

Bylaw 19848

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, 19148, 19344, 19359, 19444, 19656, 19706, and 19726; 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. deleting the first paragraph of Section 5.4 Commercial and replace with:

“A number of parcels west of the transition zone have been designated in the plan as commercial and mixed use to serve both local and regional (drive-by) customers. Mixed use land uses may be vertically integrated within a single

building or horizontally integrated within multiple buildings on a site, to provide a compatible mix of uses and intensity. Intense, passenger vehicle-oriented highway commercial type uses such as hotels, service stations and eating & drinking establishments are typical uses which might locate at the western end of Ellerslie Road around the Calgary Trail interchange. These sites provide easy access to drive-by traffic and do not result in the excessive penetration of traffic further east into the ASP. Complementary to the surrounding residential, mixed uses can be found in the northeast of the ASP within the Wernerville (Special Study Area). Details relating to access into these sites will be determined at the redistricting and subdivision stage.”

- b. adding a paragraph at the end of the last paragraph in Section 5.4 Commercial:

“One mixed use site is designated in the plan area with the location shown on Figure 6. The mixed use site is located in the northeast corner of the Plan Area, at the west side of the intersection between 66 Street S.W. and 2 Avenue S.W.”

- c. deleting the first paragraph in Section 5.5.1 Special Study Area - Wernerville Country Residential with;

“As noted earlier, Wernerville is an existing country residential development in the northeast corner of the plan area bound by the TUC, 66 Street and Ellerslie Road. Except for three properties zoned Urban Services (US) at 331 – 71 Street SW (Lot F, Block 2, Plan 3309 KS), 330 - 66 Street SW (Lot C, Block 2, Plan 3027 KS), and 430 - 66 Street SW (Lot B, Block 2, Plan 3027 KS), and two properties zoned for commercial uses at 7030 Ellerslie Road SW (Lot G, Block 1, Plan 3027 KS), 6830 Ellerslie Road SW (Lot F, Block 1, Plan 3027 KS), and one property zoned RA7 (Low Rise Apartment Zone) at 6720-2 Avenue SW (Lot Q, Block 1, Plan 3027 KS), there are currently no intentions to redevelop the remainder of this quarter section.”

- d. deleting the last sentence of the 4th paragraph in Section 5.5.1 Special Study Area - Wernerville Country Residential with;  

“With the exception of the mixed uses, institutional uses, commercial uses, and roadway, Wernerville will continue to be a Special Study Area.
- e. deleting the Map entitled “Bylaw 19706 Ellerslie Area Structure Plan ” and replacing with the Map entitled “Bylaw 19848 Amendment to The Ellerslie Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- f. deleting the statistics entitled “The Ellerslie Area Structure Plan - Land Use and Population Statistics - Bylaw 19656” and replacing with the statistics entitled “The Ellerslie Area Structure Plan - Land Use and Population Statistics - Bylaw 19848” attached hereto as Schedule “B” and forming part of this Bylaw; and
- g. deleting the map “Figure 6 Development Concept” and replacing with the map “Figure 6 Development Concept ” attached hereto as Schedule “C”, and forming part of this Bylaw.
- h. deleting the map “Figure 7 Storm Drainage” and replacing with the map “Figure 7 Storm Drainage” attached hereto as Schedule “D”, and forming part of this Bylaw.
- i. deleting the map “Figure 8 Sanitary Drainage” and replacing with the map “Figure 8 Sanitary Drainage” attached hereto as Schedule “E”, and forming part of this Bylaw.
- j. deleting the map “Figure 9 Water Distribution” and replacing with the map “Figure 9 Water Distribution” attached hereto as Schedule “F”, and forming part of this Bylaw.
- k. deleting the map “Figure 10 Circulation System” and replacing with the map “Figure 10 Circulation System” attached hereto as Schedule “G”, and forming part of this Bylaw.

