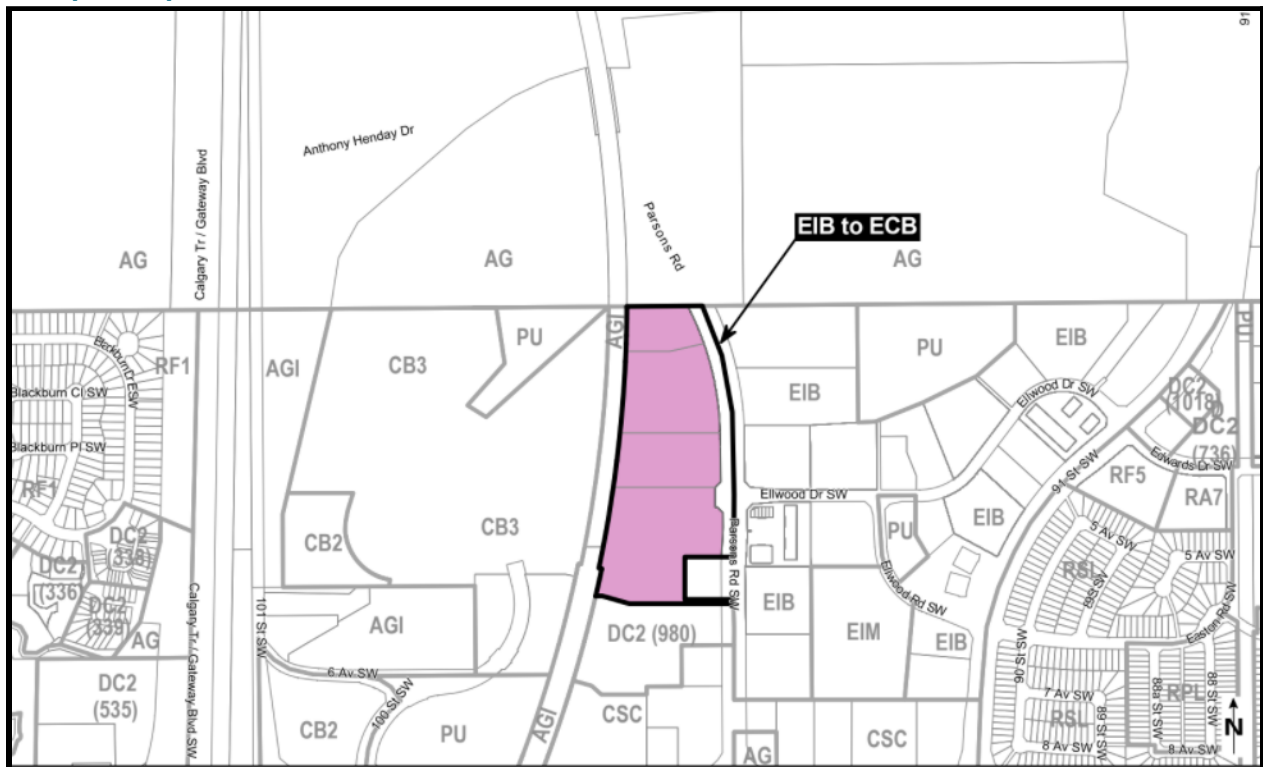




ADMINISTRATION REPORT TEXT AMENDMENT, PLAN AMENDMENT & REZONING ELLERSLIE INDUSTRIAL

220, 310, 420 and 504 - Parsons Road SW



Recommendation: That Bylaw 19656 to amend to the the Ellerslie Area Structure Plan and Charter Bylaws 19657 & 19658 to amend Section 930 of the Zoning Bylaw, and to rezone land from (EIB) Ellerslie Industrial Business Zone to (ECB) Ellerslie Commercial Business Zone, be APPROVED.

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

- it will allow for greater commercial flexibility while maintaining light industrial business opportunities within the Ellerslie Industrial neighborhood;
- it will be appropriately located on larger sites adjacent to a major public roadway that provides good visibility and accessibility; and
- it will be compatible with the existing development and zoning of surrounding land.

Report Summary

This application was accepted from Invistec Consulting Ltd. on December 11, 2020 on behalf of the landowner (Cameron Development Corporation). This application proposes to amend Section 930 of the Zoning Bylaw to create a new Special Area Zone called the (ECB) Ellerslie Commercial Business Zone, that will allow for a variety of commercial uses and limited light industrial uses. Additionally, the applicant is requesting to rezone four parcels of land from the (EIB) Ellerslie Industrial Business Zone to the (ECB) Ellerslie Commercial Business Zone.

To facilitate both of the changes requested above, there is also a proposed amendment to the Ellerslie Area Structure Plan to redesignate the subject area from "Industrial (special area)" to "Commercial (special area)." This amendment includes proposed changes to mapping, policy and statistics.

The proposed ECB Zone maintains similar light industrial uses as the current EIB Zone, but will also allow for a wider variety of commercial uses. Most of the commercial uses allowed within the ECB Zone are listed as either permitted or discretionary uses in the EIB Zone, with the exception of Hotels, and Casinos and other Gaming Establishments.

All uses within the proposed ECB Zone are considered appropriate for their location, relative to surrounding development, with good access and visibility to a major public roadway (Parsons Road SW).

The Application

BYLAW 19656 to amend the Ellerslie Area Structure Plan (ASP) to change the designation of an area from "Industrial (Special Area)" to "Commercial (Special Area)".

CHARTER BYLAW 19657 to amend Section 930 of the Zoning Bylaw, to create a new Special Area Zone called the (ECB) Ellerslie Commercial Business Zone that will allow for a variety of commercial uses and limited light industrial uses.

CHARTER BYLAW 19658 to amend the Zoning Bylaw from (EIB) Ellerslie Industrial Business Zone to (ECB) Ellerslie Commercial Business Zone for properties located at 220, 310, 420 and 504 Parsons Road SW.

For the subject site, this application will enable a shift away from industrial business development opportunities and towards commercial development opportunities.

Site and Surrounding Area

The 7.92 hectare site is located north of Ellerslie Road SW, along the west side of Parsons Road SW, and is currently in an undeveloped state.

Land to the south and east of this site is developed as shopping centre, retail and industrial business uses. Land to the west is an undeveloped condition but is zoned to allow for a range of medium intensity commercial uses as well as residential development. To the north is a Transportation Utility Corridor which includes the Anthony Henday Drive.

Other notable land use features in the immediate area include a railway line that runs along the west side of this site and a pipeline corridor that runs through a portion of the northernmost parcel of this site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(EIB) Ellerslie Industrial Business Zone	<ul style="list-style-type: none"> • Vacant land
CONTEXT		
North	(AG) Agricultural Zone	<ul style="list-style-type: none"> • Transportation Utility Corridor (Anthony Henday Drive)
East	(EIB) Ellerslie Industrial Business Zone	<ul style="list-style-type: none"> • Business Industrial Uses • Commercial/retail Uses • Vacant land
South	<ul style="list-style-type: none"> • (EIB) Ellerslie Industrial Business Zone • (DC2.980) Site Specific Development Control Provision 	<ul style="list-style-type: none"> • Business Industrial Uses • Shopping Centre Uses
West	(AGI) Industrial Reserve Zone	<ul style="list-style-type: none"> • Railway Line • Vacant land



VIEW OF THIS SITE LOOKING SOUTHWEST (FROM PARSONS ROAD SW)



VIEW OF THIS SITE LOOKING NORTHWEST (FROM PARSONS ROAD SW)

Planning Analysis

SPECIAL AREA ELLERSLIE INDUSTRIAL

Special Areas Zones are used as a means to regulate the use, design and extent of development within a specific geographic area of the City in order to achieve the planning objectives of an Area Structure Plan. Typically, this is done for areas with special or unique attributes, which cannot be satisfactorily addressed through conventional land use zoning.

A portion of the Ellerslie Area Structure Plan was designated as a Special Area to adopt appropriate land use regulations to achieve the Plan's objectives for industrial development. This resulted in the creation of two Special Area Zones:

- (EIB) Ellerslie Industrial Business Zone - to provide for light industrial businesses and high technology development
- (EIM) Ellerslie Medium Industrial Zone - is to establish a high quality Industrial Zone for those manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas.

This application proposes to introduce a new Special Area Zone called the (ECB) Ellerslie Commercial Business Zone which is intended to achieve the intent of the Ellerslie ASP for a wider range of commercial and light industrial development, through the amendment described below.

