

3504 Ewing Trail SW

Position of Administration: Support



Summary

Bylaw 20897 proposes a rezoning from the Ellerslie Industrial Business Zone (EIB) to the Business Employment Zone (BE) to allow for light industrial and small commercial businesses.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, and information on the City's webpage. One person was heard from, who had questions about the application.

Administration supports this application because it:

- Supports and maintains business employment opportunities in the Ellerslie Industrial neighbourhood.
- Is compatible with surrounding existing and planned land uses.
- Conforms with the Ellerslie Area Structure Plan and aligns with the goals and policies of The City Plan.

Application Details

This application was submitted by Invistec Consulting Ltd. on behalf of Alliance MJ Developments Ltd. to allow for additional uses within existing commercial buildings. The application was originally submitted as a proposed Direct Control Zone, and was later revised to the Business Employment Zone (BE).

The proposed BE Zone would allow development with the following key characteristics:

- A maximum height of 16 metres.
- A maximum Floor Area Ratio of 1.6.
- Light industrial and a variety of commercial businesses.

Site and Surrounding Area

The 0.9 hectare site is centrally located within the southern portion of the Ellerslie Industrial Neighbourhood, on the west side of Ewing Trail SW, approximately 400 metres north of 41 Avenue SW. Several commercial buildings have been constructed on the site and on the abutting site to the north. To the east is a stormwater management facility, and to the west is undeveloped land. Industrial buildings are to the south along 41 Avenue SW and Ewing Trail SW.

	Existing Zoning	Current Development
Subject Site	Ellerslie Industrial Business Zone (EIB)	Commercial buildings
North	Direct Control Zone (DC2.1124)	Commercial buildings
East	Public Utility Zone (PU)	Stormwater management facility
South	Public Utility Zone (PU) Ellerslie Medium Industrial Zone (EIM)	Stormwater management facility Industrial buildings
West	Future Urban Development Zone (FD)	Undeveloped



View of the site looking northwest from Ewing Trail SW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because one response was received from the pre-application notice, and the application conforms with the plan in effect. The basic approach included:

Pre-Application Notice (from applicant), November 22, 2023

- Notification radius: 120 metres
- Number of recipients: 10
- Number of responses (as reported by the applicant): 1
- Main comments received (as reported by the applicant):
 - Will new buildings be constructed, or is the application to rezone the existing buildings?

Mailed Notice, March 1, 2024

- Notification radius: 60 metres
- Recipients: 94
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Horizon Community League

Application Analysis



Site analysis context

The City Plan

This application supports The City Plan's policies to promote continuous improvement, evolution, and intensification of Edmonton's non-residential lands. Additional uses are proposed to be permitted on this site, which would provide amenities to support employees in this non-residential area.

District Plans

The District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

This application conforms with the Ellerslie District Plan, which designates the site for Commercial/Industrial Employment uses. This application aligns with District General Policy 2.5.3.3 through the support of light industrial and commercial businesses with a higher standard of design along Ewing Trail SW.

Area Structure Plan

This site falls within the Industrial (Special Area) designation of the Ellerslie Area Structure Plan (ASP). The ASP's industrial policies outline that Special Area zoning is to be used to prohibit large

scale retail and commercial uses from locating within industrial areas, and to allow for commercial uses that are intended to serve the workers of the surrounding industrial area.

As the site is already constructed with small scale commercial buildings, and the site configuration would not be conducive for large retail stores in the future, the application generally aligns with the intent of the Special Area.

Land Use Compatibility

There are several existing commercial buildings on the site, and it is the applicant's intent not to redevelop the site at this time, but to expand the available uses that are permitted on the site. As a Special Area Zone, the current Eilerslie Industrial Business Zone (EIB) has not been updated with Zoning Bylaw Renewal, whereas the proposed Business Employment Zone (BE) has been refreshed with an expanded list of uses, and is intended to be used adjacent to medium and heavy industrial zones.

The proposed BE zone is appropriate at this location as a transitional buffer for future industrial areas, and as a small, easily accessible commercial centre generally intended to serve the surrounding industrial area.

	EIB Current	BE Proposed
Typical Uses	Minor Industrial Office Vehicle Support Service	Minor Industrial Office Vehicle Support Service Health Service Food and Drink Service
Maximum Height	12.0 m	16.0 m
Maximum Floor Area Ratio	1.2	1.6
Minimum Front Setback	6.0 m	6.0 m
Minimum Interior Side Setback	6.0 m	0 m

Minimum Rear Setback	6.0 m	6.0 m
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Mobility

There is currently no conventional bus service operating in this portion of Ellerslie Industrial. ETS intends to provide service in the future, but implementation depends on demand, neighbourhood build-out and available funding for transit. The site has existing vehicular access off of Ewing Trail SW.

Utilities

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

Appendices

1. Context Plan Map

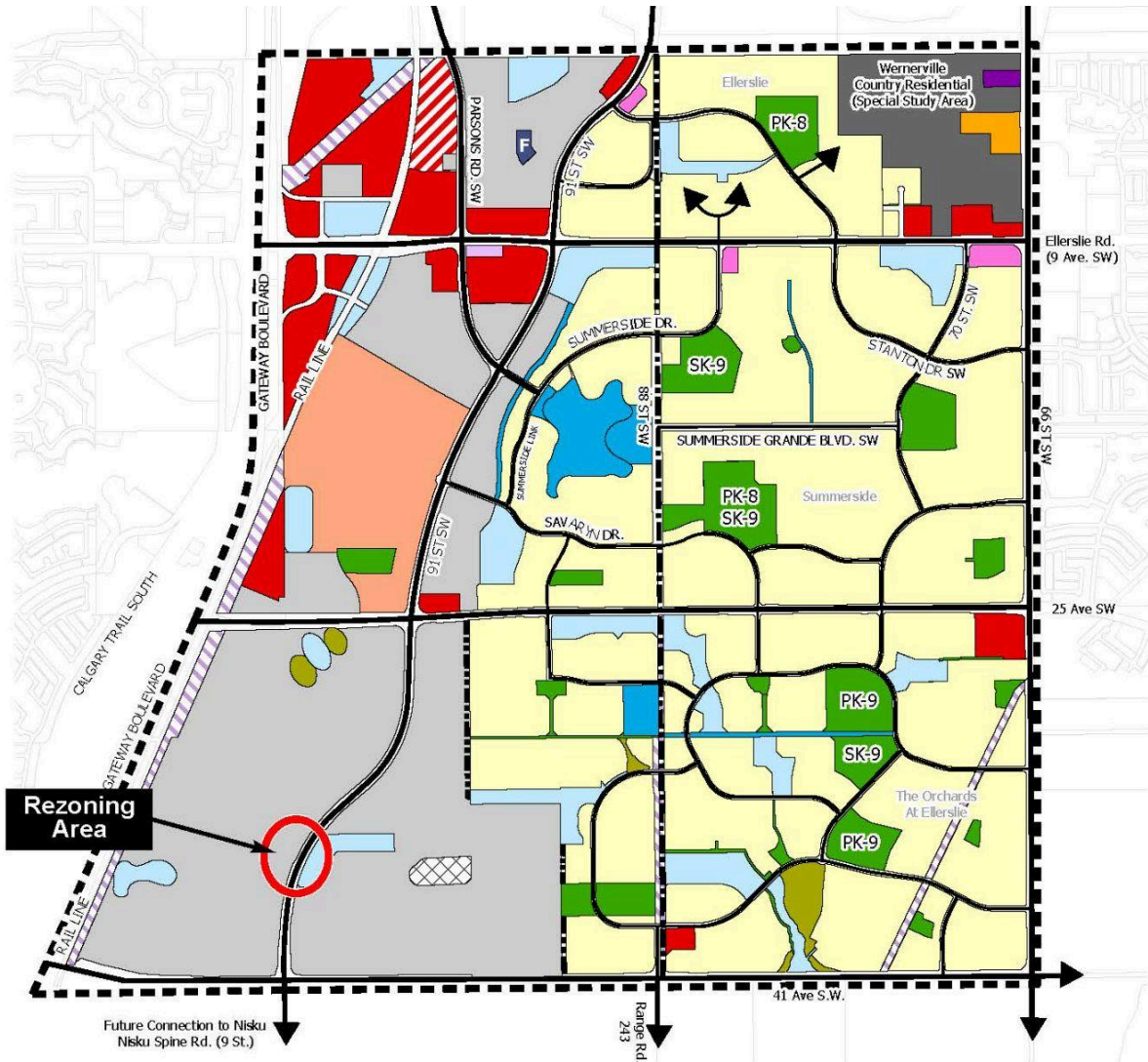
Written By: Andrea Wadsworth

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Concept Plan Map



**BYLAW 20732
ELLERSLIE
Area Structure Plan
(as amended)**

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