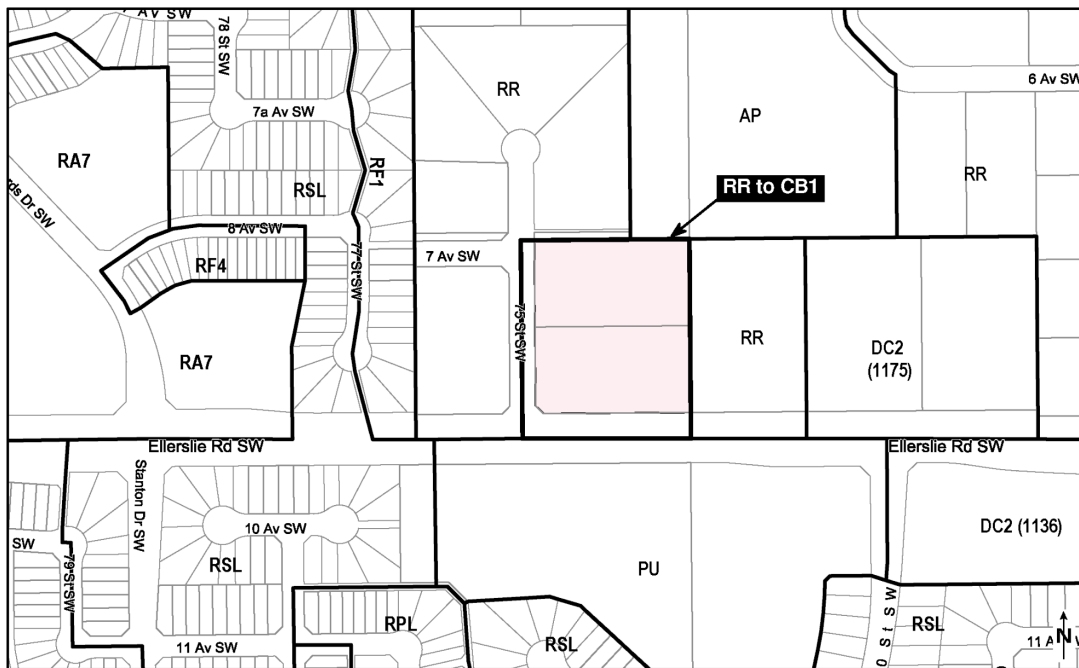


707 - 75 Street SW and 811 - 75 Street SW

To allow for low intensity commercial uses and amend the Ellerslie ASP and NSP.



Recommendation: That **Charter Bylaw 20139** to amend the Zoning Bylaw from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone, **Bylaw 20138** to amend the Ellerslie Neighbourhood Structure Plan, and **Bylaw 20137** to amend the Ellerslie Area Structure Plan be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will diversify the land use composition in the Ellerslie area by facilitating the development of low intensity commercial, office, service, and above-grade residential uses;
- Aligns with strategic intensification objectives of the City Plan at an appropriate location along the secondary corridor of Ellerslie Road; and
- Will facilitate the development of a portion of the Wernerville Country Residential Special Study area to an urban standard.

Application Summary

BYLAW 20137 proposes to amend the Ellerslie Area Structure Plan (ASP) by exempting the subject site from the Wernerville Country Residential Special Study Area and designating it for Commercial uses.

BYLAW 20138 proposes to amend the Ellerslie Neighbourhood Structure Plan (NSP) by exempting the subject site from the Wernerville Country Residential Special Study Area and designating it for Commercial uses.

CHARTER BYLAW 20139 proposes to amend the Zoning Bylaw, as it applies to the subject site, from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone, to facilitate the development of a range of low intensity commercial, office, service, and above-grade residential uses.

This application was accepted on December 20, 2021, from Invistec Consulting Ltd. on behalf of Dr. Ranveer Chandy.

This proposal aligns with the goals and policies of City Plan.

Community Insights

This application was shared with the public using the Basic Approach. This approach was selected because the proposed land uses are compatible with the surrounding area and no responses were received to the advance notice letter. The Basic Approach included the following techniques:

Advance Notice to property owners within 60 m and the Ellerslie and Horizon Community Leagues, May 6, 2022

- Number of recipients: 16
- Number of responses with concerns: 0

Webpage

- edmonton.ca/ellerslieplanningapplications

No comments were received on this application through either method.

Site and Surrounding Area

The subject site is approximately 1.62 hectares in area, comprising two parcels at the northeast corner of Ellerslie Road SW, a major arterial roadway, and 75 Street SW. Vehicular access is from 75 Street SW, a

Attachment 2 | File: LDA21-0604 | Ellerslie

local road into the Wernerville country residential area. The site is adjacent to country residential lots to the northwest, west, and east. A curling club and sports fields are located to the northeast. Across Ellerslie Road to the south is a stormwater management facility (SWMF). Transit stops are within 400 metres to the west, at Stanton Drive and Ellerslie Road. The surrounding area to the south and west is generally built out with low density residential, with commercial clusters and medium density residential sites along major roads.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RR) Rural Residential Zone	Single Detached Houses
CONTEXT		
North	(RR) Rural Residential Zone (AP) Public Parks Zone	Single Detached House Recreational facilities
East	(RR) Rural Residential Zone	Single Detached House
South	(PU) Public Utility Zone	Stormwater Management Facility
West	(RR) Rural Residential Zone	Single Detached House

Planning Analysis

The proposed rezoning provides for a greater diversity of land uses within the Ellerslie neighbourhood, and at a scale of development that is compatible with the adjacent context. Although the removal of the site from the Country Residential Special Study Area allows for incremental development that would otherwise be guided under a more comprehensive plan for Wernerville, the proposed rezoning is suitable for the corner site and supports efficient development along the Ellerslie Road secondary corridor as directed under City Plan.

For reference, Appendices 1-4 show the approved and proposed Land Use and Population Statistics within the ASP and NSP, and Appendices 5-8 show the approved and proposed Context Plan Maps.

Land Use Compatibility

Development within the Ellerslie neighbourhood includes a mix of low and medium density residential uses, existing country residential (Wernerville), and commercial uses. An existing commercial site is located in the northwest portion of the neighbourhood, which provides for some of the daily needs of local residents with a convenience store, car wash, and other retail. Since 2019, three country residential sites within Wernerville have been rezoned to provide for future commercial, institutional, and mixed residential/commercial uses. This application proposes to allow for commercial uses that will complement the development of those sites and the other commercial uses clustered around the intersection of Ellerslie Road and 66 Street SW.

The CB1 Zone provides opportunities for low intensity commercial, office, and services uses, as well as potential for residential uses above the first storey, up to 12.0 metres in height and a maximum Floor Area Ratio of 2.0 (see RR and CB1 comparison table below). CB1 zoned sites are well suited for locations along arterial roads that border residential areas and serve local commercial needs. Regulations within the CB1 zone guide development to be sensitive and in scale with the surrounding area, which will contribute to the mitigation of impacts on adjacent country residential lots. This includes landscaping guidelines, architectural and design sensitivity regulations for larger buildings, a 3.0 metre setback from each property line, and required screening for parking, loading, storage, and waste collection areas. Signage regulations also limit the size, height, and location of signs, particularly adjacent to residential uses.

The location of the site on a corner lot along Ellerslie Road, a major arterial, also provides for access to infrastructure servicing, visibility, and transportation connectivity suitable for the proposed scale of

commercial development. Required offsite upgrades to the intersection of 75 Street SW and Ellerslie Road, including a new turn lane, traffic lights, and crosswalks, will support the flow of additional traffic accessing the commercial site in order to mitigate impacts on the local roadway.

RR & CB1 Comparison Summary

	RR Current	CB1 Proposed
Principal Building	Single Detached Housing	Commercial building(s) with opportunity for Multi-Unit Housing above-grade
Maximum Height	10.0 m	12.0 m
Minimum Front Setback (75 Street SW)	7.5 m	3.0 m
Minimum Interior Side Setback	5.0 m	3.0 m
Minimum Flanking Side Setback (Ellerslie Road)	5.0 m	3.0 m
Minimum Rear Setback	7.5 m	3.0 m
Maximum Floor Area Ratio	N/A	2.0

Plans in Effect

City Plan

The proposed development aligns with the goals of City Plan to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries and to direct efficient development focused on a network of key nodes and corridors. Ellerslie Road is designated as a secondary corridor, a vibrant residential street with commercial clusters and local destinations for surrounding communities. The proposed commercial use is in alignment with the scale of a secondary corridor and will complement the cluster of commercial development within the adjacent block. The opportunities for above-grade residential within the proposed CB1 zone would also contribute to accommodating additional residents

within the Ellerslie neighbourhood, which is identified as a growth area between the 1 and 1.25 million population markers.

City Plan further promotes the development of 15-minute districts that allow people to easily access their daily needs at a range of local destinations, services, and amenities by transit or active transportation. By providing for a variety of commercial uses within close proximity to four residential neighbourhoods (Ellerslie, Charlesworth, Walker, and Summerside), the proposed development is ideally located to contribute to the livability and walkability of these areas.

In advance of a more comprehensive plan for the development of the Wernerville Special Study Area (as discussed below), the direction of City Plan supports the proposed scale of mixed-use development along the Ellerslie Road secondary corridor.