AMENDMENT TO THE ELLERSLIE AREA STRUCTURE PLAN (ASP)

The Ellerslie Area Structure Plan is in effect for this area. Within the Ellerslie ASP, much of the land in the western portion of the plan area, including the subject area, is designated as "Industrial (Special Area)", as shown on Appendix 1. This application proposes to create a new designation called "Commercial (Special Area)" and apply it to the subject area, as shown on Appendix 2. Additionally, the following text will be added to the Development Concept section of the plan for commercial development:

Parcels designated as Commercial (Special Area) have been established in order to achieve a wider array of commercial business and limited light industrial uses, which cannot be satisfactorily addressed through conventional land Use zoning.

To accommodate this new designation, associated maps and statistics are also being amended. The subject site represents 0.6% of the Plan area's Gross Developable Area. Following the redesignation, industrially-designated land will decrease from 22.9% to 22.3%, while commercially-designated land will increase from 5.4% to 6%, as shown on Appendices 3 and 4.

The creation and application of the Commercial (Special Area) designation is supported by several broader development principles of the Ellerslie ASP such as:

- Providing for a range of light industrial, industrial business and high technology development opportunities within the western portion of the plan area in response to regional market trends and the long term economic development needs of the City (Section 4.2.1).
- Providing for a range of commercial development opportunities within the western portion of the plan area in response to regional market trends (Section 4.2.2).
- Allowing for the integration of commercial development with industrial development at select locations within the western portion of the plan area (Section 4.2.2).

Overall, this represents a marginal shift in land use designation for the Plan area, with a significant percentage of land still designated for industrial development as originally envisioned by the Ellerslie ASP.

REZONING

This application proposes to rezone the subject area from (EIB) Ellerslie Industrial Business Zone to (ECB) Ellerslie Commercial Business Zone to allow for commercial business uses and limited light industrial uses. The existing EIB Zone allows for light industrial businesses and high technology development. A comparison of the both zones' key development regulations is provided in the table below.

	EIB Zone <i>Current Zoning</i>	ECB Zone <i>Proposed Zoning</i>
General purpose	Light Industrial	Commercial and Limited Light Industrial
Height	14.0 m	16.0 m, except 30.0 for Hotels only
Floor Area Ratio	1.2	1.4, except 2.0 if parking is provided underground

As shown in the table above, the proposed ECB Zone's general purpose is to provide for more commercially-oriented development, as opposed to the current EIB Zone's general purpose which is to provide for industrially-oriented development. However, it should be noted that a significant portion of the uses listed as "Permitted" in the proposed ECB Zone are already listed either as "Permitted" or "Discretionary" within the existing EIB Zone. Despite the ECB Zone's commercial nature, it does still provide for light industrial land use opportunities. If pursued, these light industrial uses can suitably integrate with commercial development through regulatory measures imposed by the ECB Zone which include:

- limiting General Industrial Uses to indoor self-storage only; and
- the application of performance standards for industrial uses designed to enclose all activity within a building envelope to mitigate any nuisances on surrounding properties.

The primary change in land use introduced by the proposed ECB Zone is the inclusion of the Hotels, as well as Casinos and Other Gaming Establishments Uses as "Permitted" uses. These uses are not listed in the existing EIB Zone. Listing Casinos and Other Gaming Establishments as a "Permitted" use represents a departure from the way this use is typically handled through the Zoning Bylaw. Currently, the Casinos and Other Gaming Establishments Use is only considered under site specific considerations (through Direct Control Zoning) or within an entertainment district (through the Arena & Entertainment District Zone). If the ECB Zone is approved in this form, opportunity to develop Casinos and Other Gaming Establishments will be expanded, but only to this Special Area Zone within the Ellerslie Industrial area; it will not apply to any other Plan area or neighborhood context.

Apart from the proposed ECB Zone allowing for development that is more commercially focused than the existing EIB Zone, it also allows for marginal increases in height and Floor Area Ratio (FAR). The ECB Zone does allow for greater height for the Hotels Use, however, this is in alignment with conventional zoning regulations for the Hotels Use when located on a site with good access and visibility from a major roadway (e.g. CB2 - General Business Zone), as is the case with this application. FAR can also be further increased, if parking is provided underground. Considering that much of Parsons Road SW, north of Ellerslie Road SW, is already

characterized significantly by surface parking, the additional FAR in exchange for parking underground is an appropriate trade off.

The subject area is well positioned to handle the additional development intensity allowed by the proposed ECB Zone, including the addition of the Hotels and Casinos and Other Gaming Establishments uses, in recognition of the following considerations:

- it is appropriately located advance to a major public roadway (Parson Road SW);
- its close proximity to major transportation corridors such as the Anthony Henday Drive and Calgary Trail; and
- it is compatible with surrounding development which includes a mix of shopping centre, commercial business and industrial business development.

CITY PLAN

Within City Plan, this area is identified as an Established Non-Residential Area. These areas include a mix of commercial, office and industrial uses supported by investment in infrastructure, facilities, amenities and transit service. Ongoing reinvestment of established non-residential areas serves to strengthen employment, economic activity and diversity.

This application aligns with City Plan by allowing for a wider variety of commercial uses while also allowing for limited light industrial uses.

Technical Review

Pipeline Operators

Approximately 25% of the northernmost parcel associated with this application is encumbered by a major oil and gas transmission pipeline corridor (as shown on Appendix 5). The application was circulated to the pipeline operators. They have expressed a desire for increased separation distance (typically 7.5 m) between the edge of the nearest building and the pipeline right-of-way.

There is a process available to pipeline operators through the *Pipeline Act* and the *Pipeline Rules* whereby they have input and some control about construction works and excavations that are proposed in proximity to pipelines. This process can be utilized by the pipeline operators regarding ground disturbance within the prescribed distance of their pipeline. Any further measures required for the operation and maintenance of the pipeline can be addressed between the operator and the landowner (which concords with the City's current process in such circumstances)

Transportation & Transit

The application can be supported from a transportation and transit perspective. Access to the subject area has been provided from Parsons Road SW and the dedication of Elwood Drive SW

will occur with the future subdivision of this site. As part of the Bus Network Redesign, bus routes will be available along Parsons Road SW and Ellerslie Road SW.

Drainage

The application can be supported from a drainage perspective. Storm and sanitary services will be provided from Parsons Road SW at the subdivision or development permit stage.

EPCOR Water

The application can be supported by EPCOR Water. Multiple water services are currently servicing the subject site.

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

Community Engagement

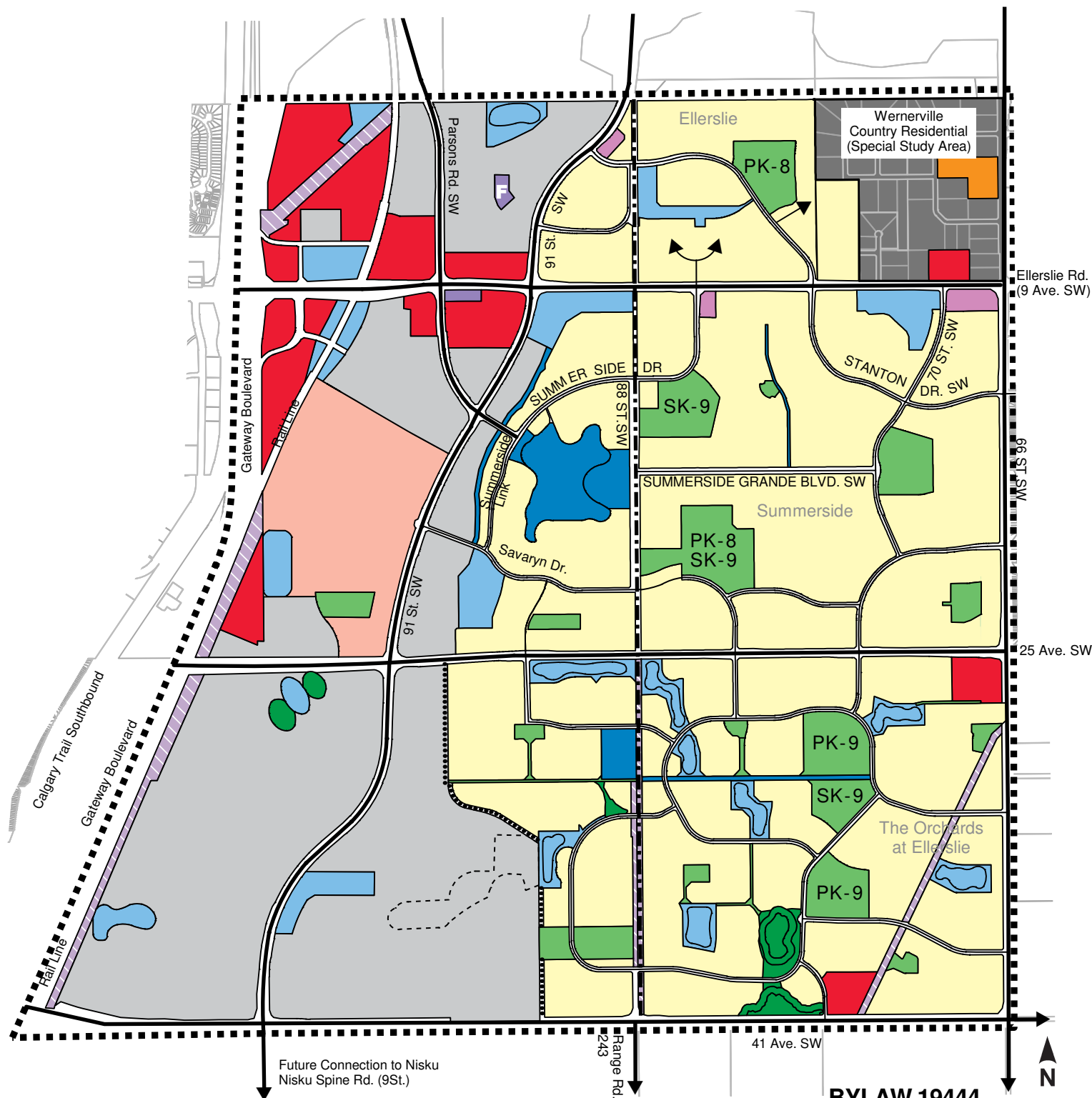
ADVANCE NOTICE January 12, 2021	<ul style="list-style-type: none">• Number of recipients: 312• Zero responses received
PUBLIC ENGAGEMENT SESSION	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/ellerslieindustrialplanningapplications

Conclusion

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

APPENDICES

- 1 Approved NASP Land Use Map – Bylaw 19444
- 2 Proposed NASP Land Use Map – Bylaw 19656
- 3 Approved NSP Land Use Statistics – Bylaw 19444
- 4 Proposed NSP Land Use Statistics – Bylaw 19656
- 5 Pipeline Corridor/Easement Area
- 6 Application Summary



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

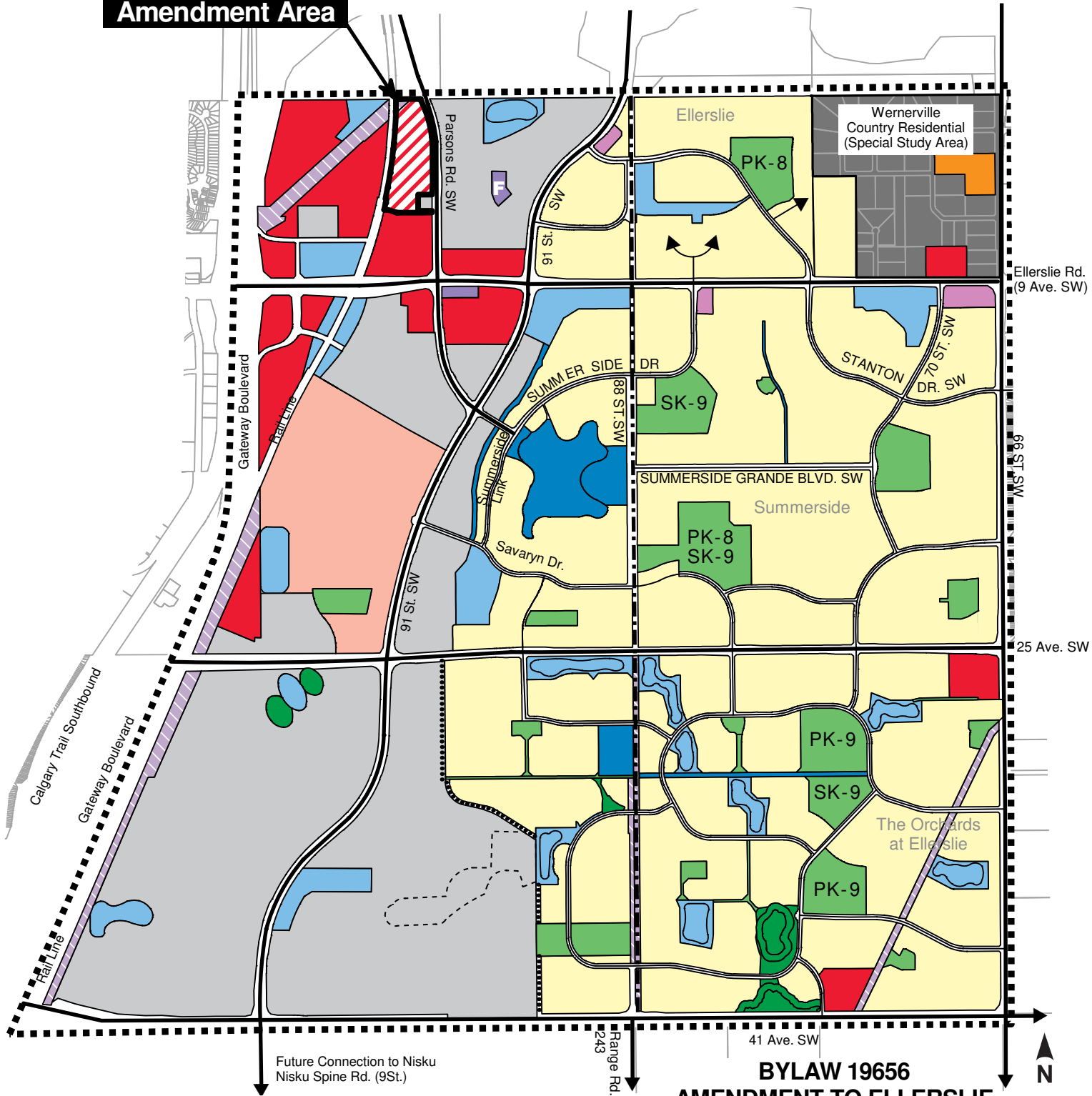
- Institutional
- Southeast Woodland Natural Area
- F Future Fire Rescue Service Station
- PK-8 Public K-8 School
- SK-9 Separate K-9 School

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 19444 ELLERSLIE Area Structure Plan (as amended)

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

Amendment Area



- Residential
- Neighbourhood Commercial
- Commercial
- Commercial (Special Area)
- 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

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 19656
AMENDMENT TO ELLERSLIE**

**Area Structure Plan
(as amended)**

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

ELLERSLIE AREA STRUCTURE PLAN
APPROVED 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		
Public Utility Lots & Stormwater Management	63.4	4.8%
TOTAL Non-Residential Area	844.7	64.4%
Net Residential Area (NRA)	468.0	35.6%

ELLERSLIE AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 19656

	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	78.82	6.0%
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	292.98	22.3%
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	64.4%
Net Residential Area (NRA)	468.0	35.6%



Major Oil and Gas Transmission Pipeline Corridor

APPLICATION SUMMARY

INFORMATION

Application Type:	Text Amendment Plan Amendment Rezoning
Bylaw	19656
Bylaw	19657
Charter Bylaw:	19658
Location:	North of Ellerslie Road SW and west of Parsons Road SW
Addresses:	220, 310, 420 and 504 - Parsons Road SW
Legal Descriptions:	A portion of Lot 22, Block 1, Plan 1822889; and Lots 1-3, Block 2, Plan 1922859
Site Area:	7.92 ha
Neighbourhood:	Ellerslie Industrial
Notified Community Organizations:	Ellerslie Community League Association Summerside Community League Blackmud Creek Community League
Applicant:	Invistec Consulting Ltd.

PLANNING FRAMEWORK

Current Zone and Overlay:	(EIB) Ellerslie Industrial Business Zone Special Area Ellerslie Industrial Overlay
Proposed Zone and Overlay:	(ECB) Ellerslie Commercial Business Zone Special Area Ellerslie Industrial Overlay
Plan in Effect:	Ellerslie Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Stuart Carlyle
Tim Ford
Development Services
Planning Coordination