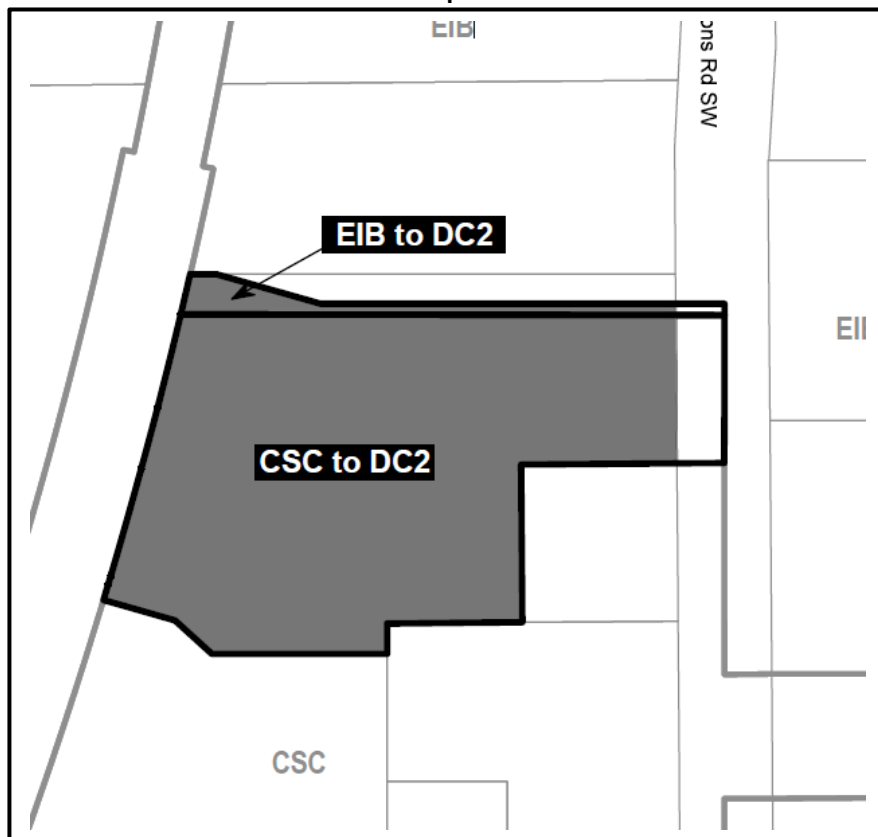


 **REZONING
PLAN AMENDMENT**
Ellerslie Industrial

630 - PARSONS ROAD SW

The purpose of this application is to allow for a wider range of commercial uses on the subject site.



RECOMMENDATION + JUSTIFICATION

City Planning is in SUPPORT of this application, on the basis that the proposal:

- generally meets the intent of the Ellerslie Area Structure Plan;
- is in character with existing and proposed development in the area, and
- meets the technical requirements of affected Civic Departments and utility agencies.

THE APPLICATION

BYLAW 18264 is an amendment to the Ellerslie Area Structure Plan (ASP). The boundary between the commercial area and the industrial area is proposed to be moved slightly to the north.

BYLAW 18257 proposes to amend the zoning on the subject property from (CSC) Commercial Shopping Centre Zone to (DC2) Site Specific Development Control Provision. The new DC2 zone is based on the existing CSC zone with additional commercial uses added. The Special Area Ellerslie Industrial Section 930 will also be amended accordingly. Additional commercial uses such as apartment hotels, private and public education, warehouse sales are added to broaden the development opportunities of this large commercial site.

SITE AND SURROUNDING AREA

The 2.8 hectare site is located on the east side of Parsons Road, north of Ellerslie Road SW. The area to the south and west is developed with a mix of commercial and light industrial uses, while the area to the north and west is currently zoned for commercial development. Immediately west of the site is the CP rail line.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(EIB) Ellerslie Industrial Business (CSC) Commercial Shopping Centre	general retail uses and vacant land
CONTEXT		
North	(EIB) Ellerslie Industrial Business	vacant land
East	(EIB) Ellerslie Industrial Business	shopping center
South	(CSC) Commercial Shopping Centre	shopping center
West	CPR rail line	rail line

PLANNING ANALYSIS

The Ellerslie ASP designates this area for commercial and industrial (special areas) Uses. Policy 4.2 of the plan states "provide for a range of commercial development opportunities within the western portion of the plan area in response to regional market trends." This application does not change the intent or policy of the Plan, but rather adjusts the boundary between the commercial and industrial land use designations to reflect the small strip of land added along the northern length of the property.

The proposed rezoning to DC2 will carry forward the commercial uses currently permitted in the existing (CSC) Shopping Centre zone (only smaller scale residential uses are removed) and will add a number of additional commercial uses such as apartment hotels, private and public education, warehouse sales to broaden the development opportunities in order to service the larger community and regional trade area not normally found in the CSC zone. The proposed application is being advanced to allow for a wider range of commercial uses to facilitate the development of the site.

Section 930 - Appendix 1 - Special Area Ellerslie Industrial will also be amended to reflect the adjustment to the property line.

The proposed rezoning and resulting development are compatible with both the existing and future development of the adjacent lands and provide an appropriate range of commercial uses in this commercial area.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE June 16, 2016	<ul style="list-style-type: none"> • Number of recipients: 16 • Number of responses 0
--	---

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning Plan amendment
Application Purpose:	expand the list of permitted commercial uses by way of a direct control
Bylaw:	18257
Location:	West of Parsons Road SW
Address:	630 - PARSONS ROAD SW
Legal Description(s):	Plan 1523173 Blk 1 Lot 6
Site Area:	2.8
Neighbourhood:	Ellerslie Industrial
Ward - Councillor:	12 – Mohinder Banga
Community League(s):	N/A
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone(s):	(EIB) Ellerslie Industrial Business (CSC) Commercial Shopping Centre
Proposed Zone(s):	(DC2) Site Specific Development
Plan(s) in Effect:	Ellerslie Area Structure Plan
Land designation(s):	Commercial
Overlay(s):	NA
Historic Status:	None

REPORT

Written By:	Don Read
Approved By:	Tim Ford
Department:	City Planning
Section:	Planning Coordination