Ellerslie ASP and NSP

The Ellerslie ASP and NSP designate the subject site as part of Wernerville Country Residential Special Study Area, which encompasses the country residential development that existed at the time the Plans were adopted. The designation of the Special Study area recognized the fragmented land ownership pattern of the day and was intended to allow time for the landowners, or a consolidated ownership group, to organise and engage in a broader planning process to redevelop the area to more urban densities. Considering that a united land assembly or planning effort has not materialised in the past several decades, and may not occur in this area, Administration has recently been supportive of allowing some properties in this area to redevelop incrementally, based on serviceability and provided that the scale of development and impacts to existing rural residential uses are contextually appropriate.

The proposed ASP and NSP amendments align with other goals and objectives of the Plans, including the efficient use of land and a greater diversity of land uses (at present, commercial uses comprise only about 2.5% of the gross developable area of the Ellerslie NSP). The diversification of land uses within the Plan area, as well as the incremental transition of country residential to urban development standards, support these objectives.

Technical Review

Environmental Review

Through the Phase I Environmental Site Assessment submitted with the application, it was determined that the environmental risks on the site are low and no further environmental work is required.

Transportation

A Traffic Impact Assessment (TIA) was completed by the applicant to determine the potential impacts of the development to the surrounding roadways. The TIA included the proposed rezoning parcels, as well as a scenario with additional residential development (reflecting the redevelopment of currently non-participating lots presently zoned as Rural Residential). The study concluded that offsite improvements will be required to support the proposed commercial development, including but not limited to:

- Traffic signals, curb ramps, and crosswalks at the 75 Street SW and Ellerslie Road intersection;
- Construction of a westbound right turn lane at the 75 Street SW and Ellerslie Road intersection;
- Upgrades to 75 Street SW as an urban local roadway; and
- Provision of a shared use path on the north side of Ellerslie Road.

Transit

The site is presently serviced by transit routing along 66 Street SW and Stanton Drive. Limited-stop, rapid bus service along 66 Street SW and Ellerslie Road SW is included in the Mass Transit Network for 1.25 million people. Implementation of this routing is subject to further planning and funding, and is not anticipated to occur in the near-term.

Drainage

Storm and sanitary servicing must be provided in accordance with the Wernerville Servicing Design Brief (SDB) dated April 25, 2022. Sanitary servicing connections are available to the existing network at 77 Street SW and 8 Avenue SW, which has adequate capacity to accommodate future flows from the development. On-site stormwater management will be required to accommodate excess runoff from a 1:100 year design rainfall event, with an outflow rate not to exceed the capacity of the existing storm sewer. Low Impact Development practices are encouraged to lessen the impact of storm drainage on the downstream catchment.

EPCOR Water

A Hydraulic Network Analysis (HNA) was submitted with this application. To align with the HNA and meet City standards, a new water service will be required to each of the parcels, as well as an off-site water main loop along 75 Street SW, a new valve on the water main along Ellerslie Road, and new fire hydrants with 90 metre spacing along the site frontage.

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

Appendices

- 1 Approved Ellerslie ASP Land Use and Population Statistics – Bylaw 20030
- 2 Proposed Ellerslie ASP Land Use and Population Statistics – Bylaw 20137
- 3 Approved Ellerslie NSP Land Use and Population Statistics – Bylaw 19849
- 4 Proposed Ellerslie NSP Land Use and Population Statistics – Bylaw 20138
- 5 Approved Ellerslie ASP Context Plan Map – Bylaw 20030
- 6 Proposed Ellerslie ASP Context Plan Map – Bylaw 20137
- 7 Approved Ellerslie NSP Context Plan Map – Bylaw 19849
- 8 Proposed Ellerslie NSP Context Plan Map – Bylaw 20138
- 9 Application Summary

Approved Ellerslie ASP Land Use and Population Statistics

ELLERSLIE AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 20030

	Area (ha)	%
GROSS AREA	1451.5	100.0%
Natural Area (Environmental Reserve)	6.6	0.5%
Pipeline & Utility Right-of-Way	63.0	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (Existing Gov't R.O.W.)	2.0	0.1%
GROSS DEVELOPABLE AREA*	1312.7	100.0%
Existing Land Uses (Country Residential Development)	47.0	3.6%
Commercial/Residential Mixed Use**	0.4	0.03%
Commercial	81.45	6.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.4	5.8%
Private Open Space & Resident Association	25.7	2.0%
Transition Area	3.16	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.05%
Institutional and Community Service	3.6	0.3%
Transportation		
Circulation	193.2	14.7%
Industrial	287.17	21.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.4	4.8%
TOTAL Non-Residential Area	841.08	64.1%
Net Residential Area (NRA)	471.62	35.9%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential (LDR)	401.62	25	10,041	2.8	28,113	85%
Street-Oriented Residential (SOR)	9.77	40	391	2.8	1,094	2.1%
Row Housing	7.74	45	348	2.8	975	1.7%
Medium Density Residential (MDR)	52.8	90	4,752	1.8	8,554	11.3%
Total Residential	471.62		15,532		38,736	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnha)	82
Units Per Net Residential Hectare (upnrha)	33
LDR/ MDR Unit Ratio	64% / 36%