1. deleting the map “Figure 11 Neighbourhood and Staging Concept” and replacing with the map “Figure 11 Neighbourhood and Staging Concept ” attached hereto as Schedule “H”, and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

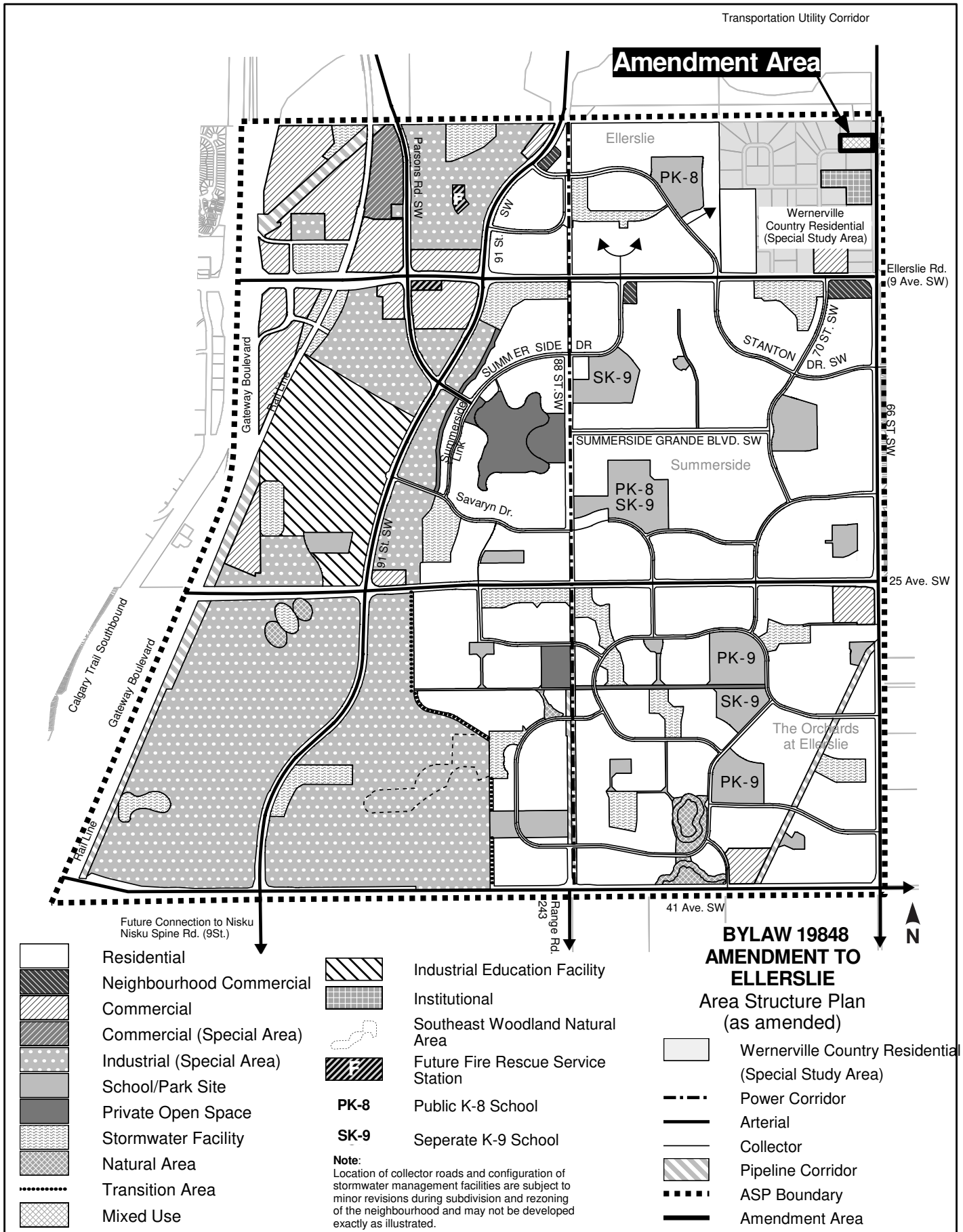
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



Transportation Utility Corridor

**Amendment Area**

Ellerslie

PK-8

Wernerville  
Country Residential  
(Special Study Area)

Ellerslie Rd.  
(9 Ave. SW)

Parsons Rd. SW

95 St. SW

SUMMER SIDE DR

SK-9

STANTON DR. SW

70 St. SW

SUMMERSIDE GRANDE BLVD. SW

Summerside

PK-8  
SK-9

Savaryn Dr.

87 St. SW

66 St. SW

25 Ave. SW

Calgary Trail Southbound  
Gateway Boulevard

PK-9

SK-9

PK-9

The Orchards  
at Ellerslie

Future Connection to Nisku  
Nisku Spine Rd. (9St.)

Range Rd.  
243

41 Ave. SW



**BYLAW 19848  
AMENDMENT TO  
ELLERSLIE  
Area Structure Plan  
(as amended)**

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

- 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.

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

## SCHEDULE "B"

**ELLERSLIE AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 19848**

	Area (ha)	%
<b>GROSS AREA</b>	<b>1451.5</b>	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%
<b>GROSS DEVELOPABLE AREA*</b>	<b>1312.7</b>	100.0%
Existing Land Uses (Country Residential Development)	47.0	3.6%
Commercial/Residential Mixed Use**	0.4	0.03%
Commercial	81.45	6.2%
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	0.05%
Institutional and Community Service	3.6	0.3%
Transportation		
Circulation	193.2	14.7%
Industrial	290.35	22.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.4	4.8%
<b>TOTAL Non-Residential Area</b>	<b>843.9</b>	<b>64.3%</b>
<b>Net Residential Area (NRA)</b>	<b>468.8</b>	<b>35.7%</b>

**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)	52.8	90	4,752	1.8	8,554	11.3%
<b>Total Residential</b>	<b>468.8</b>		<b>15,460</b>		<b>38,536</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Per Net Residential Hectare (ppnha)

82

Units Per Net Residential Hectare (upnrha)

33

LDR/ MDR Unit Ratio

64% / 36%

	Elementary (K-6)	Junior/Senior High School (7-12)	Total
<b>STUDENT GENERATION</b>			
Public	1,586	1,586	3,172
Separate	635	317	952
<b>Total</b>	<b>2,221</b>	<b>1,903</b>	<b>4,124</b>

## Notes:

\* Where the vision, goals and objectives of an ASP reflect the context of a particular area, some land uses may not be entirely necessary or desirable. Calculations for Neighbourhoods reflect a general framework for future development and are estimates. Detailed calculations will be prepared during the NSP approval stage. Applicants are advised to consult with the Planning and Development Department for up-to-date housing mix guidelines, unit and population factors, and School Boards specifically regarding school need and student generation factors. Residential land use is generally depicted on the Land Use Concept map.

\*\*The total area of this designation is 1.2 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed 70:30 respectively. The residential portion of this designation is accounted for in Medium Density Residential.

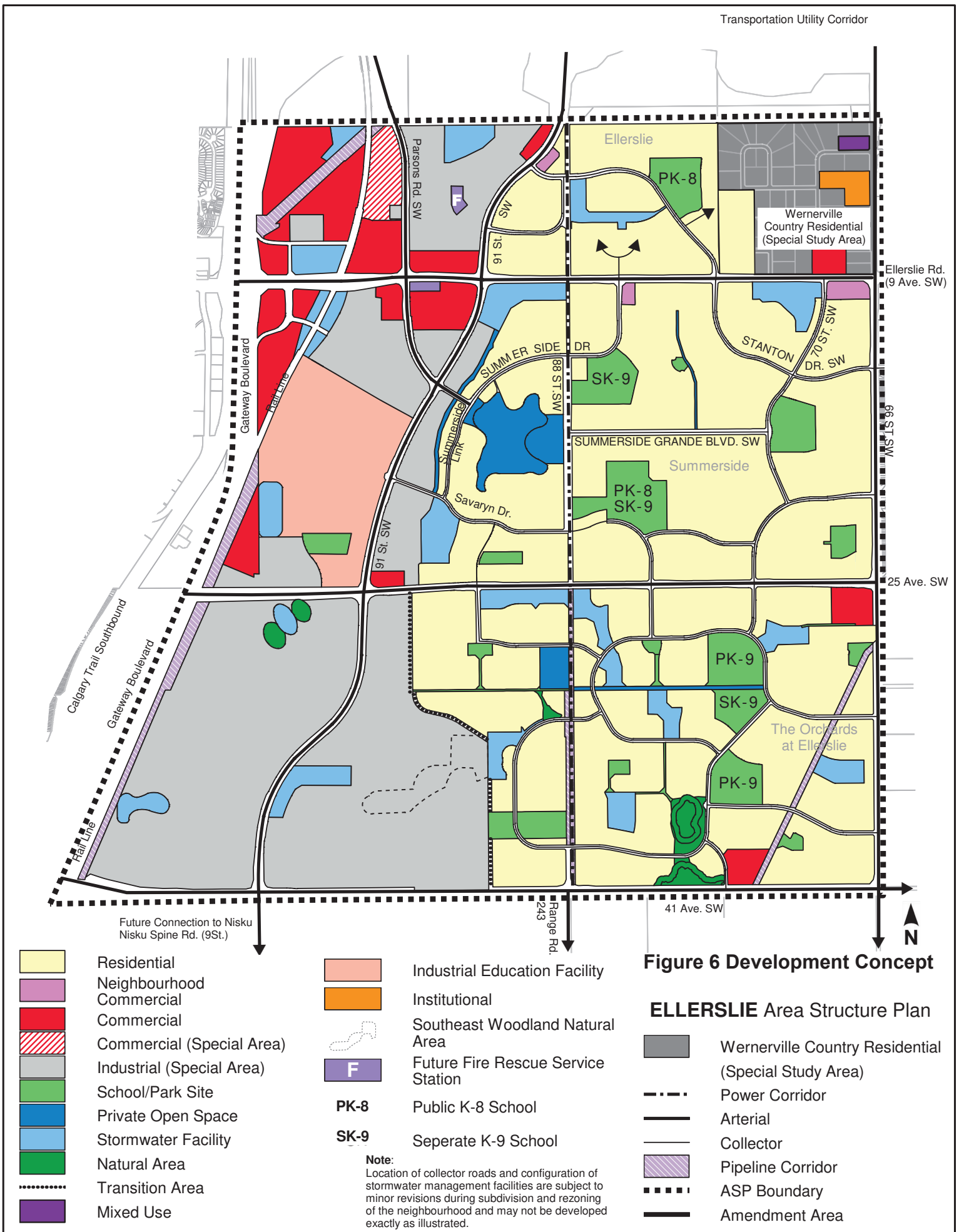
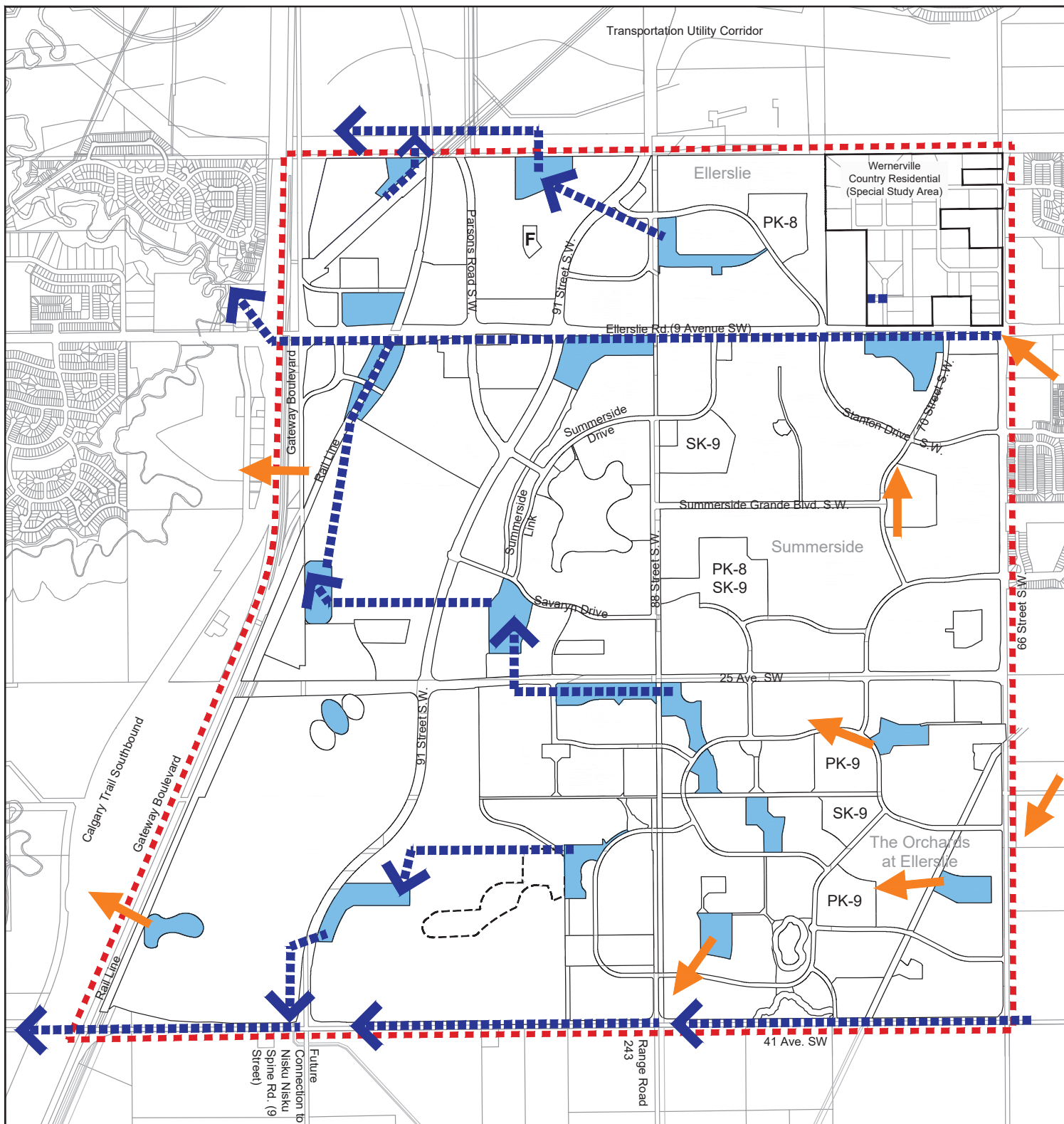


Figure 6 Development Concept





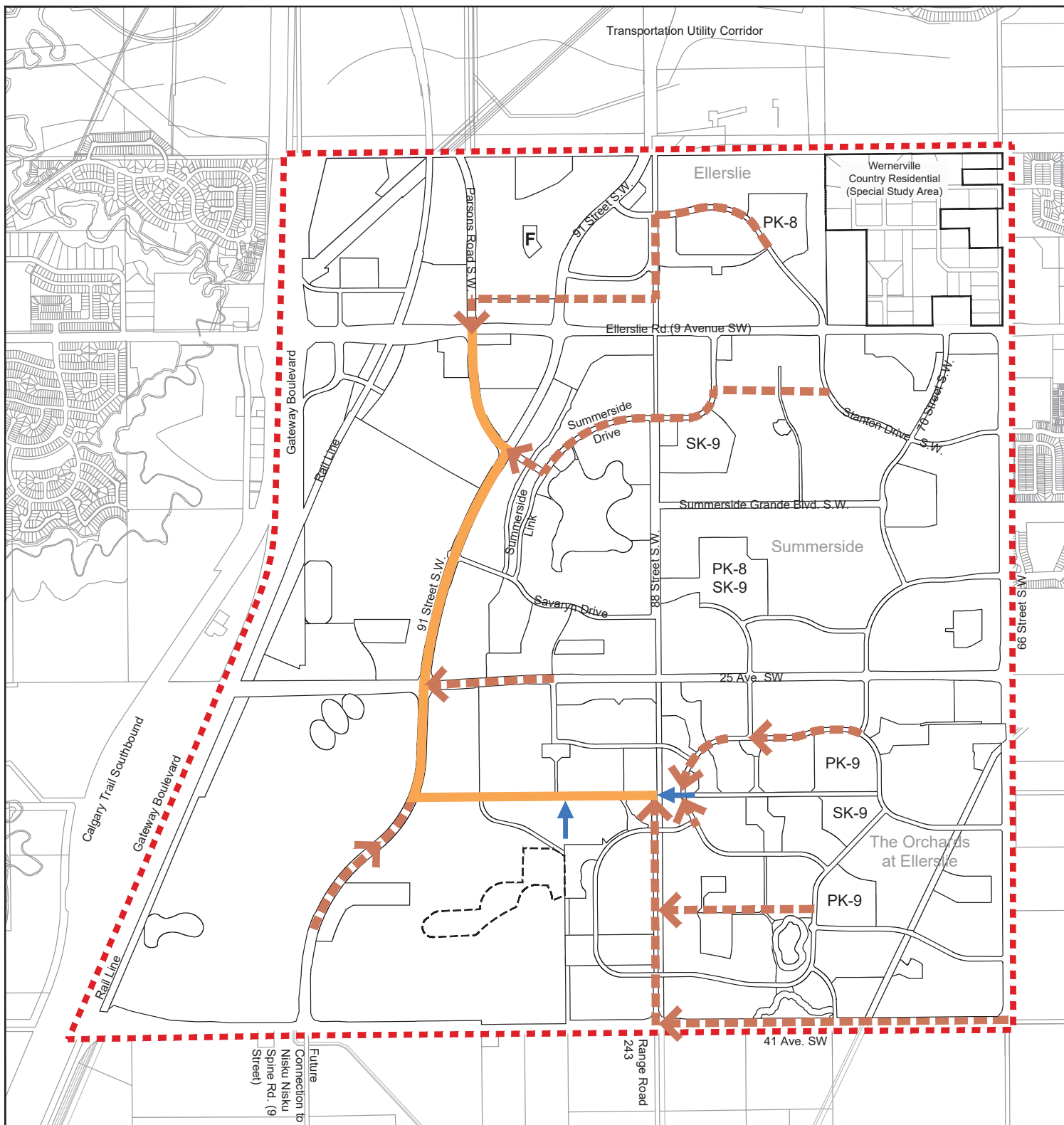
Legend

- Stormwater Facility
- Direction Of Drainage
- Storm Sewers
- 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.



**Figure 7**  
**Storm Drainage**  
 Ellerslie Area Structure Plan

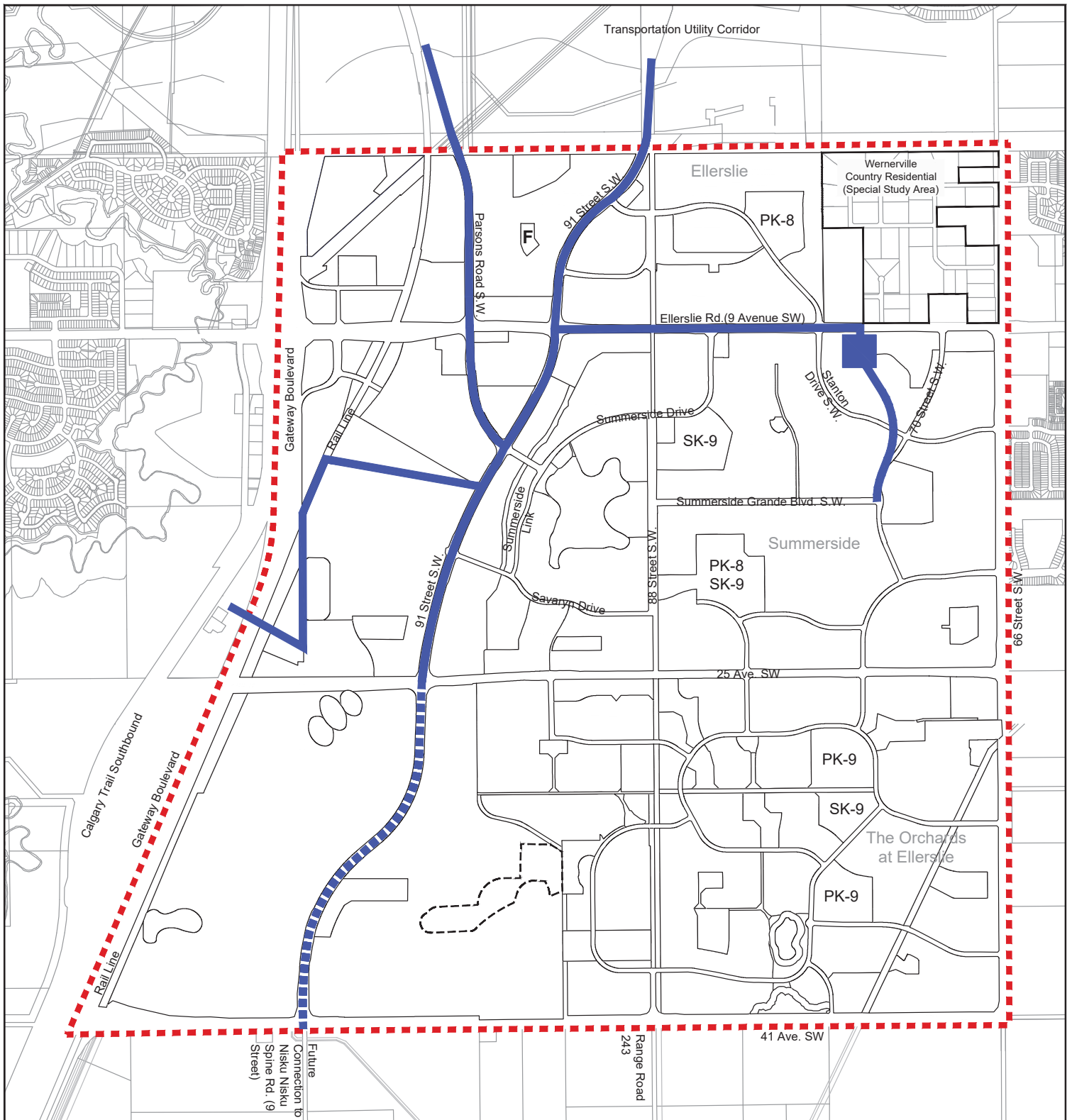


Legend

-  Direction Of Drainage
-  On-site Trunks
-  SESS Sewer
-  ASP Boundary

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**Figure 8**  
**Sanitary Drainage**  
**Ellerslie Area Structure Plan**



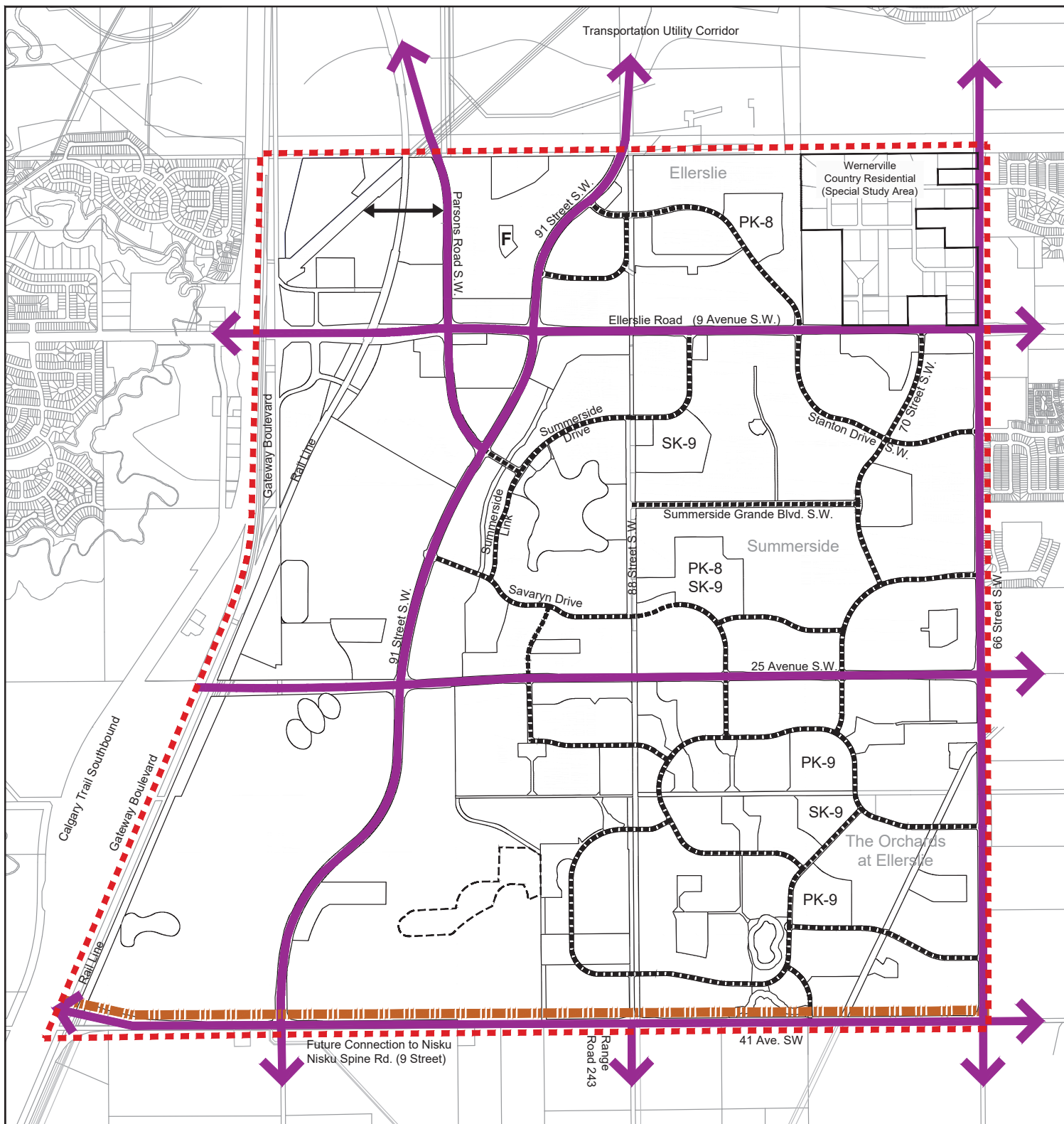
**Legend**

- Water Transmission Main
- Future Water Transmission Main
- Booster Station
- ASP Boundary






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**Figure 9**  
**Water Distribution**  
**Ellerslie Area Structure Plan**



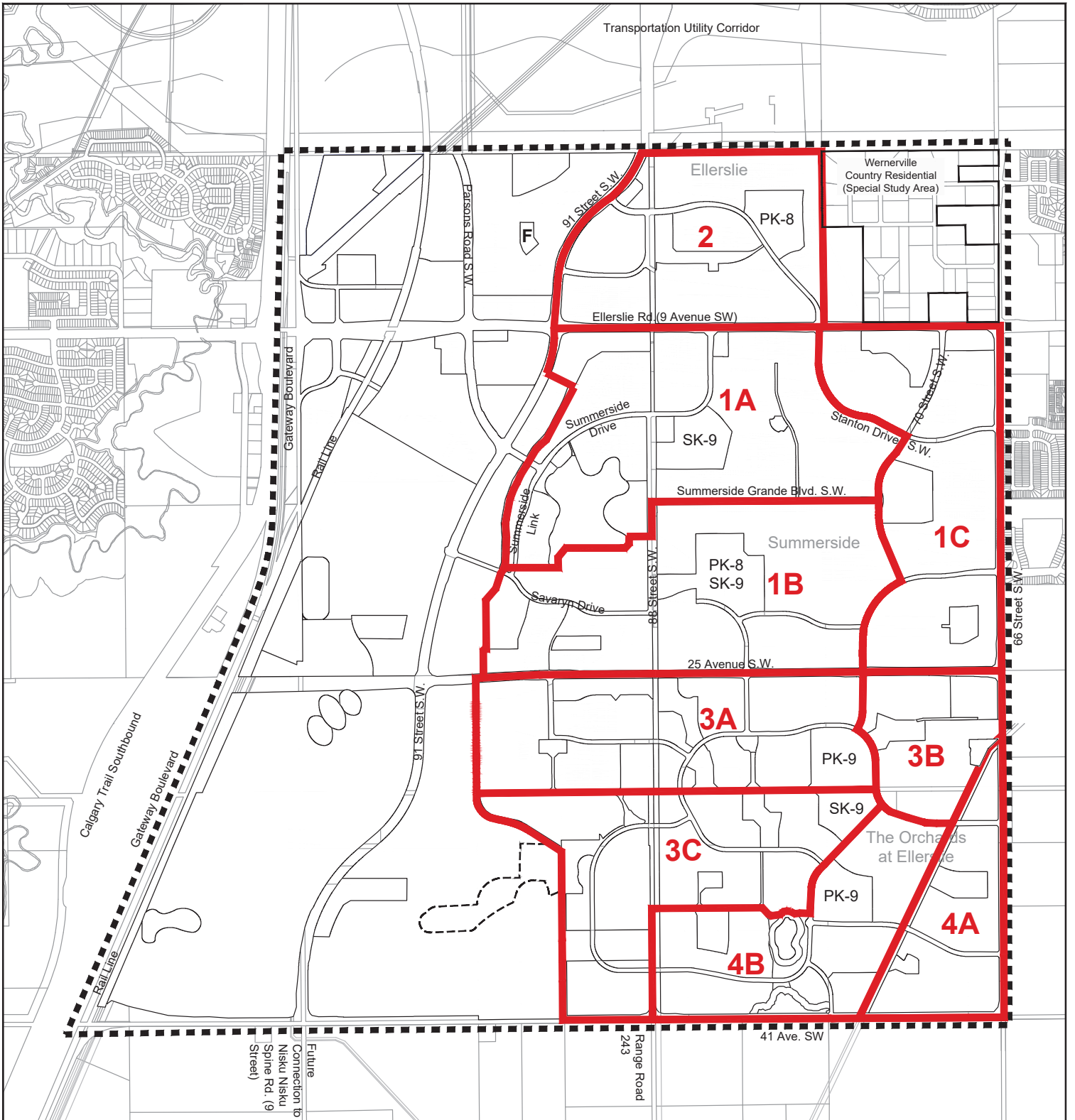
Legend

-  Arterial Roadway
-  Major Regional Facility
-  Collector-Undivided
-  Access (Exact Location to be Determined in Consultation with Transportation Department and Railway Company)
-  ASP Boundary

**Note:**  
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**Figure 10**  
 Circulation System  
 Ellerslie Area Structure Plan



Legend

- █ Stage Boundary
- ASP Boundary

Note:

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**Figure 11**  
**Neighbourhood &**  
**Staging Concept**  
 Ellerslie Area Structure Plan