

RECOMMENDATION AND JUSTIFICATION

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

- *diversify the land use composition in the Ellerslie area;*
- *provide an opportunity for a variety of low intensity commercial, office, and service uses; and*
- *facilitate the development of the Wernerville Country Residential Special Study Area to an urban standard.*

THE APPLICATION

1. **BYLAW 19444** to amend the Ellerslie Area Structure Plan (ASP) will exempt two parcels from the special study area, and change the land use designation of these parcels to commercial use, to align with the related amendment to the Ellerslie NSP (Bylaw 19445) and rezoning (Charter Bylaw 19446). ASP figures, text and land use statistics will be revised to reflect the proposed changes.
2. **BYLAW 19445** to amend the Ellerslie Neighbourhood Structure Plan (NSP) will exempt two parcels from the special study area and designate the parcels to Commercial land uses to accommodate the rezoning under related Charter Bylaw 19446. NSP figures, text and land use statistics will be revised to reflect the proposed changes.
3. **CHARTER BYLAW 19446** to amend the Zoning Bylaw to rezone two parcels from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone, to facilitate the development of commercial uses.

SITE AND SURROUNDING AREA

The subject site is 2.43 ha in size and is located north of Ellerslie Road SW and west of 66 Street SW.

The subject site is adjacent to country residential lots and a park site to the north, and country residential lots to the west and east. To the south, the subject areas abuts Ellerslie Road, which is a main thoroughfare for Ellerslie neighbourhood and surrounding areas. Farther to the south, across Ellerslie Road, is a commercial site and a stormwater management facility.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITES	(RR) Rural Residential Zone	Vacant
CONTEXT		
North	(AP) Public Parks Zone (RR) Rural Residential Zone	Recreational facilities Single Detached House
East	(RR) Rural Residential Zone	Single Detached House
South	(DC2) Site Development Control Provision (PU) Public Utility Zone	Commercial Stormwater Management Facility
West	(RR) Rural Residential Zone	Single Detached House

PLANNING ANALYSIS

The Ellerslie Area Structure Plan and Neighbourhood Structure Plan guides the land use for the neighbourhood and designates the subject sites within the Wernerville Country Residential Special Study Area. The two parcels located at 6830 and 7030 Ellerslie Road SW are proposed to be removed from the special study area designation within both Plans and be rezoned from (RR) Rural Residential Zone to (CB1) Low Intensity Business Zone.

The Ellerslie neighborhood is characterized as a mix of residential, park and commercial uses. There is an existing commercial site located in the northwest portion of the NSP, guided under a Direct Control Provision which provides for the day to day needs of the residents of the area. The subject site is proposed to provide a similar function in the southeast portion of the Plan and will complement the development on the south side of Ellerslie Road to form a commercial node at a major intersection.

The subject site is situated along a major arterial roadway, Ellerslie Road SW, providing infrastructure servicing, good visibility, convenient access and transportation linkages suitable for commercial development. As a result, the development of this site provides opportunity for adjacent land to also be serviced and developed to an urban standard. While this is an incremental approach, the proposal will bring parts of the Wernerville area closer to an urban standard and provide potential opportunities for the expansion of urban services to other parts of the special study area.

The CB1 zone provides opportunity for low intensity commercial, office, and services uses and is best suited for locations along arterial roads that border residential areas. The land uses within the CB1 zone include but are not limited to; restaurants, business support services, cannabis retail sales, general retail stores, personal shops, and professional offices. Regulations within the CB1 zone guide the development of the sites to be sensitive and in scale with the surrounding area.

The proposed amendments will add more commercial uses, with the possibility of multi-unit housing, compatible with adjacent and surrounding areas. At this time, Administration supports the continued urbanization in the Wernerville area - even on an incremental basis - and that the proposed development could encourage other landowners to organize and engage in the planning process to redevelop this area.

TECHNICAL REVIEW

This application has been reviewed by all necessary City Departments and utility agencies. The proposed change in land use can be accommodated with extensions and enhancements to civic and utility infrastructure. All comments from affected City Departments and utility agencies have been addressed.

With regard to Transportation, upgrades will be required in the form of:

- the widening of Ellerslie road and the construction of a right turn bay to access to the site;
- the removal of existing accesses from Ellerslie Road, along with restoration of the boulevard and relocation of existing power poles;
- construction of a sidewalk along Ellerslie Road;
- improvements to the Ellerslie Road / 70 Street intersection, including but not limited to:
 - construction of an access aligned with 70 Street, an eastbound left turn bay and a westbound right turn bay; and
 - modification of the existing signals to facilitate access to the site.

