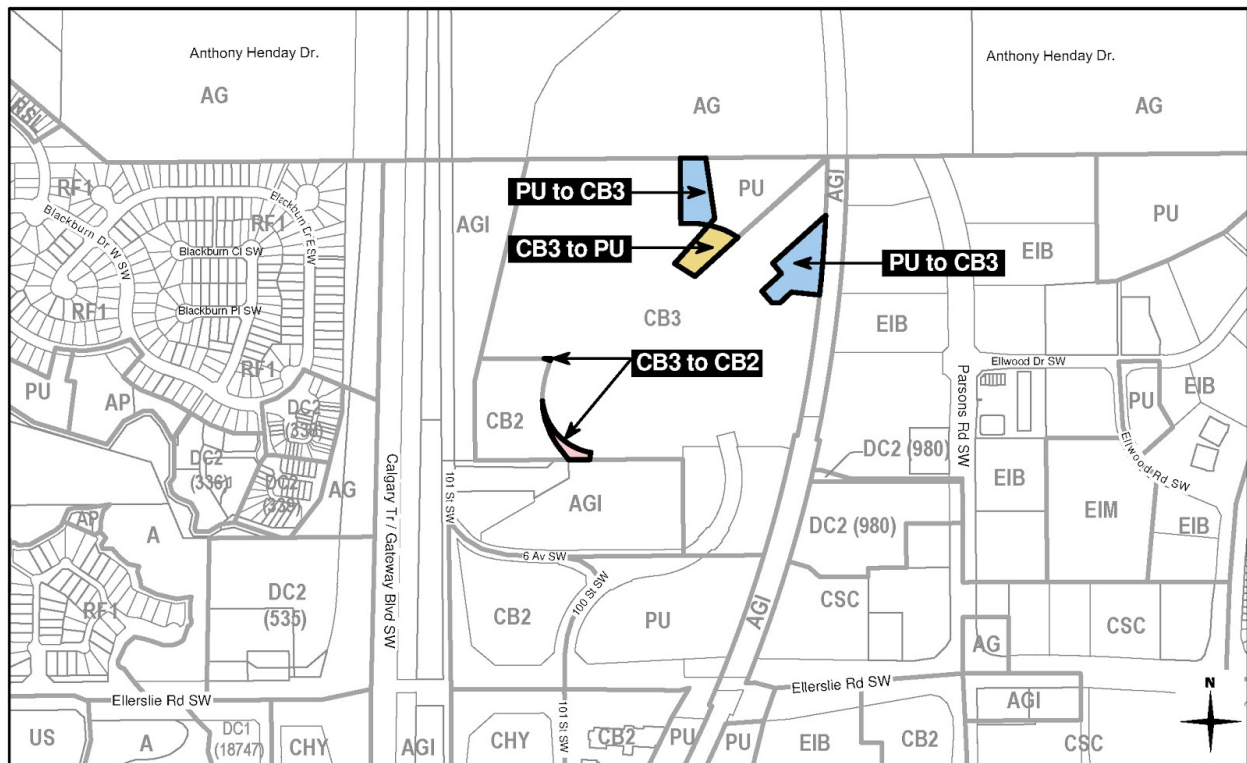




## ADMINISTRATION REPORT REZONING, PLAN AMENDMENT ELLERSLIE INDUSTRIAL

### 504 PARSONS ROAD SW

To reconfigure a stormwater management facility and marginally increase the commercial area.



### RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- The proposed zoning is consistent and compatible with existing zoning approved in the area; and
- The proposed zoning changes, which relocate and reconfigure a Stormwater Management Facility, are in accordance with the approved revised Neighbourhood Design Report.

## THE APPLICATION

1. BYLAW 19148 amends the Ellerslie Area Structure Plan (ASP) in order to consolidate the Stormwater Management Facility and marginally increase the amount of land identified for Commercial uses by +0.4 ha. Text amendments to the Plan include the deferral of technical studies west of the rail line to any future rezoning, subdivision or development permit stage; and requires that development adjacent to the pipeline and/or the rail line be reviewed by the respective company at the Development Permit stage.
2. CHARTER BYLAW 19149 to amend the Zoning Bylaw to rezone a portion of the subject site from (CB3) Commercial Mixed Business Zone and (PU) Public Utility Zone to (CB3) Commercial Mixed Business Zone, (CB2) General Business Zone and (PU) Public Utility Zone and to amend Appendix 1 of the Major Commercial Corridors Overlay (Section 813) to include land abutting Gateway Boulevard NW.

