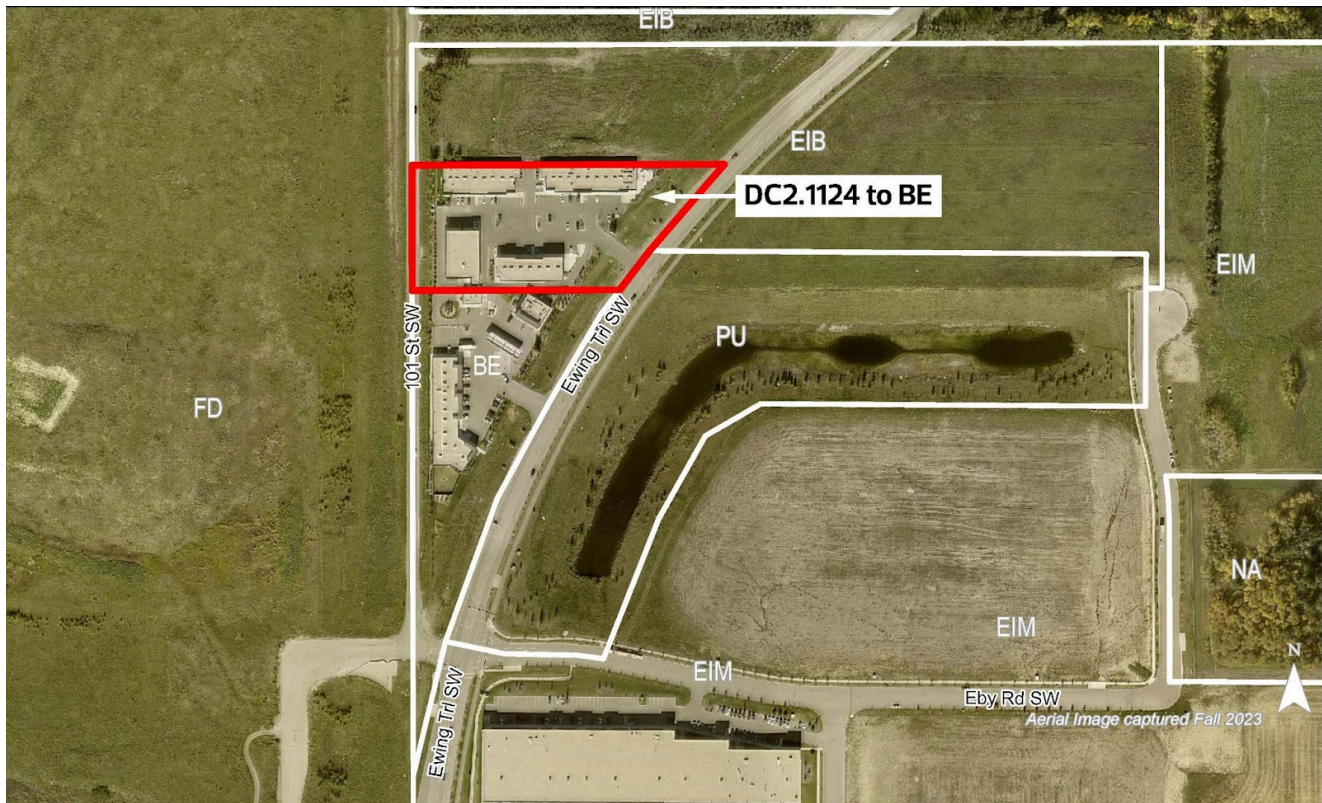


3408 Ewing Trail SW Position of Administration: Support



Summary

Bylaw 20949 proposes a rezoning from the Site Specific Development Control Provision (DC2.1124) to the Business Employment Zone (BE) to allow for light industrial and small commercial businesses. Bylaw 20948 proposes an amendment to the Ellerslie Area Structure Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. No comments have been received.

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.

- Aligns with The City Plan's policies to promote continuous improvement, evolution, and intensification of Edmonton's non-residential lands.

Application Details

This application was submitted by Eins Development Consulting Ltd. on behalf of 2111602 Alberta Ltd.

Rezoning

The proposed Business Employment Zone (BE) 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.

Plan Amendment

Text within the Ellerslie Area Structure Plan is being amended to align with this rezoning proposal. One paragraph will be deleted which allowed this site to be zoned DC2, and a second paragraph will be updated to align with the new Zoning Bylaw.

Site and Surrounding Area

The 1.1 hectare site is centrally located within the southern portion of the Ellerslie Industrial Neighbourhood, on the west side of Ewing Trail SW, approximately 600 metres north of 41 Avenue SW. Several commercial buildings have been constructed on the site and on the abutting site to the south. Undeveloped land surrounds the site to the east, north, and west.

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



View of the site looking west from Ewing Trail SW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because no responses were received from the mailed notice. The basic approach included:

Mailed Notice, June 25, 2024

- Notification radius: 120 metres
- Recipients: 11
- Responses: 0

Site Signage, August 21, 2024

- One rezoning information sign was placed on the property so as to be visible from Ewing Trail SW

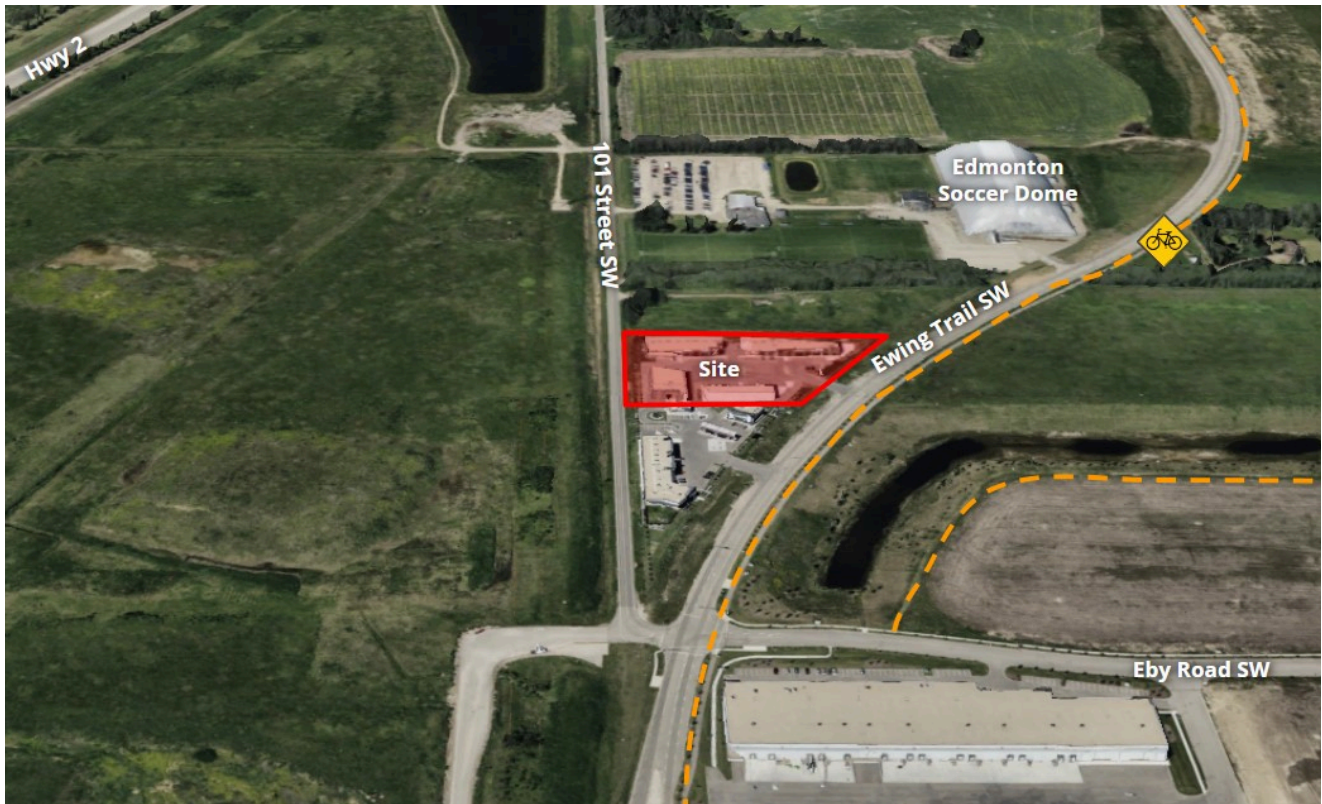
Webpage

- 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.

Regulations within the proposed Business Employment Zone limit the floor area of several commercial uses, including Indoor Sales and Services. As the site is already constructed with small scale commercial buildings, and the site size 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

The proposed Business Employment Zone (BE) allows for light industrial and a variety of small commercial businesses, 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 uses to the west, and as a small, easily accessible commercial centre generally intended to serve the surrounding industrial area. The site directly to the south holds similar land use characteristics and is also zoned BE, so this proposal would allow both sites to fall under the same regulations.

	DC2.1124 Current	BE Proposed
Typical Uses	General Industrial Professional, Financial and Office Support Services Health Services Restaurants	Minor Industrial Office Vehicle Support Service Health Service Food and Drink Service
Maximum Height	12.0 - 14.0 m	16.0 m
Maximum Floor Area Ratio	1.0	1.6
Minimum Front Setback	6.0 m	6.0 m
Minimum Interior Side Setback	0 m	0 m
Minimum Rear Setback	6.0 m	6.0 m

Mobility

The rezoning area is located next to a district connector bike route along Ewing Trail. Vehicular access will be restricted to Ewing Trail, and access will not be permitted from 101 Street. Upon future redevelopment, sidewalk connections will be required from the site to Ewing Trail. This rezoning is anticipated to have minimal impact on the transportation network.

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, build-out and available funding for transit.

Utilities

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

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure, and Low Impact Development (LID) is recommended. Details of the required stormwater management and LID will be reviewed at the Development Permit stage.

Appendices

1. Context Plan Map

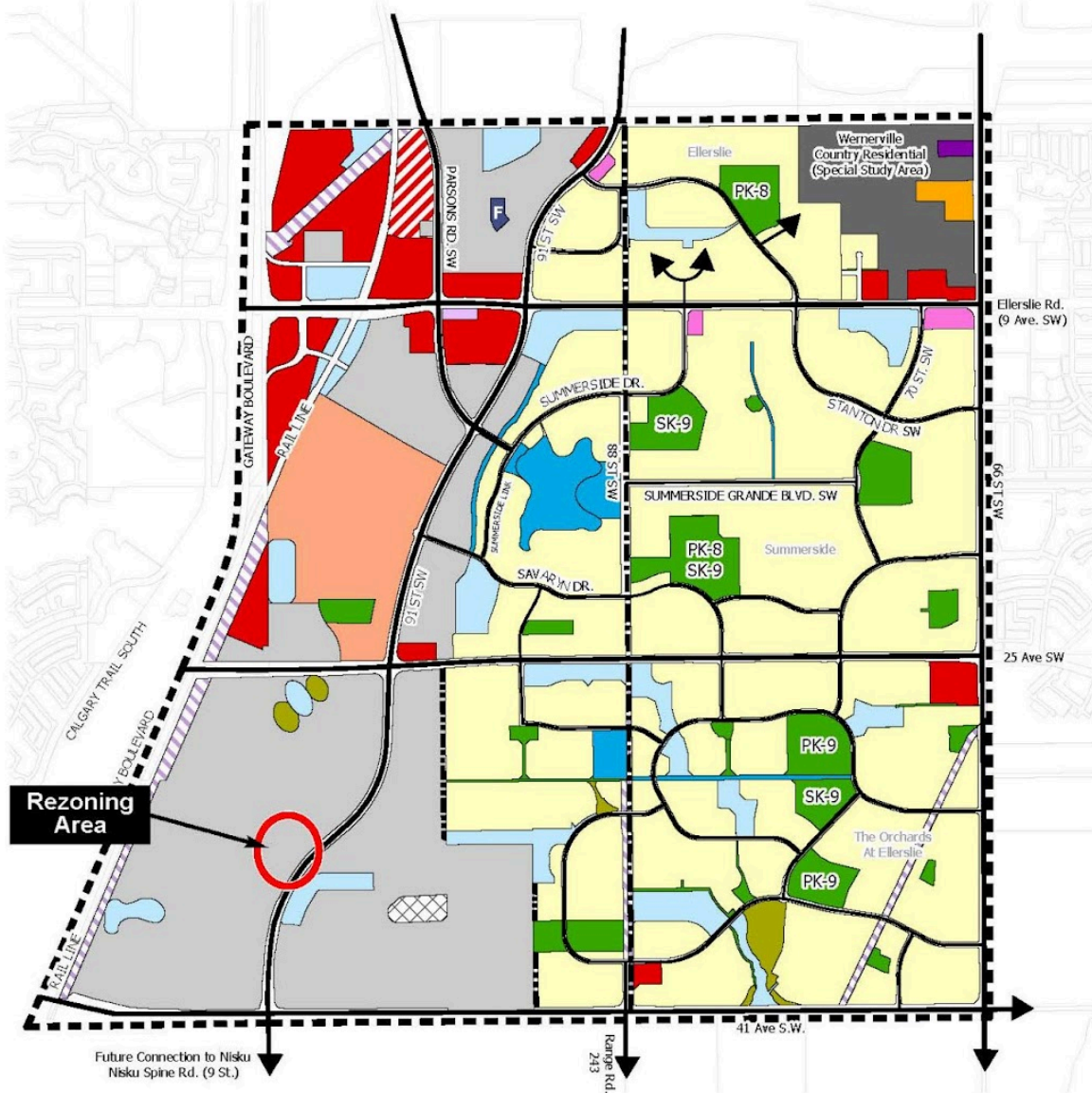
Written By: Andrea Wadsworth

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		Pipeline Corridor
	Institutional		Urban Service		PK-8 Public K-8 School
	Industrial Education Facility				PK-9 Public K-9 School
	Industrial (Special Area)				SK-9 Separate K-9 School