With regard to Water Services, there is insufficient fire flow capacity to support commercial land uses at this location. As such, a water main extension and addition of hydrants will be required at the Development Permit stage.

PUBLIC ENGAGEMENT

ADVANCE NOTICE Date: November 7, 2020	<ul style="list-style-type: none"> ● Number of recipients: 2096 ● No responses
PUBLIC MEETING	<ul style="list-style-type: none"> ● Not held
WEBPAGE	<ul style="list-style-type: none"> ● Ellerslie/planning applications

CONCLUSION

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

APPENDICES

- 1 Approved ASP Land Use and Population Statistics – Bylaw 19359
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 19444

- 3 Approved NSP Land Use and Population Statistics – Bylaw 18920
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 19445
- 5 Approved ASP – Bylaw 19359
- 6 Proposed ASP – Bylaw 19444
- 7 Approved NSP – Bylaw 18920
- 8 Proposed NSP – Bylaw 19445
- 9 Application Summary

ELLERSLIE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
Bylaw 19359

	Area (ha)	%
GROSS AREA	1,451.5	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	1,312.7	100.0%
Existing Land Uses (Country Residential Development)	50.6	3.9%
Commercial	68.5	5.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.4	5.8%
Private Open Space & Resident Association	25.7	2.0%
Transition Area	2.8	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.0%
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	63.4	4.8%
TOTAL Non-Residential Area	844.7	64.3%
Net Residential Area (NRA)	468.0	35.7%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)	398.8	25	9,969	2.8	27,913	85.2%
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)	52.0	90	4,676	1.8	8,417	11.1%
Total Residential	468.0		15,385		38,399	100.0%

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

ELLERSLIE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19444

	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)	48.47	3.7%
Commercial	70.9	5.4%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.4	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		
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SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnha)		82	
Units Per Net Residential Hectare (upnrha)		33	
LDR/ MDR Unit Ratio		65% / 35%	
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

**ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 18920**

	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 - Special Study Area)	52.10	35.06		
Parks and Schools	6.65	4.47		
Circulation	18.65	12.55		
Public Utility – stormwater facility	4.10	2.76		
Net Developable Area	67.12	45.16		
Institutional	3.64	2.45		
Commercial	0.75	0.50		
Residential	62.73	42.21		
	% of Total Units	Population		
Low Density Residential (RF1, RSL, RPL, and RF4)	48.44	1,211	63%	4,190
Medium Density Residential (RF5, RA7)	14.29	715	37%	2,129
Total Residential	62.73	1,926	100%	6,319