Within the Charter Bylaw,

1. The stormwater facility is consolidated and located northwest of the pipeline corridor (PU to CB3 and CB3 to PU);
2. The site no longer needed for a stormwater management facility (and zoned PU) is proposed to be rezoned to CB3, consistent with surrounding zoning; and
3. In the southwest corner of the site, a marginal increase to the area of land zoned CB2 is proposed due to reconfiguration of the road network (CB3 to CB2).

These proposed changes result in an overall increase of developable commercial land in this area by 0.4 ha and a decrease of the same amount for land required for stormwater purposes. This statistical change and the relocation of the stormwater facility relative to the locations currently identified in the Ellerslie ASP necessitated the need for the plan amendment component.

## SITE AND SURROUNDING AREA

The rezoning area is located south of Anthony Henday Drive, west of a railway main line, north of Ellerslie Road SW and east of Gateway Boulevard, in the northwestern portion of the Ellerslie Industrial area. This area is also bisected by a major pipeline corridor.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (CB2) General Business Zone</li> <li>• (CB3) Commercial Mixed Business Zone</li> <li>• (PU) Public Utility Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (AG) Agricultural Reserve Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Anthony Henday Drive / Transportation Utility Corridor</li> </ul>
East, across the rail line	<ul style="list-style-type: none"> <li>• (EIB) Ellerslie Industrial Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Undeveloped</li> </ul>
South	<ul style="list-style-type: none"> <li>• (AGI) Industrial Reserve Zone</li> <li>• (CB3) Commercial Mixed Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping business</li> <li>• Undeveloped west of 100 St SW</li> <li>• 4-storey office building east of 100 St SW</li> </ul>
West	<ul style="list-style-type: none"> <li>• (AGI) Industrial Reserve Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Gateway Boulevard SW / Transportation Utility Corridor / 101 Street SW</li> </ul>

## PLANNING ANALYSIS

The Ellerslie ASP identifies the subject land for commercial and stormwater purposes, with the following Commercial Development Principles identified for the area:

- discourage the location of Warehouse Sales;
- apply the Edmonton Zoning Bylaw's Major Commercial Corridor Overlay and the Highway 2 Corridor Landscape Design Guidelines to ensure that development in proximity to Gateway Boulevard is visually attractive and [that] due consideration is given to pedestrian and traffic safety;
- to retain the focus within the Special Study Area on primarily high quality business commercial uses; and
- provide for medium intensity commercial use, primarily in the form of offices, as well as limited opportunity for residential development, in locations near high capacity transportation nodes, including arterial roadways, existing or planned Light Rail Transit Stations, Transit Centres or other locations offering good accessibility.

The Ellerslie ASP was adopted in January, 1999. At that time, Council directed that "the lands in the area bounded by Calgary Trail, the CPR and the TUC be designated a *Special Study Area*. Prior to Council approving any rezoning affecting those lands, the special study will address the type of uses and intensity of development, the traffic volumes generated and the level of access that can be provided." Since the adoption of the Plan, a number of rezonings have been approved for the area with each phase of development being addressed through technical reviews.

In order to update the Plan to recognize this approach, the Special Study Area wording is proposed to be replaced with a clause requesting technical studies with any future rezoning, and allows the deferral of technical studies to the subdivision or development permit stage, to the satisfaction of Planning Coordination and Subdivision and Development Coordination.

Plan policy also requires that development in proximity to Gateway Boulevard be visually attractive and that due consideration is given to pedestrian and traffic safety through application of the Major Commercial Corridor Overlay (MCCO). An amendment to include the subject land in Appendix 1 of the MCCO accompanies this application.

## LAND USE COMPATIBILITY

The proposed zoning is compatible and consistent with surrounding zoning that has been approved over the past 15 years. In addition to having the land zoned for development, any future development will need to have consideration for access to the area and impact that the traffic in this area will have on surrounding roads, and the relationship and impact on the pipeline and rail line.

