



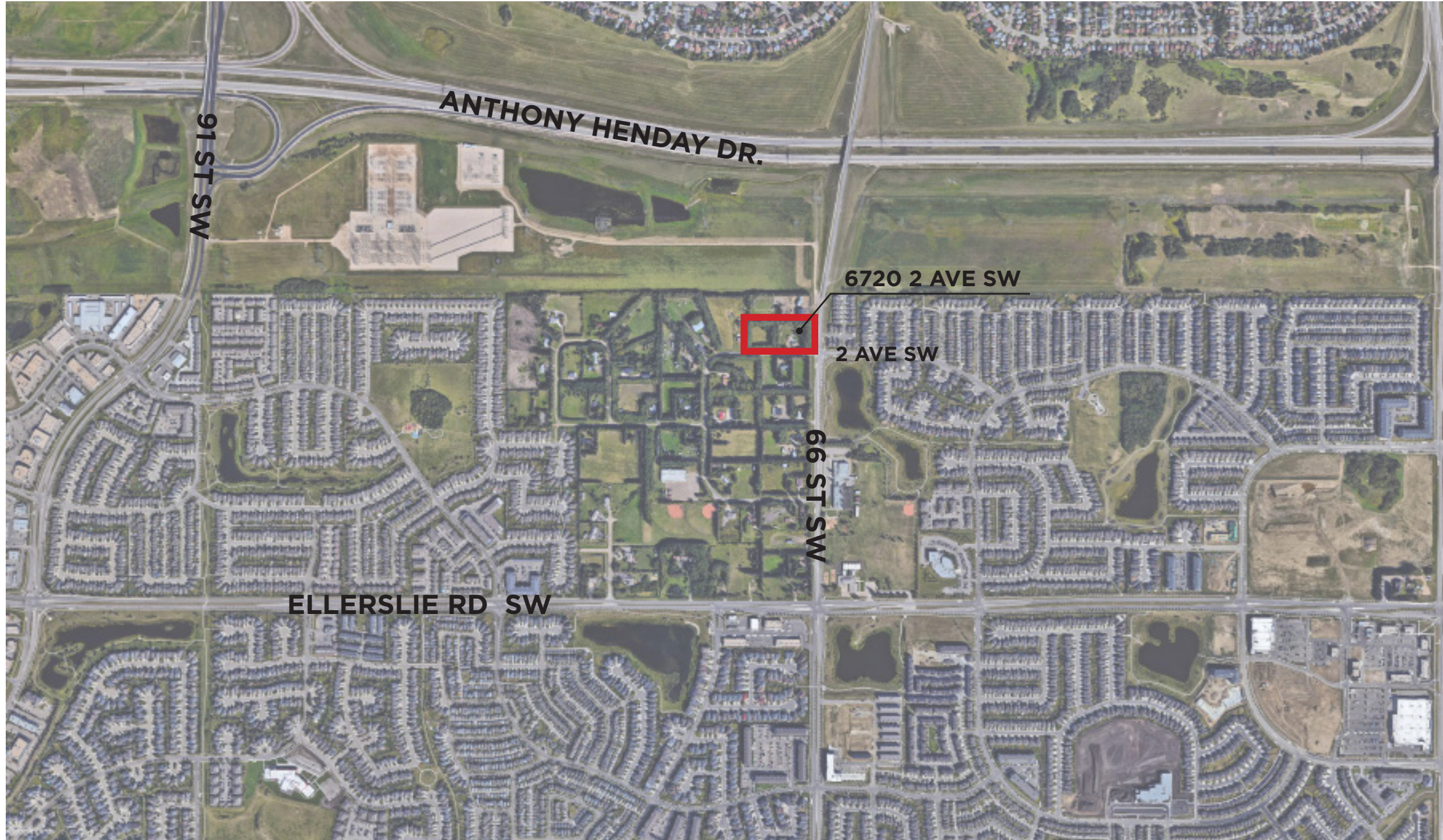
ASP / NSP AMENDMENT & REZONING

6720 - 2 AVENUE SW

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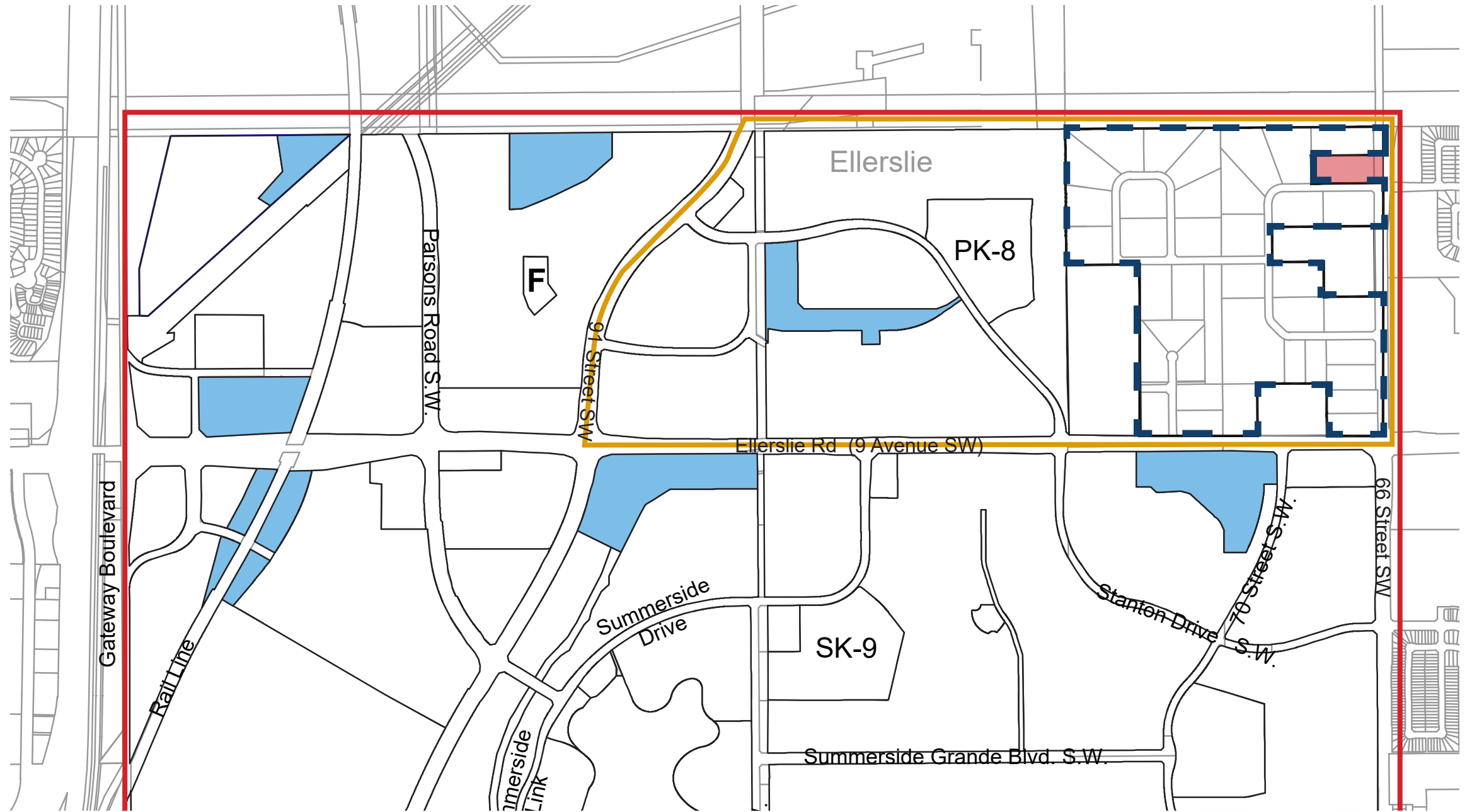
September 8, 2021
Invistec Consulting Ltd.



CONTEXT & LOCATION

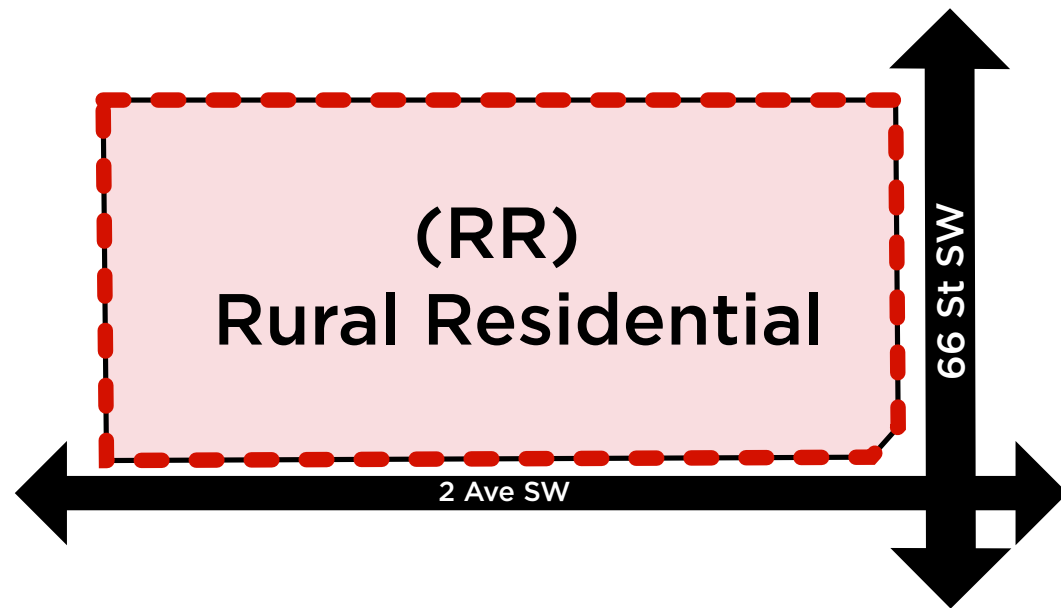


-  Ellerslie ASP
-  Ellerslie NSP
-  Wernerville Country Residential (Special Study Area)
-  Subject Site



PROJECT DESCRIPTION





- Single Detached Housing
- No commercial
- Max. density 1 dwelling/site
- Residential

- Multi-Unit Housing
- Ground floor commercial
- Min. density 45 dwellings/ha
- Residential/Mixed-Use

PROJECT INTENT





HISTORY OF REZONING IN THE AREA



- Amend the Ellerslie ASP / NSP
- Rezone site from (RR) - Rural Residential to (RA7) - Low Rise Apartment Zone
- Introduce the first Mixed - Use site to the Plan Area
- Provide daily services within walking distances



THANK YOU

QUESTIONS?

