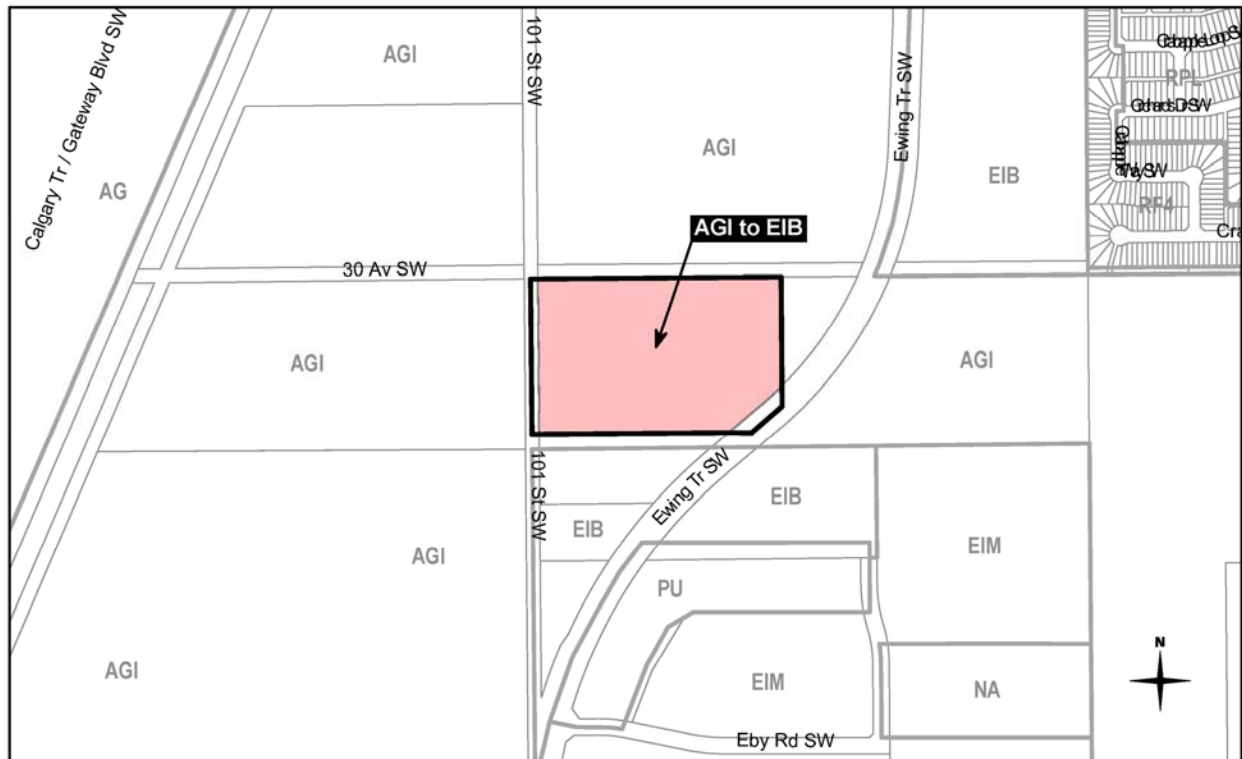




## REZONING APPLICATION

### 3105 – 101 Street SW – ELLERSLIE INDUSTRIAL

To allow for Rezoning from AGI (Industrial Reserve zone) to EIB (Ellerslie Industrial Business zone).



### RECOMMENDATION + JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- the rezoning complies with the Ellerslie Area Structure Plan
- provides for active recreation opportunities
- is compatible with adjacent existing land uses
- satisfies the technical and servicing requirements

## THE APPLICATION

BYLAW 17840 proposes to rezone land from AGI (Industrial Reserve zone) to EIB (Ellerslie Industrial Business zone) in the Ellerslie Industrial area, south of 30 Avenue SW, and east of 101 Street SW. This will allow for the development of an indoor soccer and related facility, on an existing private sports grounds.

## SITE + SURROUNDING AREA

The site is located between 101 Street SW and Ewing Trail SW, south of 30 Avenue SW. The land is legally described as Plan 1421138 Block 3 Lot 6, and the site area is approximately 7.8 hectares. The applicant represents a private sports society which currently has outdoor playing fields and a clubhouse on the site. The application will allow for development of new facilities, including an indoor soccer facility.

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(AGI) Industrial Reserve Zone</li> </ul>	<ul style="list-style-type: none"> <li>Playing fields, parking lot, clubhouse</li> </ul>
<b>SURROUNDING AREA</b>		
North	<ul style="list-style-type: none"> <li>(AGI) Industrial Reserve Zone</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped land</li> </ul>
East	<ul style="list-style-type: none"> <li>(EIB) Ellerslie Industrial Business Zone</li> <li>(AGI) Industrial Reserve Zone</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped land</li> <li>Farm buildings</li> </ul>
South	<ul style="list-style-type: none"> <li>(EIB) Ellerslie Industrial Business Zone</li> <li>(EIM) Ellerslie Medium Industrial Zone</li> <li>(AGI) Industrial Reserve Zone</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped land</li> </ul>
West	<ul style="list-style-type: none"> <li>(AGI) Industrial Reserve Zone</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped land</li> </ul>



Figure 2: View of the land to be rezoned. 101 Street SW to the west, Ewing Trail SW to the east.

## PLANNING ANALYSIS

The proposed rezoning is in conformance with the Ellerslie Area Structure Plan. The site is designated for Industrial (Special Area), where the EIB and EIM zones are to be used. This site is an existing private sports facility, and the zoning to EIB will enable the development of new structures on the site, which is intended to continue operating as a recreational facility. Indoor Participant Recreation Services is allowed under the EIB zone.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> March 15, 2016	<ul style="list-style-type: none"> <li>No responses received</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>None required</li> </ul>

## CONCLUSION

Sustainable Development recommends that City Council APPROVE the associated Bylaw.

## ATTACHMENTS

- 1 Context Map
- 2 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Application Purpose:	To allow for development of private recreational facilities.
Bylaw:	17840
Location:	South of 30 Avenue SW, and east of 101 Street SW
Addresses:	3105 – 101 Street SW
Legal Descriptions:	Plan 1421138 Block 3 Lot 6
Site Area:	7.8 ha
Neighbourhood:	Ellerslie Industrial
Ward - Councillor:	12 – Councillor Mohinder Banga
Community League(s):	Summerside Community League of Edmonton
Applicant:	Blaydon Dibben, IBI Group
Property Owner:	City of Edmonton

### PLANNING FRAMEWORK

Current Zone(s):	(AGI) Industrial Reserve Zone
Proposed Zone(s):	(EIB) Ellerslie Industrial Business Zone
Plan(s) in Effect:	Ellerslie Area Structure Plan
Land designation(s):	Industrial (Special Area)
Overlay(s):	None
Historic Status:	None

### REPORT

Written By:	Sean Lee
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination