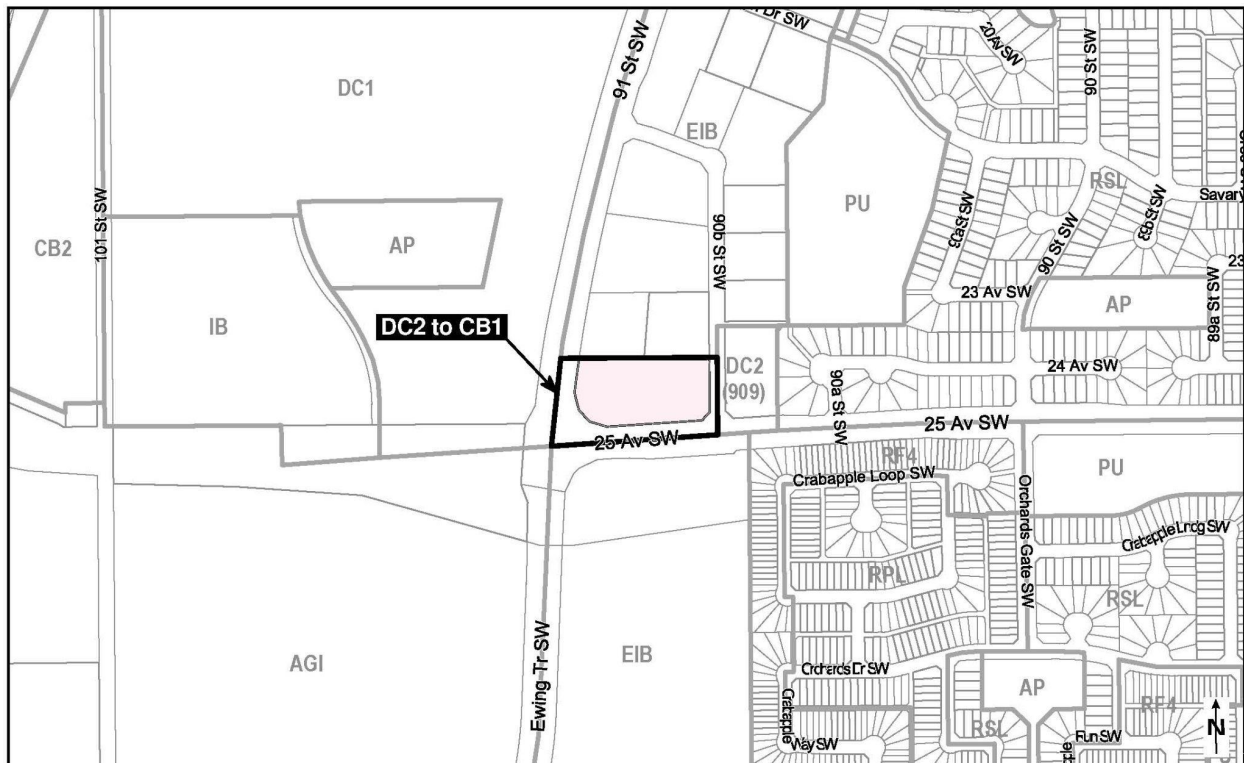




ADMINISTRATION REPORT REZONING, PLAN AMENDMENT SUMMERSIDE

9076 - 25 AVENUE SW

To allow the opportunity for low intensity commercial, office and service uses.



Recommendation: That Bylaw 19706 to amend the Ellerslie Area Structure Plan, Bylaw 19707 to amend the Summerside Neighbourhood Structure Plan and Charter Bylaw 19708 to amend the Zoning Bylaw be APPROVED.

Administration is in **SUPPORT** of this application because the proposed land use change:

- conforms with the policy direction of The City Plan by helping to ensure a thriving and diverse economy;
- will fulfill the general purpose of the proposed zone; and
- will be compatible with the existing and planned surrounding land uses.

Report Summary

This land use amendment application was accepted from Select Engineering Ltd. on December 15, 2020 on behalf of landowner Orchard Gate Commercial GP. This application is composed of three parts:

1. **BYLAW 19706** to amend the Ellerslie Area Structure Plan (ASP) to designate the site for "Commercial" in place of "Industrial - Special Area".
2. **BYLAW 19707** to amend the Summerside Neighbourhood Structure Plan (NSP) to designate the site for "Commercial" in place of "Industrial - Special Area" ; and
3. **CHARTER BYLAW 19708** to amend the Zoning Bylaw for one parcel of land from (DC2) Site Specific Development Control Provision to (CB1) Low Intensity Business Zone. The CB1 Zone will increase the opportunity for commercial uses over the DC2 Provision, as identified in Appendix 1. Charter Bylaw 19708 also amends Section 930 (Appendix 1 - Special Area Ellerslie Industrial) by removing the subject property from the Special Area designation.

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 south of a District Node located at Ellerslie Road SW (a Secondary Corridor) and 91 Street SW.

Site and Surrounding Area



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC2.1003) Site Specific Development Control Provision	Commercial Development

CONTEXT		
North	(EIB) Ellerslie Industrial Business Zone	Commercial Development
East	(DC2.909) Site Specific Development Control Provision	Commercial Development
South	(EIB) Ellerslie Industrial Business Zone	Undeveloped
West	(DC1) Direct Development Control Provision	Undeveloped



VIEW OF SITE LOOKING NORTH

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. 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 an update to the map and statistics (+1.38 ha Commercial, -1.38 ha Industrial, and associated percentages), and a text amendment to identify this location under the Commercial policies of the plan (Section 5.4).

Summerside Neighbourhood Structure Plan

The proposed rezoning requires an amendment to the Summerside Neighbourhood Structure Plan to identify the site for "Neighbourhood Commercial" in place of "Industrial (Special Area)", which is submitted in conjunction with this application. The proposed amendment includes an update to the map and statistics (+1.38 ha Commercial, -1.38 ha Industrial, and associated percentages), and a text amendment to identify this location under the Neighbourhood Commercial policies (Section 5.3.1).

Technical Review

Administration advises the following from a **Transportation** perspective:

1. Vehicular access to the site exists from 25 Avenue SW and 90B Street NW. Any modifications to existing access requires review and approval of Subdivision and Development Coordination (Transportation). No additional access will be granted from 25 Avenue SW and 91 Street SW.
2. 91 Street SW widening between Ellerslie Road SW and 25 Avenue SW, including signalization of the intersection at 91 Street SW and 25 Avenue SW was completed in the fall of 2020.

Administration advises the following from a **Transit** perspective:

1. Transit service adjacent to the subject parcel will be removed with the implementation of the Bus Network Redesign. The parcel is within the recommended walking distance to transit along Savaryn Drive SW.

Administration advises the following from a **Drainage** perspective:

1. Permanent and sanitary storm servicing for the subject property exists off the existing public sewer mains that were constructed as part of Gateway Business Park - Stage 20.
2. The proposed rezoning with the intent of allowing proposed uses within the existing structure will not significantly impact the sewer system. In the case of redevelopment, sewer requirements may need to be reassessed.

EPCOR Water advised that the site is currently serviced by a connection to the water main located in 90B Street SW.

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: 21• No responses received
WEBPAGE	https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/summerside-planning-applications.aspx

Conclusion

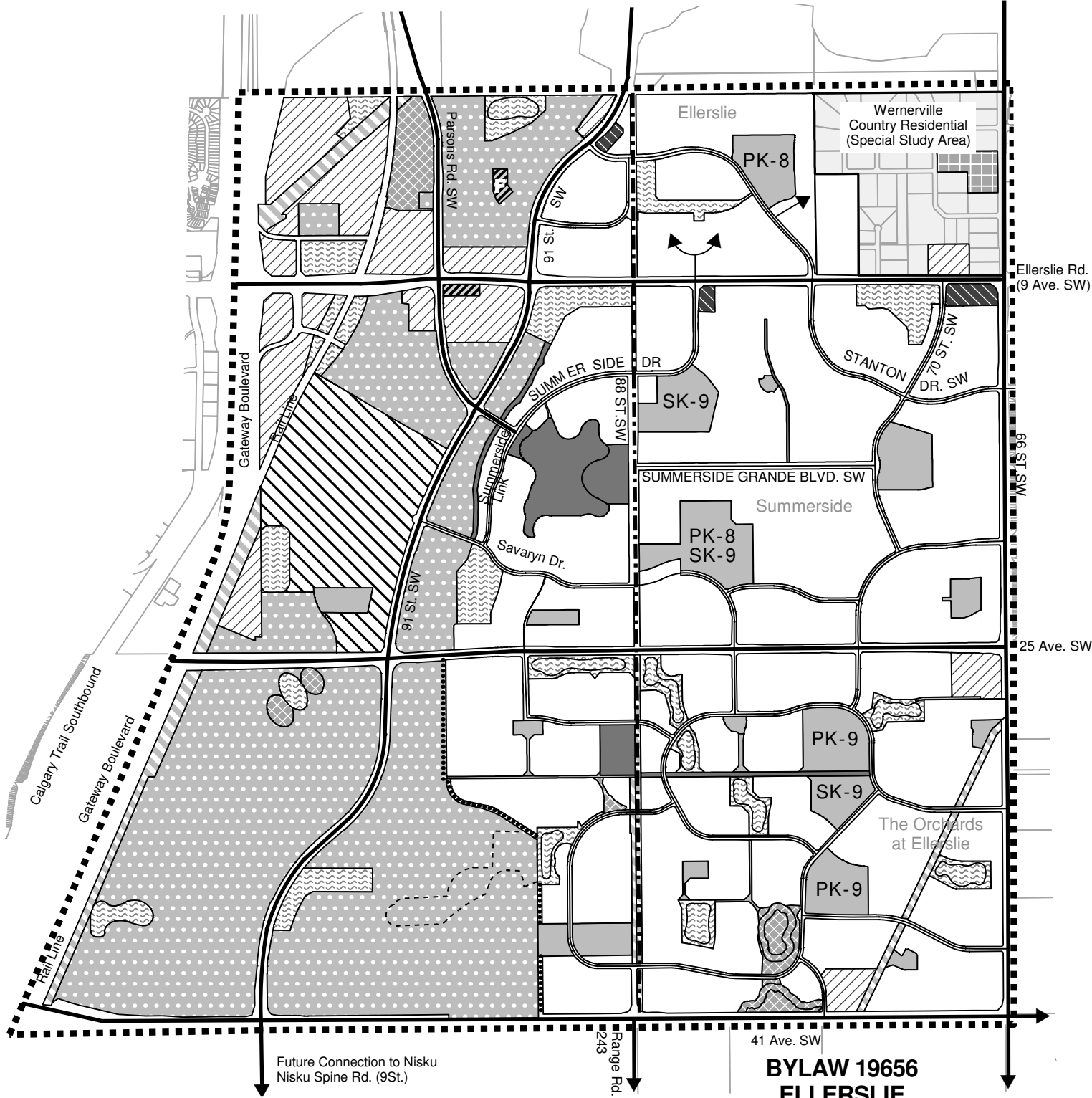
Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 DC2 and CB1 Use Comparison
- 2 Approved Ellerslie ASP Bylaw 19656
- 3 Approved Ellerslie ASP Land Use and Population Statistics – Bylaw 19656
- 4 Application Summary

Use Comparison (DC2.1003 vs. CB1)

DC2.1003	CB1
<ol style="list-style-type: none"> 1. Automotive and Equipment Repair Shops 2. Automotive and Minor Recreation Vehicle Sales/Rentals 3. Bars and Neighbourhood Pubs (<240 m²) 4. Business Support Services 5. Cannabis Retail Sales 6. Child Care Services 7. Commercial Schools 8. Convenience Retail Stores 9. Convenience Vehicle Rentals 10. Fleet Services 11. Equipment Rentals 12. Funeral, Cremation and Interment Services 13. Gas Bars 14. General Industrial Uses 15. Greenhouses, Plant Nurseries and Market Gardens 16. Health Services 17. Indoor Participant Recreation Services 18. Limited Contractor Services 19. Major Service Stations 20. Media Studios 21. Minor Alcohol Sales [Liquor Stores] 22. Minor Service Stations 23. Mobile Catering Food Services 24. Outdoor Participant Recreation Services 25. Personal Service Shops 26. Private Clubs 27. Professional, Financial and Office Support Services 28. Rapid Drive-through Vehicle Services 29. Residential Sales Centres 30. Restaurants 31. Special Industrial Uses 32. Specialty Food Services (No size restriction) 33. Veterinary Services 34. Fascia On-premises Signs 35. Freestanding On-premises Signs 36. Minor Digital Off-premises Signs 37. Minor Digital On-premises Signs 38. Minor Digital On-premises Off-premises Signs 39. Projecting On-premises Signs 40. Temporary On-premises Signs 	<p>Permitted</p> <ol style="list-style-type: none"> 1. General Retail Stores (1,000 m²) 2. Household Repair Services 3. Market 4. Minor Amusement Establishments 5. Public Libraries and Cultural Exhibits 6. Special Event 7. Supportive Housing 8. Urban Gardens <p>Discretionary</p> <ol style="list-style-type: none"> 9. Auctioneering Establishments 10. Bars and Neighbourhood Pubs (>240m²) 11. Breweries, Wineries and Distilleries 12. Creation and Production Establishments 13. Drive-in food Services 14. General Retail Stores (>1,000 m²) 15. Hotels 16. Live Work Units 17. Major Amusement Establishments 18. Major Home Based Business 19. Minor Home Based Business 20. Multi-unit Housing 21. Nightclubs (max. 240 m² adjacent to residential) 22. Pawn Stores 23. Recycling Depots 24. Recycled Materials Drop-off Centres 25. Restaurants (>240 m²) 26. Secondhand Stores 27. Specialty Food Services (>120m²) 28. Spectator Entertainment Establishments 29. Urban Indoor Farms 30. Urban Outdoor Farms 31. Fascia Off-premises Signs 32. Freestanding Off-premises Signs 33. Major Digital Signs 34. Roof Off-premises Signs 35. Roof On-premises Signs 36. Temporary Off-premises Signs 37. Vehicle Parking
<p>16 Permitted Uses in CB1</p> <p>18 Discretionary Uses in CB1</p> <p>6 Uses not in CB1</p>	<p>Total 71 Uses</p> <p>37 Uses not in DC2</p>



- 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 Amendments Rezoning
Bylaw	19706
Bylaw	19707
Charter Bylaw:	19708
Location:	North of 25 Avenue SW and east of 91 Street SW
Address:	9076 - 25 Avenue SW
Legal Description:	Lot 7, Block 56, Plan 1125456
Site Area:	1.38 ha
Neighbourhood:	Summerside
Notified Community Organization:	Summerside Community League of Edmonton
Applicant:	Select Engineering Consultants Ltd.

PLANNING FRAMEWORK

Current Zone:	(DC2.1003) Site Specific Development Control Provision
Proposed Zone:	(CB1) Low Intensity Business Zone
Plans in Effect:	Ellerslie Area Structure Plan Summerside Neighbourhood Structure Plan
Historic Status:	n/a

Written By:
Approved By:
Branch:
Section:

Cyndie Prpich
Tim Ford
Development Services
Planning Coordination