The land in this area is affected by a major pipeline corridor that bisects the area from the southwest to the northeast, by Gateway Boulevard SW along the west boundary and by a railway mainline along the east boundary, all of which are acknowledged in the ASP. The CB2

and CB3 Zones do not specifically address compatibility issues with the rail line and pipeline. The CB3 Zone requires a 3 m Setback to a property line and no building separation from a pipeline easement is required under the CB2 or CB3 or any other City of Edmonton standard Zone. The applicant / developer has been advised to have early discussions with the rail line and pipeline companies with regard to site design for any development abutting the rail line or pipeline easement to ensure appropriate building placement / separation is achieved from the rail line and / or the outer edge of pipeline easements, to address the concerns of the companies. The proposed plan amendment identifies the need for the circulation of Development Permits to the rail line and pipeline companies should the proposed development abut the rail line or include the pipeline.

## TECHNICAL REVIEW

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

## TRANSPORTATION COMMENTS

Access to the Ellerslie Industrial lands north of Ellerslie Road and west of Parsons Road is currently limited to the 100 Street and Ellerslie Road intersection, directly east of the Ellerslie Road interchange at the Queen Elizabeth II Highway. Current operating conditions along Ellerslie Road, including the interchange, may limit the opportunity for further development of these lands. An updated traffic impact assessment reaffirming development thresholds prior to establishing a second roadway connection (via Parsons Road) to these lands is required to support additional development.

The bus network proposed under the Bus Network Redesign (BNR) will continue the current service along Parsons Road and Ellerslie Road. In the longer term, transit service may be expanded to the subject area with the development of a future east-west connection to Parsons Road.

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> Oct. 18, 2018	<ul style="list-style-type: none"> <li>• Number of recipients: 76</li> <li>• No responses received</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>
<b>WEBPAGE</b>	<ul style="list-style-type: none"> <li>• <a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/ellerslie-industrial-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/ellerslie-industrial-planning-applications.aspx</a></li> </ul>

## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## **APPENDICES**

- 1      Approved ASP Land Use and Population Statistics – Bylaw 18919
- 2      Proposed ASP Land Use and Population Statistics – Bylaw 19148
- 3      Approved ASP – Bylaw 18919
- 4      Proposed ASP – Bylaw 19148
- 5      Application Summary



**ELLERSLIE AREA STRUCTURE PLAN**  
**APPROVED LAND USE AND POPULATION STATISTICS**  
**BYLAW 18919**

	Area (ha)	%
<b>GROSS AREA</b>	<b>1451.5</b>	<b>100.0%</b>
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%
<b>GROSS DEVELOPABLE AREA*</b>	<b>1312.7</b>	<b>100.0%</b>
Existing Land Uses (Country Residential Development)	50.6	3.9%
Commercial	68.1	5.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.1	5.8%
Private Open Space & Resident Association	25.7	2.0%
Transition Area	2.8	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	300.9	22.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.8	4.9%
<b>TOTAL Non-Residential Area</b>	<b>844.4</b>	<b>64.3%</b>
<b>Net Residential Area (NRA)</b>	<b>468.3</b>	<b>35.7%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	398.9	25	9,973	2.8	27,925	85.2%
Street Oriented Residential	9.53	40	381	2.8	1,067	2.0%
Row Housing	7.74	45	348	2.8	975	1.7%
Low-rise/Multi-/Medium Units	52.1	90	4,689	1.8	8,440	11.1%
<b>Total Residential</b>	<b>468.3</b>		<b>15,392</b>		<b>38,407</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Per Net Residential Hectare (ppnha)	82
Units Per Net Residential Hectare (upnrha)	33
LDR/ MDR Unit Ratio	67% / 33 %

STUDENT GENERATION	Elementary (K - 6)	Junior/Senior High School (7-12)	Total
Public	1,580	1,580	3,160
Separate	632	316	948
Total	2,212	1,896	4,108

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.



**ELLERSLIE AREA STRUCTURE PLAN  
PROPOSED LAND USE AND POPULATION STATISTICS  
BYLAW 19148**

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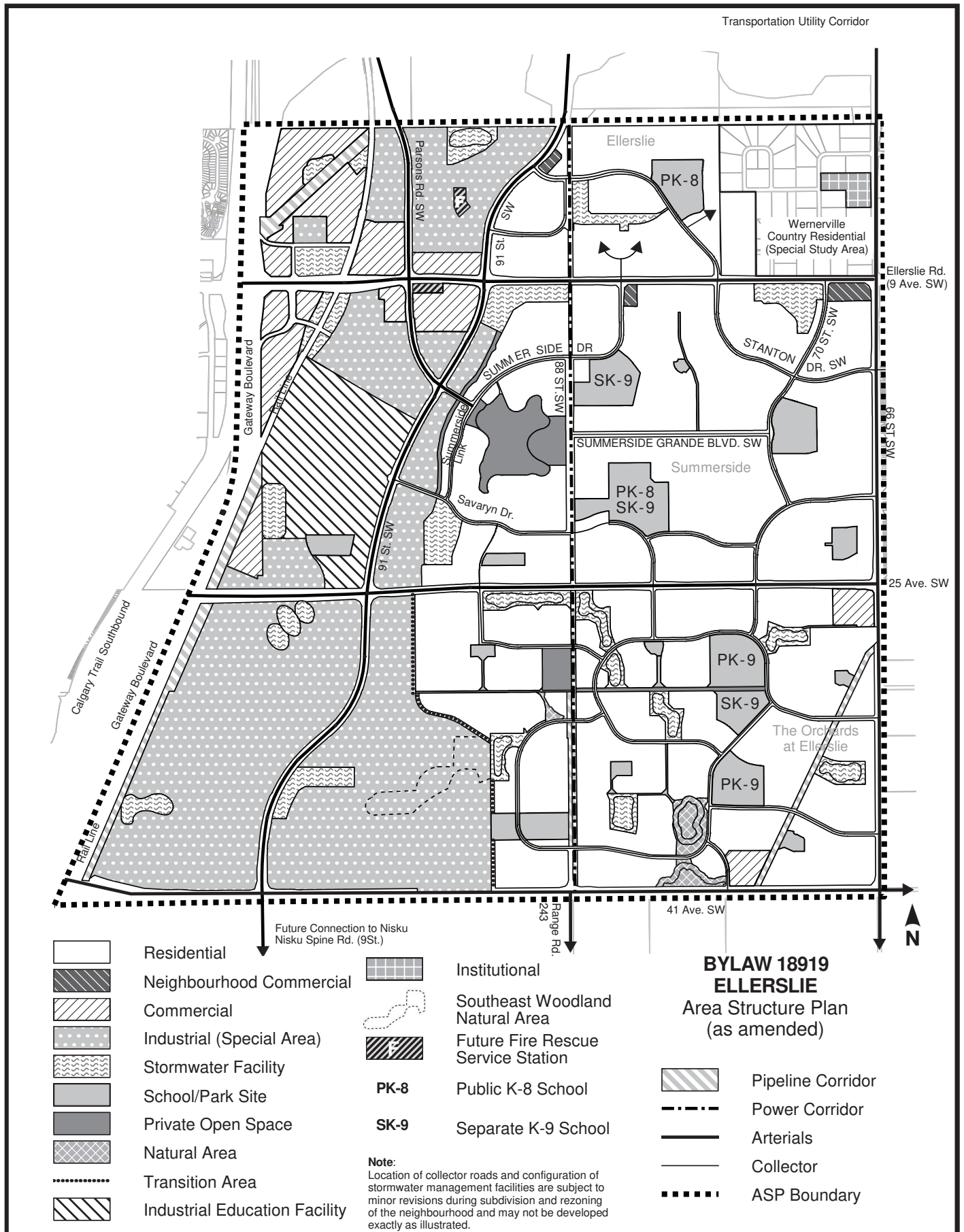
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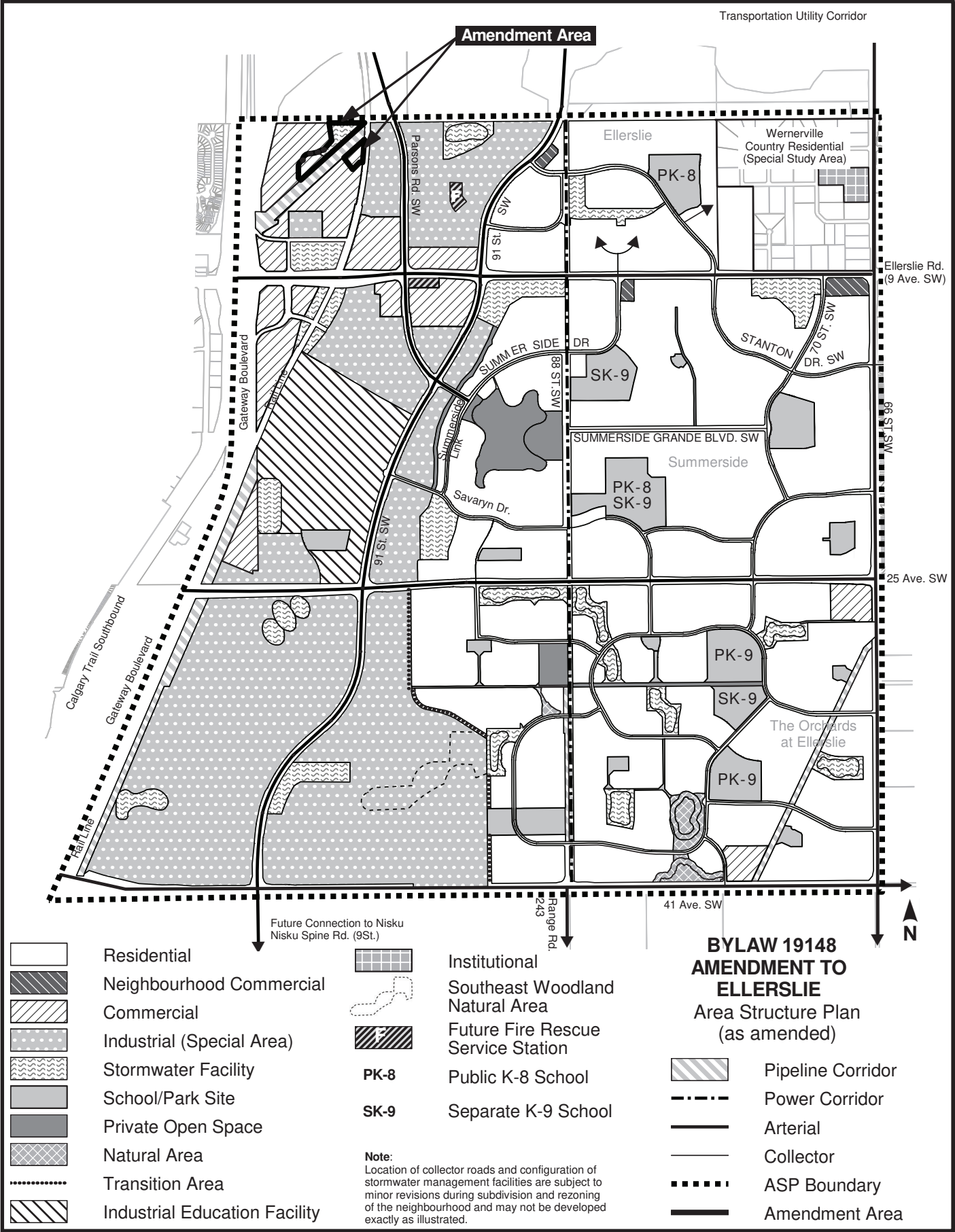
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BYLAW 19148



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw:	19148
Charter Bylaw:	19149
Date of Application Acceptance	October 10, 2018
Location:	North of Ellerslie Road SW East of Gateway Boulevard NW
Address:	504 Parsons Road SW
Legal Description(s):	Portion of Lot 22, Block 1, Plan 1822889
Site Area:	26 ha
Neighbourhood:	Ellerslie Industrial
Notified Community Organization(s):	Ellerslie Community League Association
Applicant:	Invistec

### PLANNING FRAMEWORK

Current Zones:	(CB3) Commercial Mixed Business Zone (PU) Public Utility Zone
Proposed Zones and Overlay:	(CB2) General Business Zone (CB3) Commercial Mixed Business Zone (PU) Public Utility Zone 813 Major Commercial Corridors Overlay
Plan in Effect:	Ellerslie Area Structure Plan
Historic Status:	n/a

Written By:  
Approved By:  
Branch:  
Section:

Cyndie Prpich  
Tim Ford  
Development Services  
Planning Coordination