STUDENT GENERATION	Elementary (K-6)	Junior/Senior High School (7-12)	Total
Public	1,586	1,586	3,172
Separate	635	317	952
Total	2,221	1,903	4,124

Notes:

* Where the vision, goals and objectives of an ASP reflect the context of a particular area, some land uses may not be entirely necessary or desirable. Calculations for Neighbourhoods reflect a general framework for future development and are estimates. Detailed calculations will be prepared during the NSP approval stage. Applicants are advised to consult with the Planning and Development Department for up-to-date housing mix guidelines, unit and population factors, and School Boards specifically regarding school need and student generation factors. Residential land use is generally depicted on the Land Use Concept map.

**The total area of this designation is 1.2 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed 70:30 respectively. The residential portion of this designation is accounted for in Medium Density Residential.

Proposed Ellerslie ASP Land Use and Population Statistics

ELLERSLIE AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 20137

	Area (ha)	%
GROSS AREA	1451.5	100.0%
Natural Area (Environmental Reserve)	6.6	0.5%
Pipeline & Utility Right-of-Way	63.0	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (Existing Gov't Right-of-Way)	2.0	0.1%
GROSS DEVELOPABLE AREA*	1312.7	100%
Existing Land Uses (Country Residential Development)	45.4	3.5%
Commercial / Residential Mixed Use **	0.4	0.0%
Commercial	83.1	6.3%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.4	5.8%
Private Open Space / Resident Association	25.7	2.0%
Transition Area	3.2	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.05%
Institutional and Community Service	3.6	0.3%
Transportation		
Circulation	193.2	14.7%
Industrial	287.2	21.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots and Stormwater Management	63.4	4.8%
Total Non-Res Area	841.1	64.1%
Net Residential Area	471.6	35.9%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)	401.62	25	10041	2.8	28113	85%
Street Oriented Residential (SOR)	9.77	40	391	2.8	1094	2.1%
Row Housing	7.74	45	348	2.8	975	1.7%
Medium Density Residential (MDR)	52.8	90	4752	1.8	8554	11.3%
Total Residential	471.62		15532		38736	100%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnrha)	82
Units Per Net Residential Hectare (upnrha)	33
LDR/MDR Unit Ratio	64% / 36%

	Elementary (K-6)	Junior/Senior High School (7-12)	Total
Student Generation			
Public	1,586	1,586	3,172
Separate	635	317	952
Total	2,221	1,903	4,124

Notes:

*Where the vision, goals and objectives of an ASP reflect the context of a particular area, some land uses may not be entirely necessary or desirable. Calculations for Neighbourhoods reflect a general framework for future development and are estimates. Detailed calculations will be prepared during the NSP approval stage. Applicants are advised to consult with the Planning and Development Department for up-to-date housing mix guidelines, unit and population factors, and School Boards specifically regarding school need and student generation factors. Residential land use is generally depicted on the Land Use Concept map.

**The total area of this designation is 1.18 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed 70:30 respectively. The residential portion of this designation is accounted for in Medium Density Residential Housing.

Approved Ellerslie NSP Land Use and Population Statistics

ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 19849

*Bylaw 19849, approved
September 8, 2021*

	Area (ha)	% of GDA		
Gross Area	158.18			
Utility/Pipeline Corridors	1.87			
Arterial Roadways	7.69			
Gross Developable Area	148.62	100.00		
Existing Land Uses (Country Residential Development)	48.47	32.61		
Parks and Schools	6.65	4.47		
Circulation	18.65	12.55		
Public Utility – stormwater facility	4.10	2.76		
Net Developable Area	70.75	47.60		
Institutional	3.64	2.45		
Commercial/Residential Mixed Use*	0.35	0.24		
Commercial	3.18	2.14		
Residential	63.58	42.78		
	% of Total Units	Population		
Low Density Residential (RF1, RSL, RPL, and RF4)	48.44	1,211	62%	4,190
Medium Density Residential (RF5, RA7)	15.14	756	38%	2,251
Total Residential	63.58	1,967	100%	6,441
Density:	43.3 persons per net residential hectare			
	30.9 units per net residential hectare			

Notes:

***The total area of this designation is 1.2 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed 70:30 respectively. The residential portion of this designation is accounted for in Medium Density Residential.*

Student Generation Statistics

Level	Public	Separate	Toal
Grades K-8	834	278	1112
Grades 9-12	324	108	432
Total	1158	386	1545

Proposed Ellerslie NSP Land Use and Population Statistics

ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 20138

	Area (ha)	% of GDA
Gross Area	158.18	
Utility/Pipeline Corridors	1.87	
Arterial Roadways	7.69	
Gross Developable Area	148.62	100.00%
Existing Land Uses (Country Residential Development)	46.85	31.52%
Parks and Schools	6.65	4.47%
Circulation	18.65	12.55%
Public Utility - stormwater facility	4.10	2.76%
Net Developable Area	72.37	48.69%
Institutional	3.64	2.45%
Commercial/Residential Mixed Use *	0.35	0.24%
Commercial	4.80	3.23%
Residential	63.58	42.78%

	Area	Units	% of Total Units	Population
Low Density Residential (RF1, RSL, RPL, and RF4)	48.44	1,211	62%	4,190
Medium Density Residential (RF5, RA7)	15.14	756	38%	2,251
Total	63.58	1,967	100%	6,441

Density: 43.3 persons per net residential hectare
30.9 units per net residential hectare

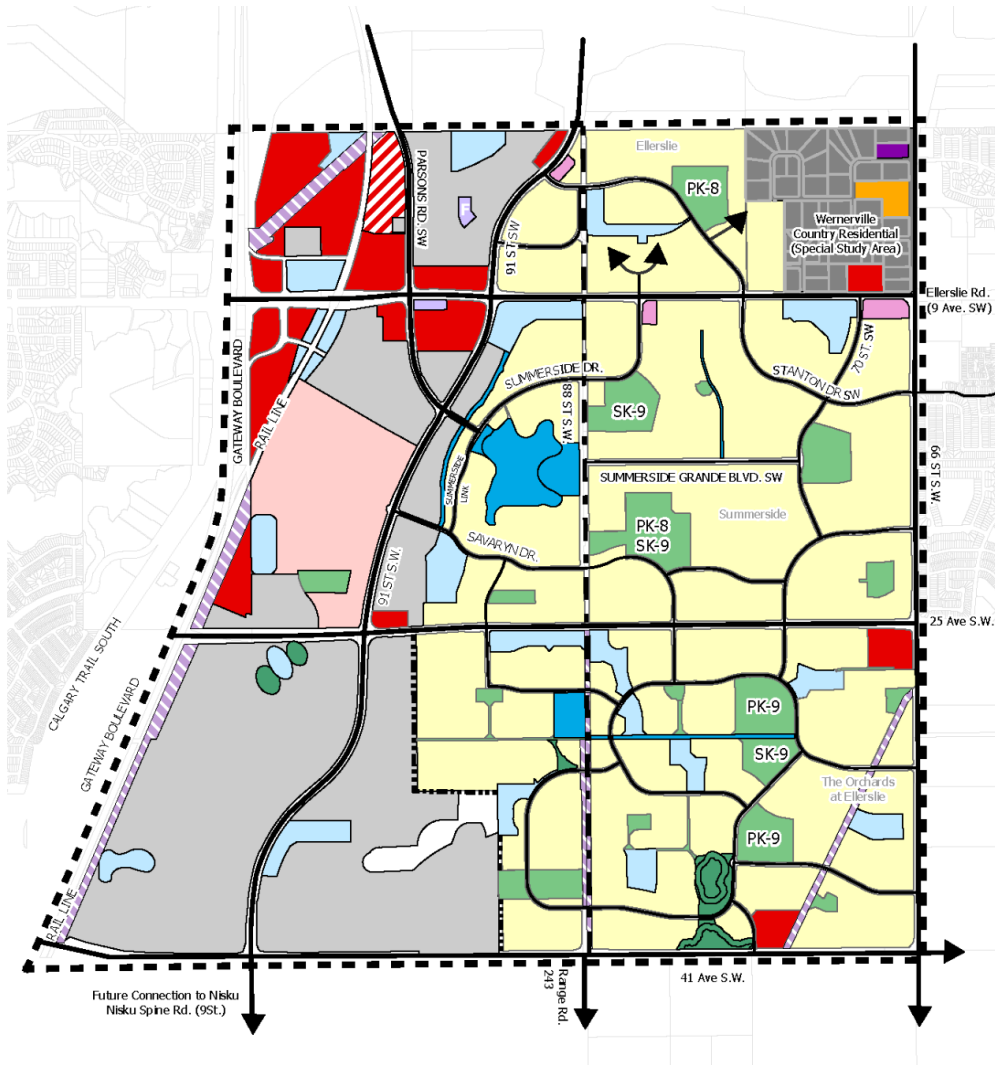
Notes:

**The total area of this designation is 1.2 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed 70:30 respectively. The residential portion of this designation is accounted for in Medium Density Residential.*

Student Generation Statistics

Level	Public	Separate	Total
Grades K-8	834	278	1112
Grades 9-12	324	108	432
Total	1158	386	1545

Approved Ellerslie ASP Context Plan Map - Bylaw 20030

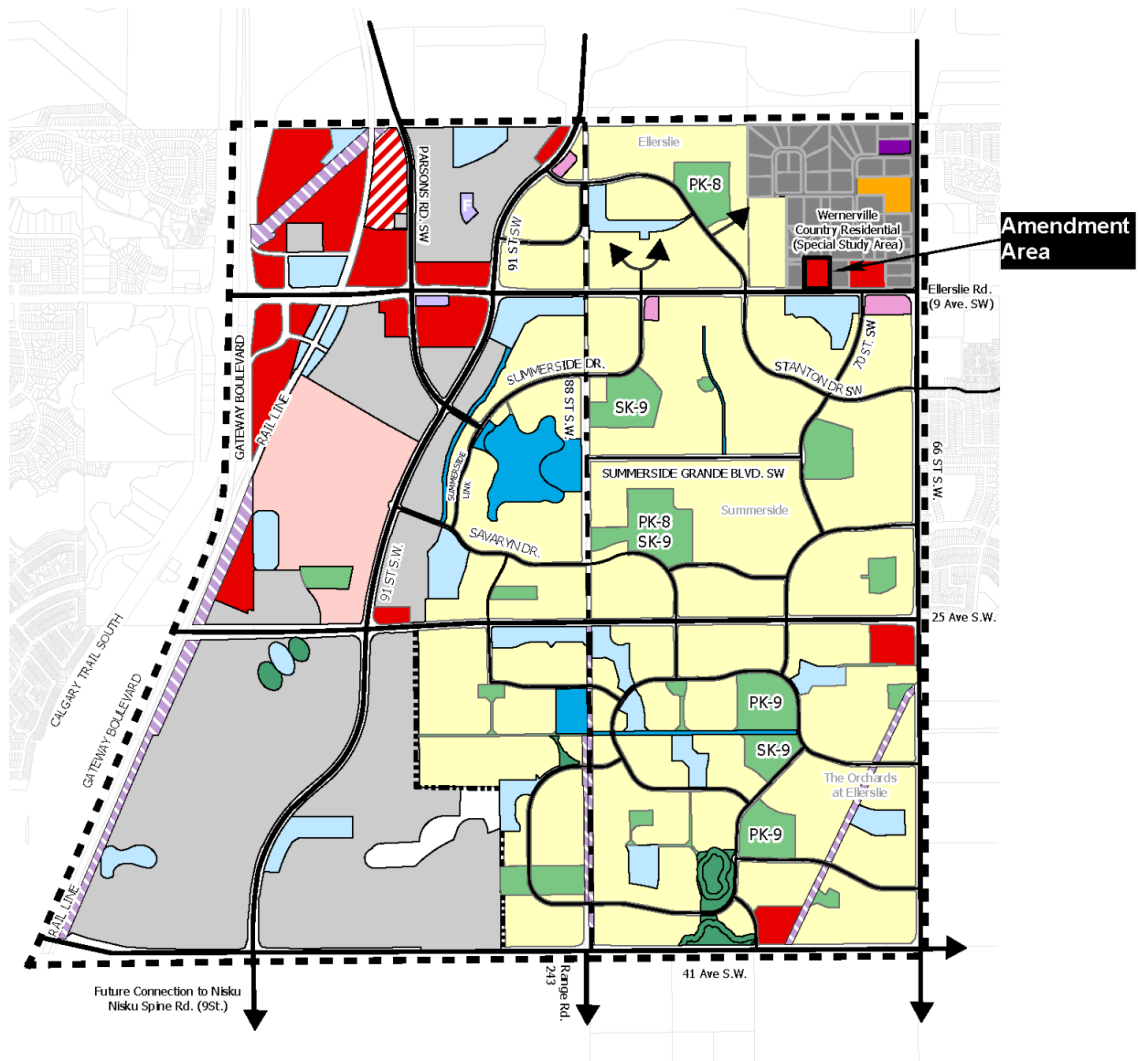


**BYLAW 20030
ELLERSLIE
Area Structure Plan
(as amended)**

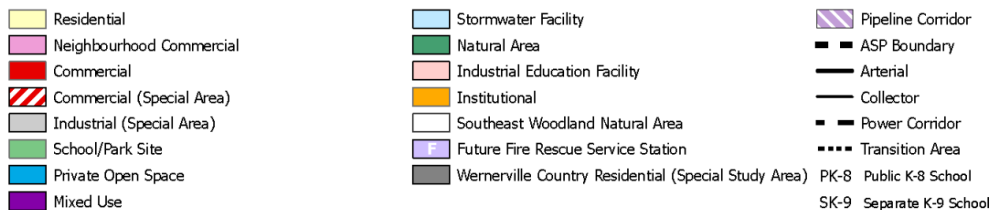
Residential	Stormwater Facility	Pipeline Corridor
Neighbourhood Commercial	Natural Area	ASP Boundary
Commercial	Industrial Education Facility	Arterial
Commercial (Special Area)	Institutional	Collector
Industrial (Special Area)	Southeast Woodland Natural Area	Power Corridor
School/Park Site	Future Fire Rescue Service Station	Transition Area
Private Open Space	Wernerville Country Residential (Special Study Area)	PK-8 Public K-8 School
Mixed Use	Amendment Area	SK-9 Separate K-9 School

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Proposed Ellerslie ASP Context Plan Map - Bylaw 20137

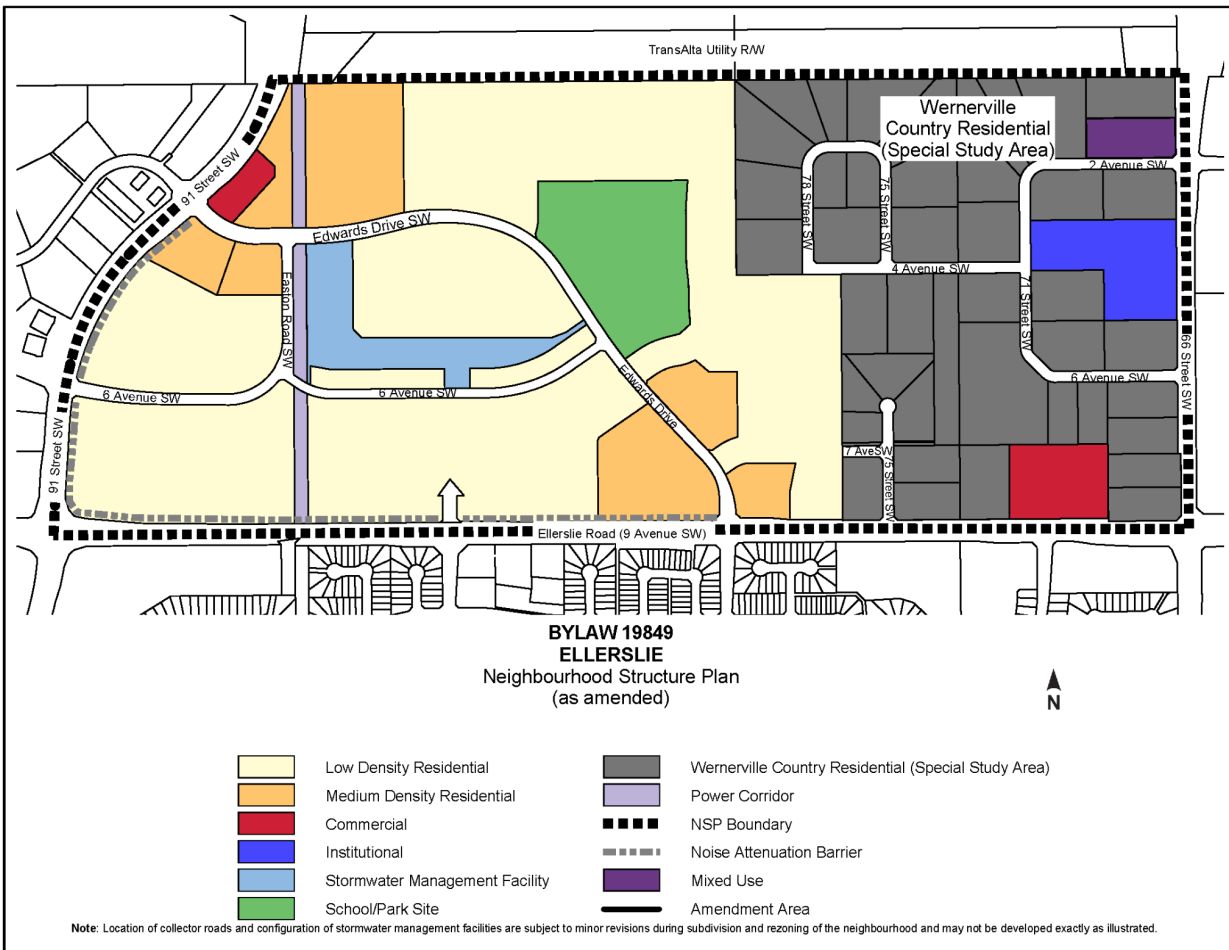


BYLAW 20137 AMENDMENT TO ELLERSLIE Area Structure Plan (as amended)

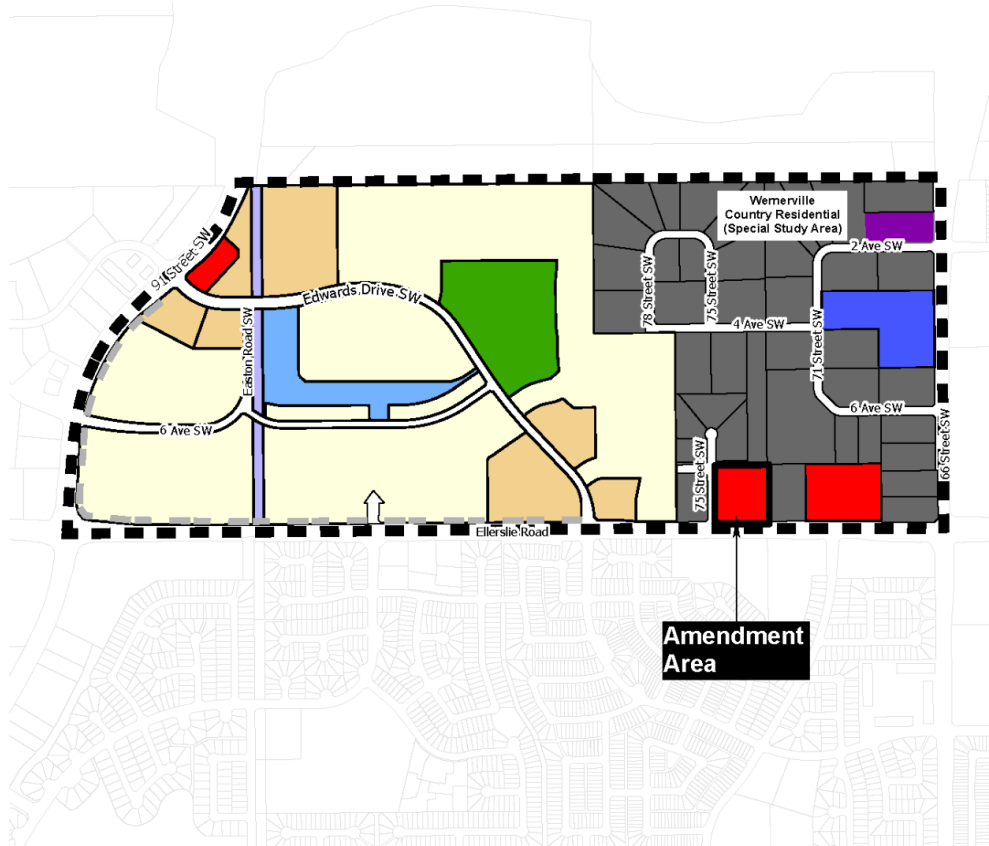


Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Approved Ellerslie NSP Context Plan Map - Bylaw 19849



Proposed Ellerslie NSP Context Plan Map - Bylaw 20138



BYLAW 20138 AMENDMENT TO ELLERSLIE Neighbourhood Structure Plan (as amended)

 Low Density Residential	 Power Corridor
 Medium Density Residential	 Wernerville Country Residential (Special Study Area)
 Commercial	 Mixed Use
 Stormwater Management Facility	 NSP Boundary
 Institutional	 Noise Attenuation Barrier
 School/Park Site	 Amendment Area

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Application Summary

Information

Application Type:	ASP Amendment NSP Amendment Rezoning
Bylaws: Charter Bylaw:	20137 & 20138 20139
Location:	North of Ellerslie Road and east of 75 Street
Addresses:	707 & 811 - 75 Street SW
Legal Descriptions:	Lot 2, Block 1, Plan 9321197 Lot 1, Block 1, Plan 9321197
Site Area:	1.62 ha
Neighbourhood:	Ellerslie
Ward:	Karhiio
Notified Community Organizations:	Ellerslie Community League Association Horizon Community League
Applicant:	Invistec Consulting Ltd.

Planning Framework

Current Zone:	(RR) Rural Residential Zone
Proposed Zone:	(CB1) Low Intensity Business Zone
Plans in Effect:	Ellerslie Area Structure Plan Ellerslie Neighbourhood Structure Plan
Historic Status:	None

Written By:	Kaelin Koufogiannakis
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination