Overlay;
- allows for appropriate development along a major arterial roadway; and
- it is compatible with the existing development of surrounding land.

THE APPLICATION

CHARTER BYLAW 19510 proposes to rezone the subject lands from (DC2.1023) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision.

The proposed rezoning removes the setback requirement for restaurants and specialty foods that do not have a drive through food services window, while maintaining the Drive-in Food Services building requirement for a 20 metre setback from the west property line.

SITE AND SURROUNDING AREA

The (DC2) Site Specific Development Control Provision is a narrow property that extends south from 48 Avenue NW to just north of Whitemud Drive, west of Calgary Trail NW in the Empire Park neighbourhood. The proposed amendment applies to the southerly portion (Area 2) of the DC2 Provision.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.1023) Site Specific Development Control Provision	Commercial uses
CONTEXT		
North	(DC2.68) Site Specific Development Control Provision	Commercial uses
East	(DC2) Site Specific Development Control Provision (CHY) Highway Commercial Zone	Office, Commercial & Temporary storage uses
South	(DC2) Site Specific Development Control Provision	Multi-family Residential uses
West	(RF6) Medium Density Multiple Family Zone (DC2) Site Specific Development Control Provision	Multi-family Residential uses

PLANNING ANALYSIS

The property falls within Zone 3 of the Calgary Trail Land Use Study that encourages the transition to commercial development and the overall visual enhancement of the corridor. The subject site falls within the Major Commercial Corridor Overlay which ensures that all development is visually attractive and that due consideration is given to pedestrian and traffic safety.

The proposed rezoning removes the setback requirement for restaurants and specialty foods that do not have a drive through food services window, while maintaining the Drive-in Food Services requirement for a 20 metre building setback from the westerly lot line. With the changes proposed, the site remains compatible with development of surrounding land and meets the technical requirements of City Departments and utility agencies.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE June 11, 2018	<ul style="list-style-type: none">• Number of recipients: 16• No responses received
--	--

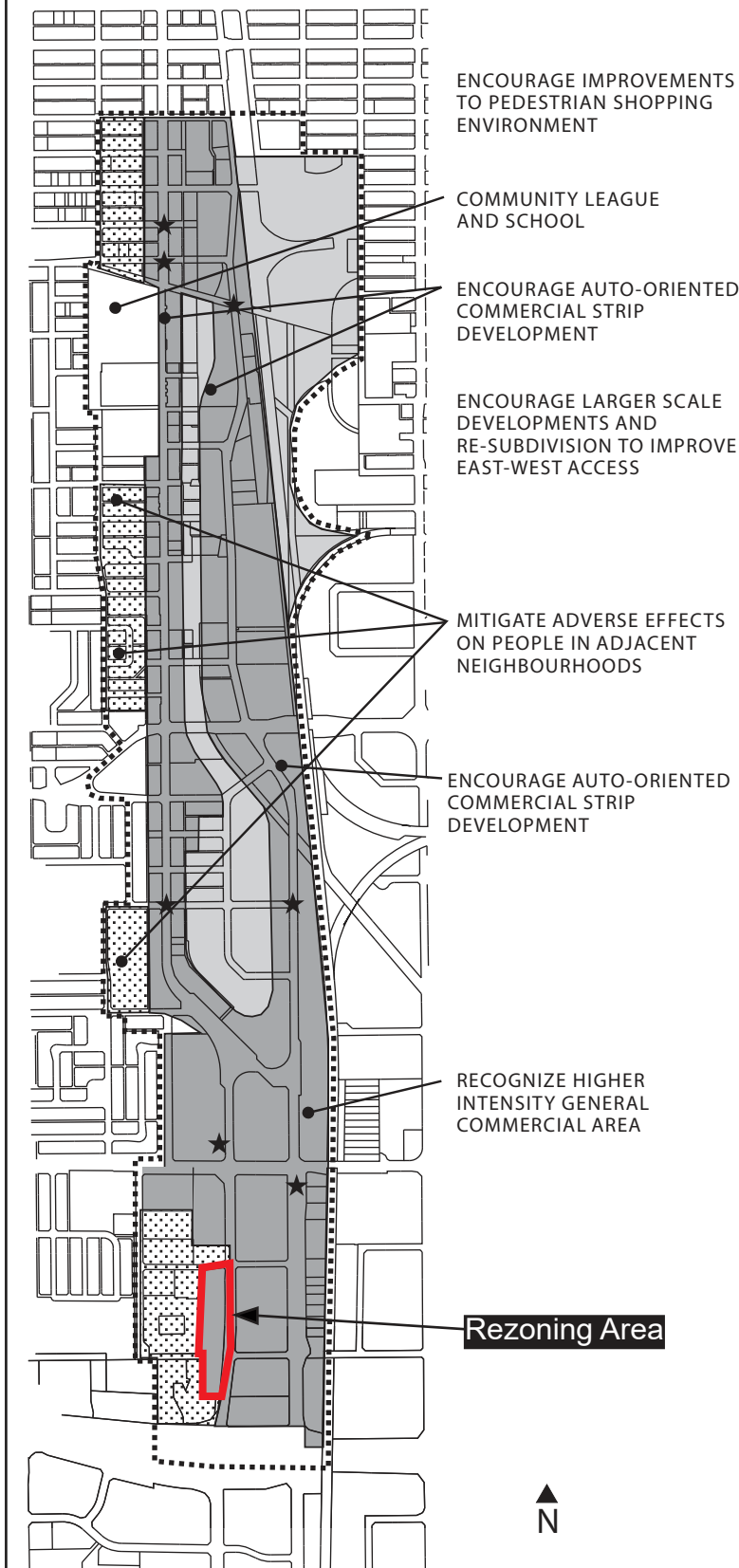
CONCLUSION

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

APPENDICES

- 1 Context Map - Calgary Trail Land Use Study
- 2 DC2 Track Changes
- 3 Application Summary

CALGARY TRAIL LAND USE STUDY



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

- through resubdivision and redevelopment, establish additional east-west links between 103 and 104 Streets north of 65 Avenue N.W.
- monitor need for signalization of crosswalks on 104 Street at Strathcona High School
- 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 development of the area north of University Avenue as an appendage to the pedestrian-oriented retail centre of Old Strathcona
- encourage a transition from industrial to commercial activities along 104 Street and 103 Street between 55 Avenue N.W. and University Avenue
- 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

- promote, within the business community, concepts for enhancing the area north of University Avenue as a pedestrian-oriented retail centre
- 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

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.

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To establish a Site Specific Development Control District for non-residential uses that create an enhanced image for the Calgary Trail corridor and a compatible relationship with surrounding land uses.

2. Area of Application

This DC2 District shall apply to Lot 14, Block 30, Plan 032 0434, Lot 16, Block 30, Plan 182 0228 and Lot 13, Block 30, Plan 002 3261 as shown on the sketch plan being Schedule "A" to the Bylaw Adopting this DC2 District, Empire Park.

3. Uses for Area "1" as shown on Appendix "1"

- a. Business Support Services
- b. Cannabis Retail Sales
- c. Convenience Retail Stores
- d. Drive-in Food Services
- e. Gas Bars
- f. General Retail Stores
- g. Government Services
- h. Health Services
- i. Indoor Participant Recreation Services
- ~~j. Major Alcohol Sales~~
- ~~k. Minor Alcohol Sales~~
- ~~j. Liquor Stores~~
- k. Minor Service Stations
- l. Personal Service Shops
- m. Professional, Financial and Office Support Services
- n. Rapid Drive-through Vehicle Services
- o. Restaurants
- p. Specialty Food Services
- q. Urban Gardens
- r. Fascia On-premises Signs
- s. Freestanding On-premises Signs
- t. Projecting On-premises Signs

4. Uses for Area "2" as shown on Appendix "1"

- a. Business Support Services
- b. Cannabis Retail Sales
- c. Child Care Services
- d. Convenience Retail Stores

- e. Drive-In Food Services
- f. Gas Bars
- g. General Retail Stores
- h. Government Services
- i. Health Services
- j. Indoor Participant Recreation Services
- k. ~~Major Alcohol Sales~~
- l. ~~Minor Alcohol Sales~~
- k. Liquor Stores**
- l. Minor Service Stations
- m. Personal Service Shops
- n. Professional, Financial and Office Support Services
- o. Rapid Drive-through Vehicle Services
- p. Restaurants
- q. Specialty Food Services
- r. Veterinary Services
- s. Urban Gardens
- t. Fascia On-premises Signs
- u. Freestanding On-premises Signs
- v. Projecting On-premises Signs

5. Development Regulations for the Building Size and Orientation on the Site

- a. The following regulations in sections 5 through 9 apply to both Area 1 and Area 2.
- b. Notwithstanding section 720.3(2) of the Zoning Bylaw, a Site Plan is not appended to this provision
- c. The maximum Floor Area Ratio shall be 0.5.
- d. The maximum building Height shall not exceed 10.0 m.
- e. A minimum building Setback of 6.0 m shall be provided adjacent to the west and south boundaries of the site.
- f. A minimum building Setback of 20.0 m shall be required from Calgary Trail, except that buildings which are less than 6.0 m in Height and less than 1,000 m² in Floor Area may be Set back a minimum of 7.5 m from Calgary Trail northbound, where the design of the building and the use of landscaping will ensure a high standard of appearance.

6. Development Regulations for Landscaping, Lighting, Parking, and Site Design

- a. A landscaped Yard a minimum of 4.5 m in width shall be provided adjacent to the north boundary of the Site. The landscape treatment for the Yard shall include four mature deciduous trees (a minimum Caliper of 8.0 cm) and four evergreen trees (a minimum of 3.0 m in height) along with a minimum of 20 shrubs for each 35.0 m of frontage, with the planting to be grouped in modules not greater than 25.0 m in length.
- b. A landscaped Yard an average of 6.0 m in width with no portion of the Yard being less than 4.5 m shall be provided adjacent to the south boundary of the Site. A 6.0 m

landscaped Yard inclusive of a 1.0 m undulating berm shall be provided adjacent to the east boundary of the Site. The landscape treatment for the Yard shall include four mature deciduous trees (a minimum Calliper of 8.0 cm) and four evergreen trees (a minimum of 3.0 m in height) along with a minimum of 20 shrubs for each 35.0 m of linear Yard, with the planting to be grouped in modules not greater than 25.0 m in length.

- c. Notwithstanding clauses 6(a) and (6)(b), the Development Officer may grant variances to these Development Regulations for Landscaping, in order to align with any instruments registered on the Land Title Certificate.
- d. Detailed landscaping plans shall be submitted with the initial development permit application for approval by the Development Officer, for the landscaping of parking areas to ensure a high standard of appearance and transition to the surrounding land uses.
- e. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Setback, and loading, storage, parking and trash collection areas shall be screened from view from abutting Sites and public roadways.
- f. On-site security and building lighting must be situated and designed such that the illumination is directed downwards and no direct rays of light are directed outward from the Site.

7. Development Regulations for the Building Design and Features

- a. Development shall be in accordance with the following architectural features:
 - i. the design of the project shall establish a common architectural theme, and the principal design elements, finishing materials, colours and roof styles shall be applied to each building;
 - ii. all exterior finishing materials must be of good quality, durable and attractive in appearance, and all exposed building faces shall have consistent and harmonious exterior finishing materials having regard to the objective of ensuring a high standard of appearance appropriate to the entrance location of this site;
 - iii. all mechanical equipment shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building; and
 - iv. buildings with a wall exceeding 30.0 m in length shall comply with the following:
 - A. the roofline and building facade shall include design elements and variations that reduce the perceived mass of the building and add architectural interest; and
 - B. the exterior wall finishing materials shall be predominantly composed of light earth tone or muted colours and consist of brick, textured concrete, stone, glazing or stucco, with prefinished metal or wood limited to use as an accent.

8. Development Regulations for Signs

- a. Fascia On-premises Signs shall be subject to the following regulations:

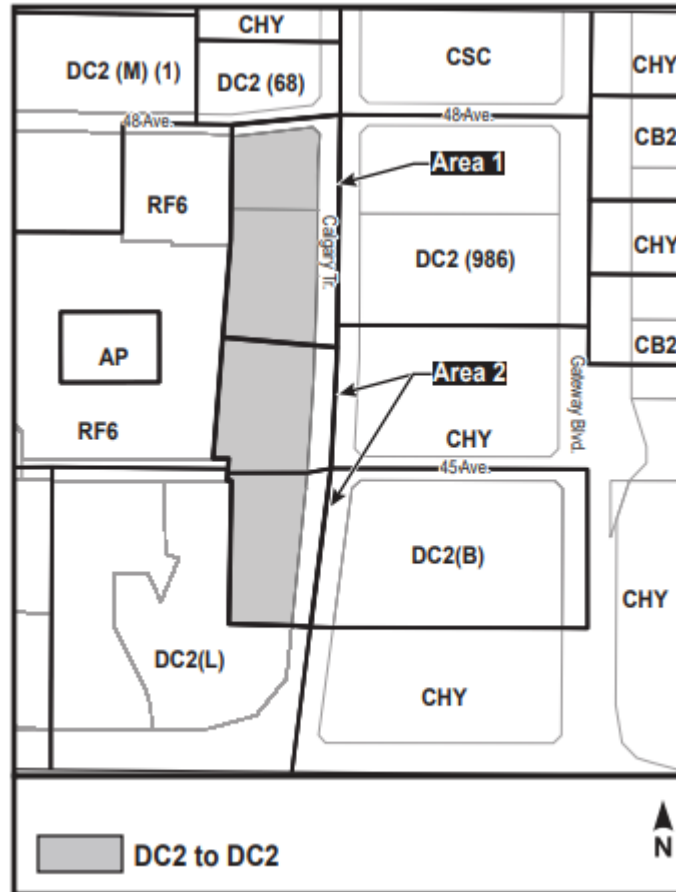
- i. Fascia On-premises Signs shall only face a public roadway other than a lane;
 - ii. Any Fascia On-premises Signs shall not extend higher than 75 cm above the third Storey. The top of a Fascia Sign on a one Storey building or two Storey building shall not extend more than 30 cm above the building or parapet wall;
 - iii. any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;
 - iv. any Fascia On-premises Sign may cover up to 50% of the face of the wall where it is displayed; and
 - v. Fascia On-premises Signs may be illuminated.
- b. Projecting On-premises Signs shall be subject to the following regulations:
- i. any Projecting On-premises Sign shall not be less than 2.4 m above Grade;
 - ii. the top of a Projecting On-premises Sign on a building two Storeys or higher shall not extend more than 75 cm above the floor of the second Storey;
 - iii. any Projecting On-premises Sign and its supporting structure may project a maximum of 2.0 m;
 - iv. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than 0.6 m;
 - v. not more than one Projecting On-premises Sign shall be allowed for each individual business premises Frontage;
 - vi. Projecting On-premises Signs shall be erected such that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
 - vii. Projecting On-premises Signs may be illuminated.
- c. Freestanding On-premises Signs shall be subject to the following regulations:
- i. the maximum Height of a permitted Freestanding On-premises Sign is 8.0 m. The Development Officer may use their variance power to allow a Freestanding On-premises Sign up to 10.0 m in Height if a Site zoned residential is not within 60.0 m of the commercial site;
 - ii. the maximum allowable Freestanding On-premises Sign Area shall be 20 m²;
 - iii. Freestanding On-premises Signs locations shall have a minimum Setback of 3.0 m where the Site shares a property line with another Site. Notwithstanding, Freestanding On-premises Signs shall have a minimum setback of 4.5m along major arterials;
 - iv. Freestanding On-premises Signs shall have a 45.0 m radial separation distance from any other is a Freestanding Sign on the same Site; and
 - v. Freestanding On-premises Signs may be Mechanical Signs.
- d. Signs shall comply with the regulations found in Section 59 and Sign Schedule 59E of the Edmonton Zoning Bylaw and the following:
- i. A Comprehensive Sign Design Plan, with regard to the scale and architectural character of the building and the land use characteristics of surrounding development, must be submitted with a Development Permit application for:
 - A. the redevelopment of the Site;

- B. the construction of new principal buildings;
 - C. the exterior alternation of an entire principal building; or
 - D. any new development permit at the discretion of the Development Officer.
- ii. The Comprehensive Sign Design Plan must be approved prior to the issuance of any Sign Permits for the Site.

9. Additional Development Criteria for Specific Uses

- a. Gas Bars, Minor Service Stations and Rapid Drive-through Vehicle Services shall have a minimum building setback of 20.0 m from the western boundary of this site and shall be developed in accordance with the following additional criteria:
 - i. Rapid Drive-through Vehicle Services shall be limited to a single rollover bay; and
 - ii. that any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, with overall height and scale of the canopy to be to the satisfaction of the Development Officer, such that the canopy maintains consistency with the eave line of the principal building.
- b. Drive-in Food Services shall have a minimum building setback of 20.0 m from the western boundary of the Site and be developed in accordance with Section 72 of the Edmonton Zoning Bylaw. The location of any **drive-through food pickup services** ~~accessory food pickup~~ window and circulation shall be provided in general to the satisfaction of the Development Officer in consultation with the City Planning Branch.
- c. ~~Restaurants, Specialty Food Services and Drive-in Food Services (with accessory food pick-up window) shall have a minimum building setback of 20.0 m from the western boundary of this Site.~~
- d. ~~Individual General Retail Stores shall have a maximum Floor Area of 1,000m².~~

Appendix 1



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19510
Location:	North of Whitemud Drive NW and west of Calgary Trail NW
Addresses:	4420, 4604 & 4790 - Calgary Trail NW
Legal Descriptions:	Lot 16, Block 30, Plan 1820228; Lot 14, Block 30, Plan 0320434; and Lot 13, Block 30, Plan 0023261
Site Area:	2.42 ha.
Neighbourhood:	Empire Park
Notified Community Organization:	Empire Park S.W. Community League
Applicant:	Krahn Engineering Ltd.

PLANNING FRAMEWORK

Current Zone:	(DC2.1023) Site Specific Development Control Provision;
Current Overlay:	Major Commercial Corridors Overlay
Proposed Zone & Overlay:	(DC2) Site Specific Development Control Provision; Major Commercial Corridors Overlay
Plan in Effect:	Calgary Trail Land Use Study
Historic Status:	None

Written By:	Don Read
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination