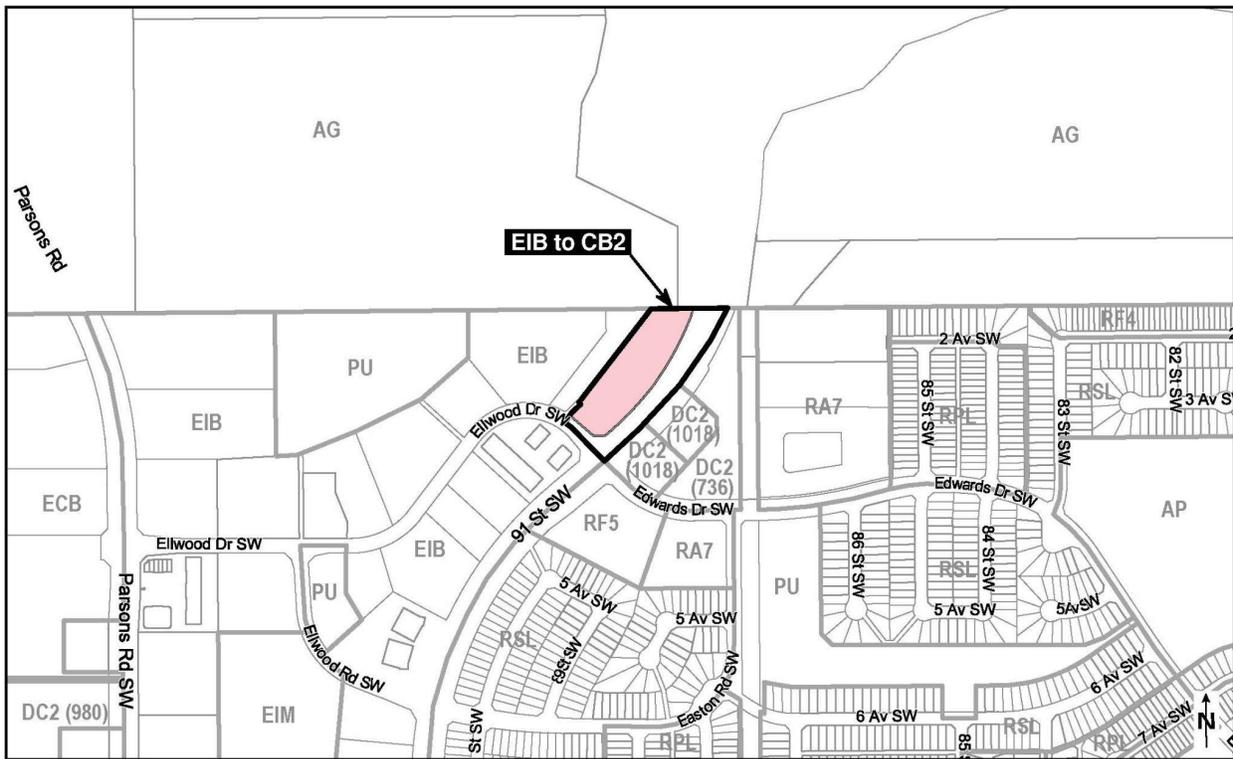




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT ELLERSLIE INDUSTRIAL

236 - 91 STREET SW

To allow the opportunity for businesses that require large sites in a location with good visibility and accessibility along or adjacent to major public roadways.



Recommendation: That Bylaw 19699 to amend the Ellerslie Area Structure Plan and Charter Bylaw 19700 to amend the Zoning Bylaw be APPROVED.

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

- the proposed zone will allow for an expanded range of commercial uses; and
- it is compatible with the existing development and zoning of surrounding land.

Report Summary

This application was accepted from Select Engineering Ltd. on December 15, 2020 on behalf of landowner Rohit Commercial Elwood Ltd. This application is composed of two parts:

1. **BYLAW 19699** to amend the Ellerslie Area Structure Plan (ASP) to designate the site for "Commercial" in place of "Industrial - Special Area" in support of the proposed rezoning.
2. **CHARTER BYLAW 19700** to amend the Zoning Bylaw proposes to change the zoning of one parcel from (EIB) Ellerslie Industrial Business Zone to (CB2) General Business Zone to allow for businesses that require large sites in a location with good visibility and accessibility along or adjacent to major public roadways. The CB2 Zone allows for increased opportunity for commercial uses over the EIB Zone, as identified in Appendix 1.

This proposal is in alignment with the City Plan (MDP) to promote the continuous improvement, evolution and intensification of Edmonton's non-residential lands. The site is located just north of a District Node located at Ellerslie Road SW (a Secondary Corridor) and 91 Street SW.

The proposed rezoning requires an amendment to the Ellerslie Area Structure Plan to identify the site for "Commercial" in place of "Industrial (Special Area)," which is submitted in conjunction with this application.

Site and Surrounding Area

This 1.25 ha site is located west of 91 Street SW and north of Elwood Drive.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(EIB) Ellerslie Industrial Business Zone	Commercial Uses such as restaurant, fitness centre and childcare services
CONTEXT		
North	(AG) Agricultural Zone	Transportation & Utility Corridor
East - across 91 Street SW	(DC2) Site Specific Development Control Provision	DC2.736 row housing DC2.1018 neighbourhood commercial
South	(EIB) Ellerslie Industrial Business Zone	Commercial Uses
West	(EIB) Ellerslie Industrial Business Zone	Commercial and Light Industrial Uses



VIEW OF SITE LOOKING WEST FROM 91 STREET SW

Planning Analysis

City Plan Alignment

This proposal is in alignment with the City Plan (MDP) to promote the continuous improvement, evolution and intensification of Edmonton’s non-residential lands. The site is located just north of a District Node located at Ellerslie Road SW (a Secondary Corridor) and 91 Street SW.

Ellerslie Area Structure Plan

The proposed rezoning requires an amendment to the Ellerslie Area Structure Plan to identify the site for “Commercial” in place of “Industrial (Special Area),” which is submitted in conjunction with this application. The CB2 Zone allows an expanded range of commercial uses over the EIB Zone, as identified in Appendix 1. Commercial policies within the plan allows for integration of commercial development with industrial development, and that the western portion of the plan area may provide a range of commercial development opportunities. The proposed amendment includes a map and statistics update (+1.25 ha Commercial, -1.25 ha Industrial), and text amendment to identify this location under Section 5.4 Commercial.

Technical Review

Transportation

Access to the site currently exists from Ellwood Drive SW. No additional site access will be permitted either from 91 Street SW or Ellwood Drive SW.

Transit

Transit service along Ellwood Drive is being retained with implementation of the Bus Network Redesign. Bus stops are located in close proximity to the subject site, and provide good access to transit.

Drainage

Permanent sanitary and storm servicing for the proposed rezoning area is available from the existing sewer system constructed as part of Ellerslie Industrial Stage 8. The proposed zoning change (EIB to CB2) with intent of allowing the proposed uses within the existing structure will not significantly impact the sewer system. In case of redevelopment, sewer requirements may need to be reassessed.

EPCOR Water

The site is currently serviced by a water service off the existing water main on Elwood Drive SW.

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

Community Engagement

ADVANCE NOTICE Jan. 12, 2021	<ul style="list-style-type: none">• Number of recipients: 49• No responses received
WEBPAGE	https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighborhood-planning-applications.aspx

Conclusion

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

APPENDICES

- 1 EIB and CB2 Use Comparison
- 2 Approved Ellerslie ASP Bylaw 19656
- 3 Approved ASP Land Use and Population Statistics – Bylaw 19656
- 4 Application Summary

(EIB) Ellerslie Industrial Business Zone and (CB2) General Business Zone Use Comparison	
EIB	CB2
<p>Permitted Uses</p> <ol style="list-style-type: none"> Auctioneering Establishments Breweries, Wineries and Distilleries Business Support Services Cannabis Retail Sales Equipment Rentals General Industrial Uses Major Service Stations Minor Service Stations Professional, Financial and Office Support Services Special Event Special Industrial Uses Fascia On-premises Signs Freestanding On-premises Signs Projecting On-premises Signs Temporary On-premises Signs <p>Discretionary Uses</p> <ol style="list-style-type: none"> Automotive and Equipment Repair Shops Automotive and Minor Recreation Vehicle Sales/Rentals Bars and Neighbourhood Pubs (<240 m2) Child Care Services Commercial Schools Convenience Retail Stores Convenience Vehicle Rentals Fleet Services Funeral, Cremation and Interment Services Greenhouses, Plant Nurseries and Garden Centres Health Services Indoor Participant Recreation Services Limited Contractor Services Market Media Studios 	<p>Permitted Uses</p> <ol style="list-style-type: none"> Apartment Hotels Automotive and Equipment Repair Shops Bars and Neighbourhood Pubs, < 240 m2 Breweries, Wineries and Distilleries Business Support Services Cannabis Retail Sales Commercial Schools Convenience Retail Stores Creation and Production Establishments Drive-in Food Services Equipment Rentals Gas Bars General Retail Stores Greenhouses, Plant Nurseries and Garden Centres Health Services Hotels Household Repair Services Indoor Participant Recreation Services Limited Contractor Services Major Amusement Establishments Market Minor Amusement Establishments Minor Service Stations Personal Service Shops Professional, Financial and Office Support Services Public Libraries and Cultural Exhibits Recycling Depots Restaurants, , 240 m2 Special Event Specialty Food Services, <120 m2 Supportive Housing Urban Gardens

16. [Mobile Catering Food Services](#)
17. [Nightclubs](#), < 240 m2
18. [Outdoor Participant Recreation Services](#)
19. [Personal Service Shops](#)
20. [Private Clubs](#)
21. [Rapid Drive-through Vehicle Services](#)
22. [Recycled Materials Drop-off Centres](#)
23. [Recycling Depots](#)
24. [Religious Assembly](#), excluding rectories, manses, dormitories, convents, monasteries and other residential buildings
25. [Residential Sales Centres](#)
26. [Restaurants](#), <240m2
27. [Specialty Food Services](#) (no size restriction)
28. [Urban Gardens](#)
29. [Urban Indoor Farms](#)
30. [Urban Outdoor Farms](#)
31. [Veterinary Services](#)
32. [Minor Digital Off-premises Signs](#)
33. [Minor Digital On-premises Signs](#)

33. [Veterinary Services](#)
34. [Warehouse Sales](#)
35. [Fascia On-premises Signs](#)
36. [Freestanding On-premises Signs](#)
37. [Projecting On-premises Signs](#)
38. [Temporary On-premises Signs](#)

Discretionary Uses

1. [Animal Hospitals and Shelters](#)
2. [Automotive/Minor Recreation Vehicle Sales/Rentals](#)
3. [Auctioneering Establishments](#)
4. [Bars and Neighbourhood Pubs](#), >240 m2
5. [Carnivals](#)
6. [Child Care Services](#)
7. [Convenience Vehicle Rentals](#)
8. [Fleet Services](#)
9. [Funeral, Cremation and Interment Services](#)
10. [Government Services](#)
11. [Liquor Stores](#)
12. [Live Work Units](#)
13. [Major Home Based Business](#)
14. [Major Service Stations](#)
15. [Media Studios](#)
16. [Minor Home Based Business](#)
17. [Mobile Catering Food Services](#)
18. [Motels](#)
19. [Multi-unit Housing](#)
20. [Nightclubs](#), < 240 m2
21. [Vehicle Parking](#)
22. [Outdoor Amusement Establishments](#)
23. [Pawn Stores](#)
24. [Private Clubs](#)
25. [Rapid Drive-through Vehicle Services](#)
26. [Recycled Materials Drop-off Centres](#)
27. [Religious Assembly](#)
28. [Residential Sales Centre](#)

Notes:

Permitted Use in both Zones

Permitted Use in CB2, Discretionary in EIB

Discretionary Use in both Zones

Permitted Use in EIB, Discretionary in CB2

There are a total of 48 Uses in the EIB Zone while the CB2 Zone has a total of 80.

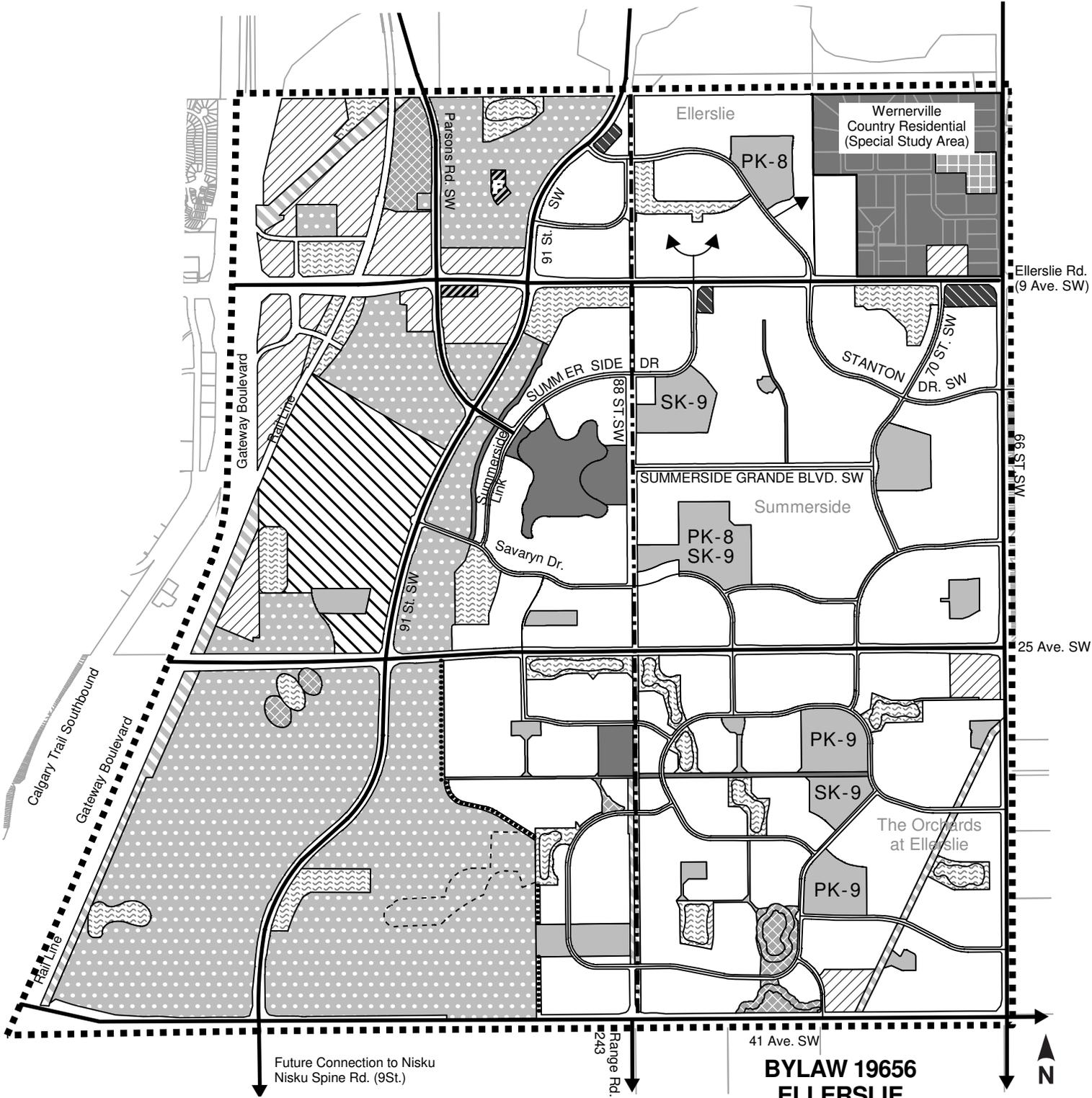
There are 3 Permitted Uses in the EIB Zone that are not allowed in the CB2 Zone.

There is 1 Discretionary Use in the EIB Zone that is not allowed in the CB2 Zone.

There are 12 Permitted Uses in the CB2 Zone that are not allowed in the EIB Zone.

There are 23 Discretionary Uses in the CB2 Zone that are not allowed in the EIB Zone.

29. [Restaurants](#), > 240 m2
30. [Secondhand Stores](#)
31. [Spectator Sports Establishments](#)
32. [Specialty Food Services](#), >120 m2
33. [Spectator Entertainment Establishments](#)
34. [Truck and Mobile Home Sales/Rentals](#)
35. [Urban Indoor Farms](#)
36. [Urban Outdoor Farms](#)
37. [Fascia Off-premises Signs](#)
38. [Freestanding Off-premises Signs](#)
39. [Major Digital Signs](#)
40. [Minor Digital Off-premises Signs](#)
41. [Minor Digital On-premises Signs](#)
42. [Minor Digital On-premises Off-premises Signs](#)



-  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
-  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
 ELLERSLIE
 Area Structure Plan
 (as amended)**

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



**ELLERSLIE AREA STRUCTURE PLAN
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%

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment Rezoning
Bylaw Charter Bylaw:	19699 19700
Location:	South of the Anthony Henday and west of 91 Street SW
Address:	236 - 91 Street SW
Legal Description:	Condominium Plan 1122206, Unit 2
Site Area:	1.25 ha
Neighbourhood:	Ellerslie Industrial
Notified Community Organizations:	Edmonton Korean Community Centre Foundation, Ellerslie Community League Association
Applicant:	Select Engineering Consultants Ltd.

PLANNING FRAMEWORK

Current Zone:	(EIB) Ellerslie Industrial Business Zone
Proposed Zone:	(CB2) General Business Zone
Plan in Effect:	Ellerslie Area Structure Plan
Historic Status:	N/A

Written By:	Cyndie Prpich
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination