

Bylaw 19344

A Bylaw to amend Bylaw 11870, as
amended, being the Ellerslie Area Structure
Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on January 5, 1999 the Municipal Council of the City of Edmonton passed Bylaw 11870, as amended, being the Ellerslie Area Structure Plan; and

WHEREAS Council found it desirable to amend Bylaw 11870, as amended, the Ellerslie Area Structure Plan through the passage of Bylaws 12111, 12581, 12609, 13450, 13535, 13665, 14012, 14146, 14266, 14508, 14518, 14583, 14723, 14693, 15067, 15345, 15713, 16446, 16593, 16668, 17085, 17654, 17714, 17802, 17756, 18264, 18274, 18594, 18919 and 19148; and

WHEREAS an application was received by Administration to amend the Ellerslie Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Ellerslie Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

- 1) That Bylaw 11870, as amended, the Ellerslie Area Structure Plan is hereby further amended by:
 - a) Adding under Section 4.2.1 Industrial, the following:

“In addition to the use of Special Area Zoning to meet Council’s policy direction to restrict large scale retail, commercial uses from locating within those areas of the plan area designated for industrial development, utilization of a (DC2) Site Specific Direct Development Control Provision restricting the amount of retail may be considered on a one ha site centrally located, with access to Ewing Trail (Lot 2, Block 4, Plan 1421874). General Retail and Liquor Stores Uses will be restricted to a maximum of 400 m2 per business where such uses are expected to be part of an office or industrial project which supports Council’s direction to limit large scale retail commercial uses. The proposed development of the site is suitable for small scale General Industrial Uses that operate such that no nuisance factor is created or apparent outside and enclosed building. The Drive-in Food Services Use will also be allowed because the use is supportive to industrial business.”

- b) Adding under Section 5.3 Industrial, the following:

“A one ha site (Lot 2, Block 4, Plan 1421874) centrally located, with access to Ewing Trail may be developed as a (DC2) Site Specific Direct Development Control Provision to allow some small scale retail commercial development and Drive-in Food Services, in addition to some of the uses otherwise allowed in the Ellerslie Industrial Business Zone established for the Ellerslie Industrial (Special Area) that are conducive to the site design approved on the site. All retail type uses will be restricted to a maximum of 400 m2 per business where such uses are expected to be part of an office or industrial project.”

- c) Under Section 4.2.1 Industrial, delete, the sentence beginning with “In reference to the Special Study Area”, and replace it with the following:

“In response to Council’s direction, at the time the Ellerslie ASP was adopted, the Administration was to provide a mechanism prior to the first industrial rezoning [redistricting], to prohibit large scale retail, commercial uses from locating within those areas of the plan area designated for industrial development, Special Area Zoning was created under Bylaw 12111. The objectives of the Special Area Ellerslie Industrial are as follows:”

- d) Under Section 4.2.1 Industrial, changing the first two bullets to numbers 1 and 2 respectively, and inserting, after the bullet beginning with “In order to achieve the previous objective”, the following third objective:

“3. To address the interface of industrial development with residential, environmental features and arterial roads in a sensitive manner.”

- e) Delete the following duplicate statement under Section 4.2.1 Industrial where it appears above the bullet that states “Discourage the location of warehouse sales.”:

“Provide for multi-modal, multiple access transportation opportunities to the industrial business area to support the efficient movement of goods to and from the plan area.”

- f) Delete the following statement under Section 4.2.1 Industrial:

“Apply the Special Study Area.”

- g) Under Section 4.2.2 Commercial, delete the third bullet beginning with “Ensure that the commercial uses planned ...” and the fifth bullet beginning with “Ensure that the impact of commercial development ...”

- h) Delete the sentence under Section 4.2.2 Commercial beginning with “In reference to the Special Study Area....”.

- i) Delete the bullet under Section 4.2.2 Commercial beginning with “Provide for a range of commercial development ...”

- j) Delete the bullet under Section 4.2.2 Commercial beginning with “Provide for convenience, service and highway commercial development ...”

- k) Delete the bullet under Section 4.2.2 Commercial beginning with “Accommodate, as per Figure 3.0 ...”
- l) Under Section 4.2.2 Commercial, delete the bullet beginning with “To ensure that the impacts this amendment ...” and replace it with the following:

“To ensure that the impacts this amendment would have on potential community commercial sites to the west no CSC zoning will be permitted within the area west of the rail line. [Bylaw 15713]”

- m) Under Section 4.2.2 Commercial, delete the bullet beginning with “To retain the focus within the Special Study Area ...” and replace it with the following:

“The land west of the rail line shall be focused on primarily high quality business commercial uses. [Bylaw 15713]”

- n) Under Section 4.2.2 Commercial, delete the duplicate bullet beginning with “Provide for a range of business commercial development.....” where it appears after the last bullet beginning with “Provide for medium intensity commercial uses ...”.
- o) Under Section 4.2.4 Circulation delete the sentence beginning with “In reference to the Special Study Area....”.
- p) Under Section 4.2.4 Circulation, delete the bullet beginning with “Provide a logical, safe and efficient hierarchy ...”.
- q) Under Section 4.2.4 Circulation, delete the bullet beginning with “Integrate pipeline and other corridors ...”. and
- r) Under Section 4.2.4 Circulation, delete the bullet beginning with “Limit direct roadway access.....” and replace it with the following:

“In reference to land between the rail line and Calgary Trail in the northwest portion of the plan area, direct roadway access will be limited, including no right-in; right-out turning movements from Gateway Boulevard and Ellerslie Road to preserve the major through movement function of these roadways [Bylaw 13450].”

- s) Under Section 5.3 Industrial, add the following sentence to the last paragraph beginning with “Large scale retail, commercial uses.....”, the following statement:

“Bylaw 12111 created the Special Area Zones as contemplated under Section 900 of the Zoning Bylaw.”

READ a first time this	7th	day of	July	, A. D. 2020;
READ a second time this	7th	day of	July	, A. D. 2020;
READ a third time this	7th	day of	July	, A. D. 2020;
SIGNED and PASSED this	7th	day of	July	, A. D. 2020.

THE CITY OF EDMONTON



MAYOR



A/ CITY CLERK