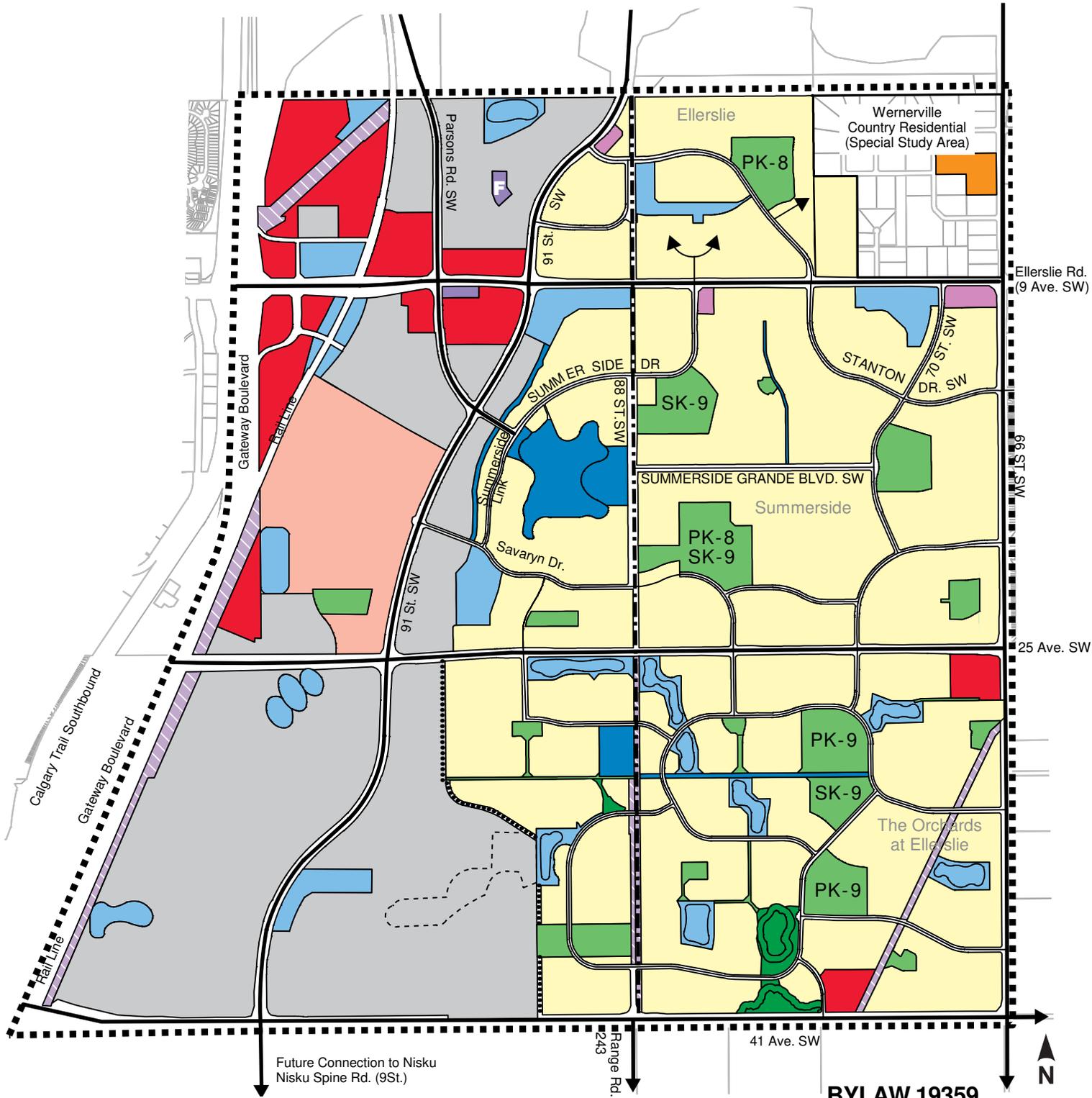
Density: 42.5 persons per net residential hectare
 30.7 units per net residential hectare

STUDENT GENERATION STATISTICS

Level	Public	Separate	Total
Grades K-8	834	278	1,112
Grades 9-12	324	108	432
TOTAL	1,158	386	1,545

Ellerslie Neighbourhood Structure Plan
Land Use & Population Statistics
Bylaw 19445

	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)	49.67	33.42		
Parks and Schools	6.65	4.47		
Circulation	18.65	12.55		
Public Utility – stormwater facility	4.10	2.76		
Net Developable Area	67.12	45.16		
Institutional	3.64	2.45		
Commercial	3.18	2.14		
Residential	62.73	42.21		
	Area	Units	% of Total Units	Population
Low Density Residential (RF1, RSL, RPL, and RF4)	48.44	1,211	63%	4,190
Medium Density Residential (RF5, RA7)	14.29	715	37%	2,129
Total Residential	62.73	1,926	100%	6,319
Density:	42.5 persons per net residential hectare			
	30.7 units per net residential hectare			



- Residential
- Neighbourhood Commercial
- Commercial
- Industrial (Special Area)
- Stormwater Facility
- School/Park Site
- Private Open Space
- Natural Area
- Transition Area
- Industrial Education Facility

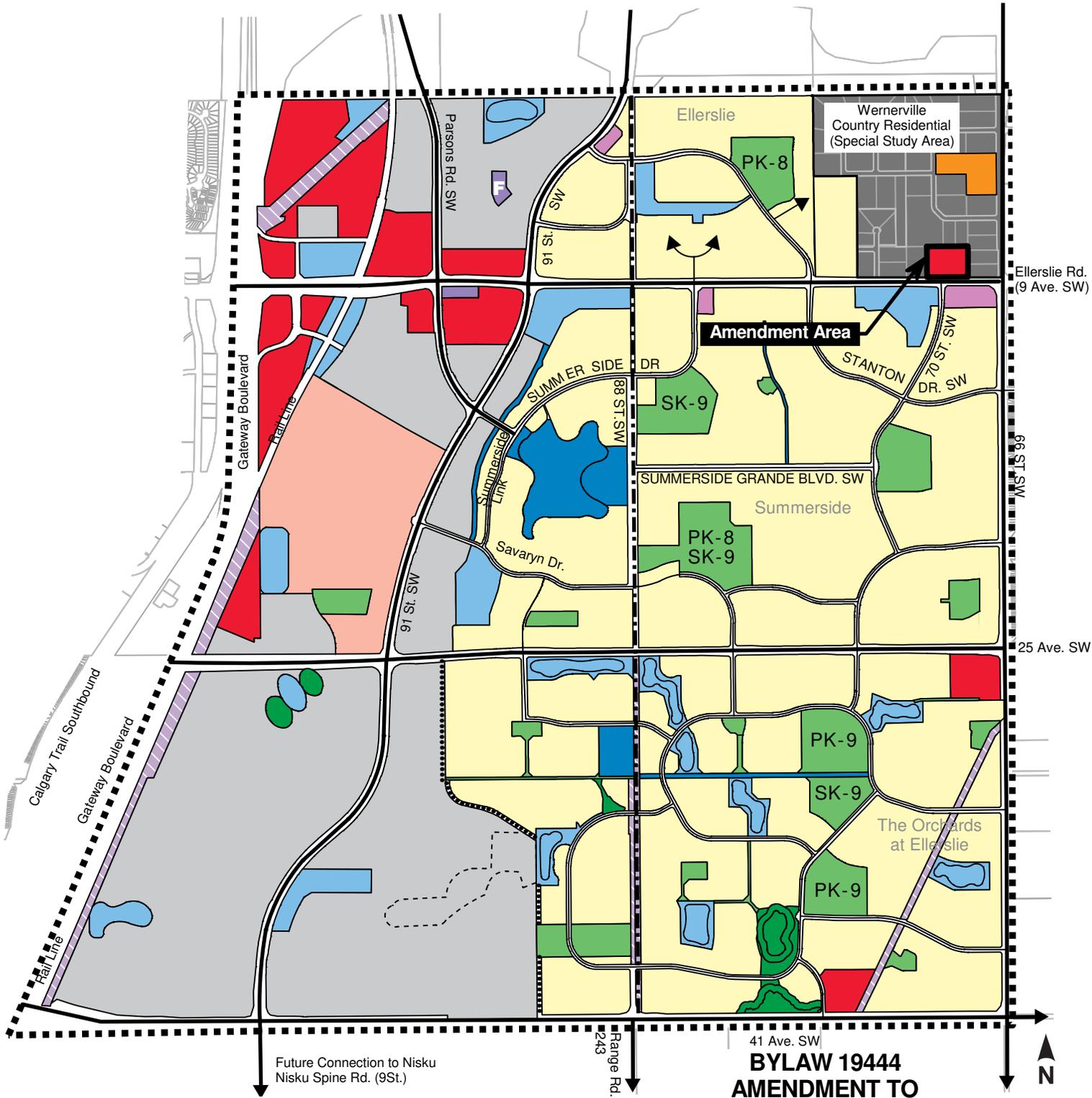
- Institutional
- Southeast Woodland Natural Area
- Future Fire Rescue Service Station
- PK-8** Public K-8 School
- SK-9** Separate K-9 School

- Pipeline Corridor
- Power Corridor
- Arterial
- Collector
- ASP Boundary

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.

BYLAW 19359
ELLERSLIE
 Area Structure Plan
 (as amended)





- Residential
- Neighbourhood Commercial
- Commercial
- Industrial (Special Area)
- Stormwater Facility
- School/Park Site
- Private Open Space
- Natural Area
- Transition Area
- Industrial Education Facility

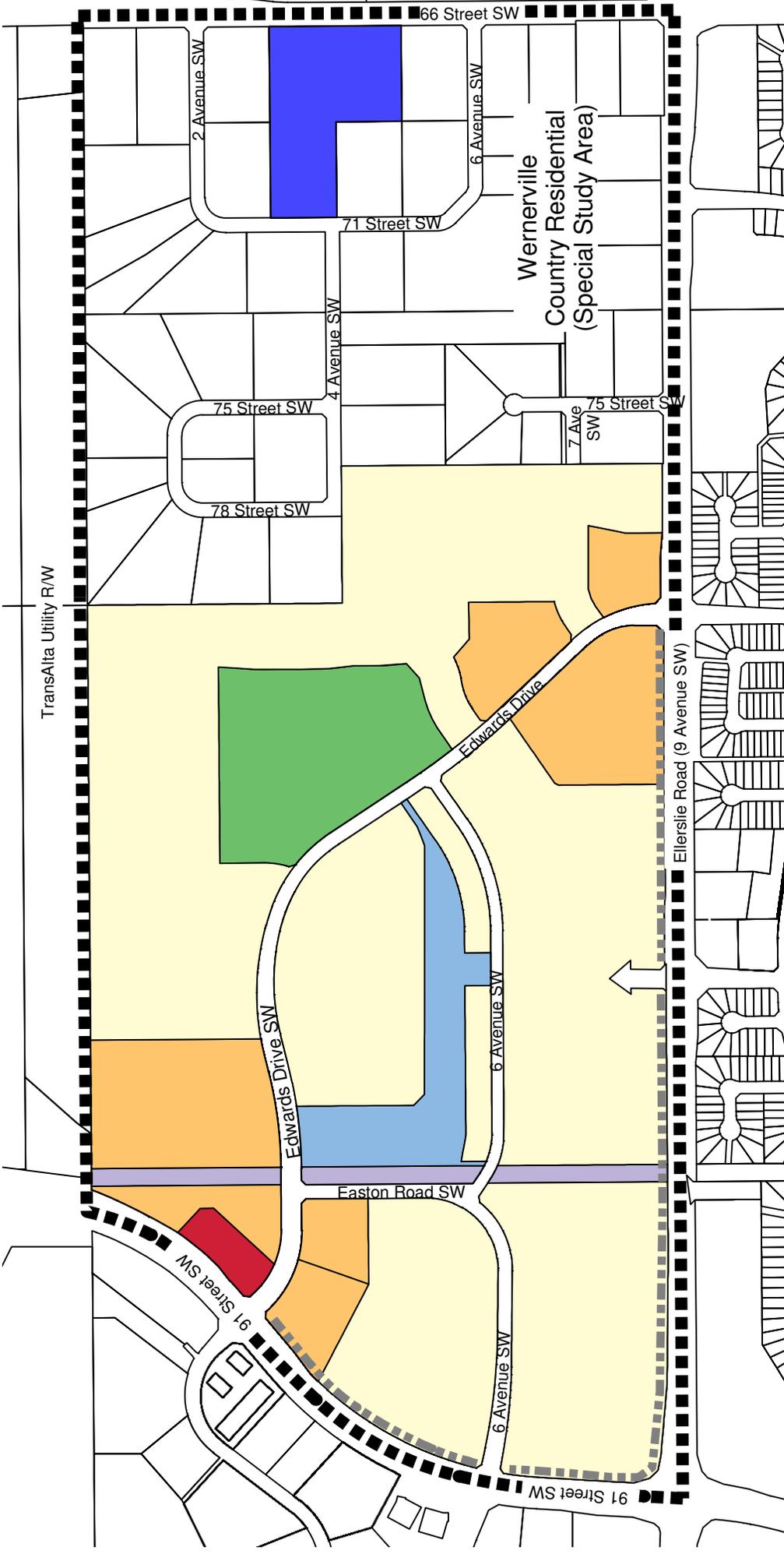
- Institutional
- Southeast Woodland Natural Area
- F Future Fire Rescue Service Station
- PK-8** Public K-8 School
- SK-9** Separate K-9 School

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**BYLAW 19444
AMENDMENT TO
ELLERSLIE
Area Structure Plan
(as amended)**

- Wernerville Country Residential (Special Study Area)
- Pipeline Corridor
- Power Corridor
- Arterial
- Collector
- ASP Boundary
- Amendment Area





**BYLAW 18920
ELLERSLIE**
Neighbourhood Structure Plan
(as amended)



- | | | | |
|---|--------------------------------|---|---------------------------|
|  | Low Density Residential |  | School/Park Site |
|  | Medium Density Residential |  | Power Corridor |
|  | Commercial |  | Noise Attenuation Barrier |
|  | Stormwater Management Facility |  | NSP Boundary |
|  | Institutional | | |

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
Bylaw:	19444
Bylaw:	19445
Charter Bylaw:	19446
Location:	North of Ellerslie Road SW and west of 66 Street SW
Addresses:	6830 Ellerslie Road SW, 7030 Ellerslie Road SW
Legal Descriptions:	Lot F, Block 1, Plan 3027KS Lot G, Block 1, Plan 3027KS
Site Area:	1.21 ha (Lot F) 1.21 ha (Lot G)
Neighbourhood:	Ellerslie
Notified Community Organization:	Ellerslie Community League Association
Applicant:	Stephen Yu, Invistec Inc.

PLANNING FRAMEWORK

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

Written By: Vivian Gamache and
Rod Heinrichs

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination