

Bylaw 19849

A Bylaw to amend Bylaw 11870, as amended, the
Ellerslie Area Structure Plan, through an amendment to Bylaw 12581,
being the Ellerslie Neighbourhood 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 from time to time to amend Bylaw 11870, as amended, the Ellerslie Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on May 1, 2001, Council adopted as Appendix “B” to Bylaw 11870, as amended, the Ellerslie Neighbourhood Structure Plan by passage of Bylaw 12581; and

WHEREAS Council found it desirable to amend Bylaw 12581, as amended, the Ellerslie Neighbourhood Structure Plan through the passage of Bylaws 12878, 13535, 15068, 18920, and 19445; and

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

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

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. Appendix “B” to Bylaw 11870, as amended, the Ellerslie Area Structure Plan is hereby amended as follows:

- a) delete the first sentence of the third paragraph in Section 3.3 Existing & Surrounding Land Uses and replace with;

“The Ellerslie NSP contains the existing Wernerville Country Residential development.”

- b) delete the first paragraph in Section 5.2.3 Special Study Area - Wernerville Country Residential and replace with;

“Wernerville is an existing country residential development in the eastern side of the plan area bound by the TUC, 66 Street, and Ellerslie Road. Except for three Urban Services (US) zoned properties on 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.”

- c) delete the all three paragraphs of Section 5.3 Commercial and replace with;

“The Ellerslie NSP has two neighbourhood commercial sites and one mixed use site.

The first commercial site is located in the north west portion of the plan area and is intended to be developed to a maximum area of 0.71 hectares. Given its frontage onto 91st Street the site will act as a node for the surrounding community. The site is separated from residential land uses to the south by a collector road and to the east by landscaping. The site is intended to be developed as a neighbourhood Convenience Commercial area.

The location of the site will ensure convenient access to residents while maintaining appropriate traffic patterns and volumes in the neighbourhood. The commercial uses share an access from both 91 Street with associated cross-access easements and a second access from Edwards Drive.

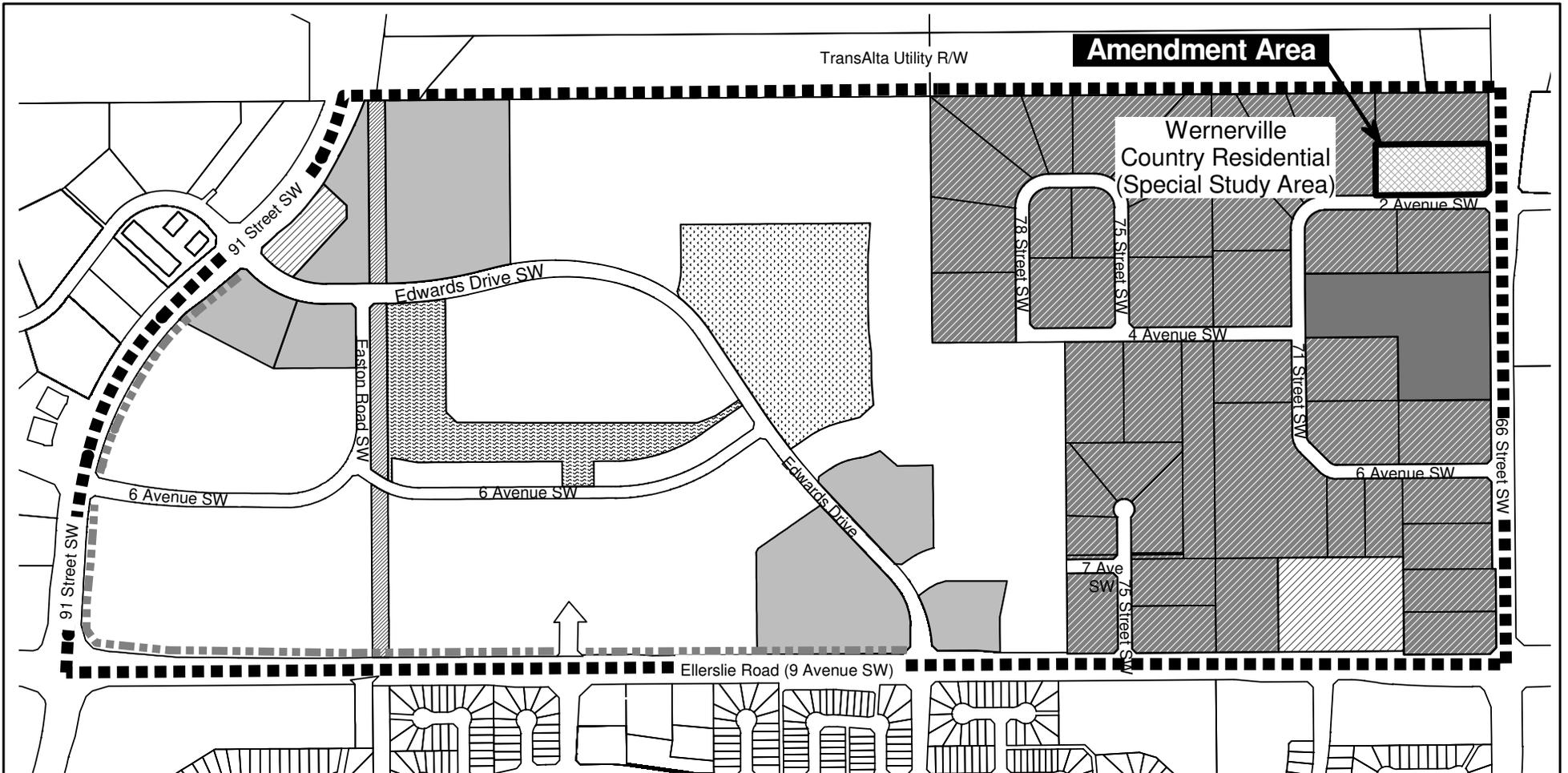
The second commercial site is located in the southeast portion of the plan area and is

fronting onto Ellerslie Road SW. The site is separated from residential land uses to the east, north, and west by landscaping.

The mixed use site is located in the north east portion of the plan area, adjacent to 66 Street SW and fronting onto 2 Avenue SW. The site is separated from residential land uses to the north and west by landscaping. The site may integrate mixed use vertically within a single building, or horizontally within multiple buildings on a site.”

- d) delete the first paragraph in Section 5.4 Educational Facilities and replace with;

“One site for a public school facility has been allocated in the Ellerslie NSP using accepted locational methods employed by the Public School Board and the City of Edmonton. In new suburban areas, Edmonton Public Schools plans for its facilities using a two tier school system based on Grades K-8 & 9-12, in order to economize on school facilities and field space. As shown on Figure 6.0, a Public K-8 site has been identified in the Ellerslie plan area.”
- e) delete the map entitled “Bylaw 19445 Amendment to Ellerslie Neighbourhood Structure Plan” and replace with “Bylaw 19849 Amendment to Ellerslie Neighbourhood Structure Plan” attached hereto as Schedule “A”, and forming part of this bylaw;
- f) delete the Land Use and Population Statistics entitled “Ellerslie Neighbourhood Structure Plan Land Uses and Population Statistics Bylaw 19445” and replace with “Ellerslie Neighbourhood Structure Plan Land Uses and Population Statistics Bylaw 19849” attached hereto as Schedule “B”, and forming part of this bylaw;
- g) delete the map entitled “Figure 6 Development Concept” and replace with “Figure 6 Development Concept” attached hereto as Schedule “C”, and forming part of this bylaw;
- h) delete the map entitled “Figure 7 Circulation System” and replace with “Figure 7 Circulation System” attached hereto as Schedule “D”, and forming part of this bylaw;
- i) delete the map entitled “Figure 8 Storm Servicing” and replace with “Figure 8 Storm Servicing” attached hereto as Schedule “E”, and forming part of this bylaw;
- j) delete the map entitled “Figure 9 Sanitary Servicing” and replace with “Figure 9 Sanitary Servicing” attached hereto as Schedule “F”, and forming part of this bylaw; and



**BYLAW 19849
AMENDMENT TO
ELLERSLIE**
Neighbourhood Structure Plan
(as amended)



| | | | |
|---|--------------------------------|---|--|
|  | Low Density Residential |  | Wernerville Country Residential (Special Study Area) |
|  | Medium Density Residential |  | Power Corridor |
|  | Commercial |  | Noise Attenuation Barrier |
|  | Stormwater Management Facility |  | NSP Boundary |
|  | Institutional |  | Mixed Use |
|  | School/Park Site |  | Amendment Area |

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.

**ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 19849**

| | Area (ha) | % of GDA |
|--|---------------|---------------|
| Gross Area | 158.18 | |
| Utility/Pipeline Corridors | 1.87 | |
| Arterial Roadways | 7.69 | |
| Gross Developable Area | 148.62 | 100.00 |
| Existing Land Uses (Country Residential Development) | 48.47 | 32.61 |
| Parks and Schools | 6.65 | 4.47 |
| Circulation | 18.65 | 12.55 |
| Public Utility – stormwater facility | 4.10 | 2.76 |
| Net Developable Area | 70.75 | 47.60 |
| Institutional | 3.64 | 2.45 |
| Commercial/Residential Mixed Use* | 0.35 | 0.24 |
| Commercial | 3.18 | 2.14 |
| Residential | 63.58 | 42.78 |

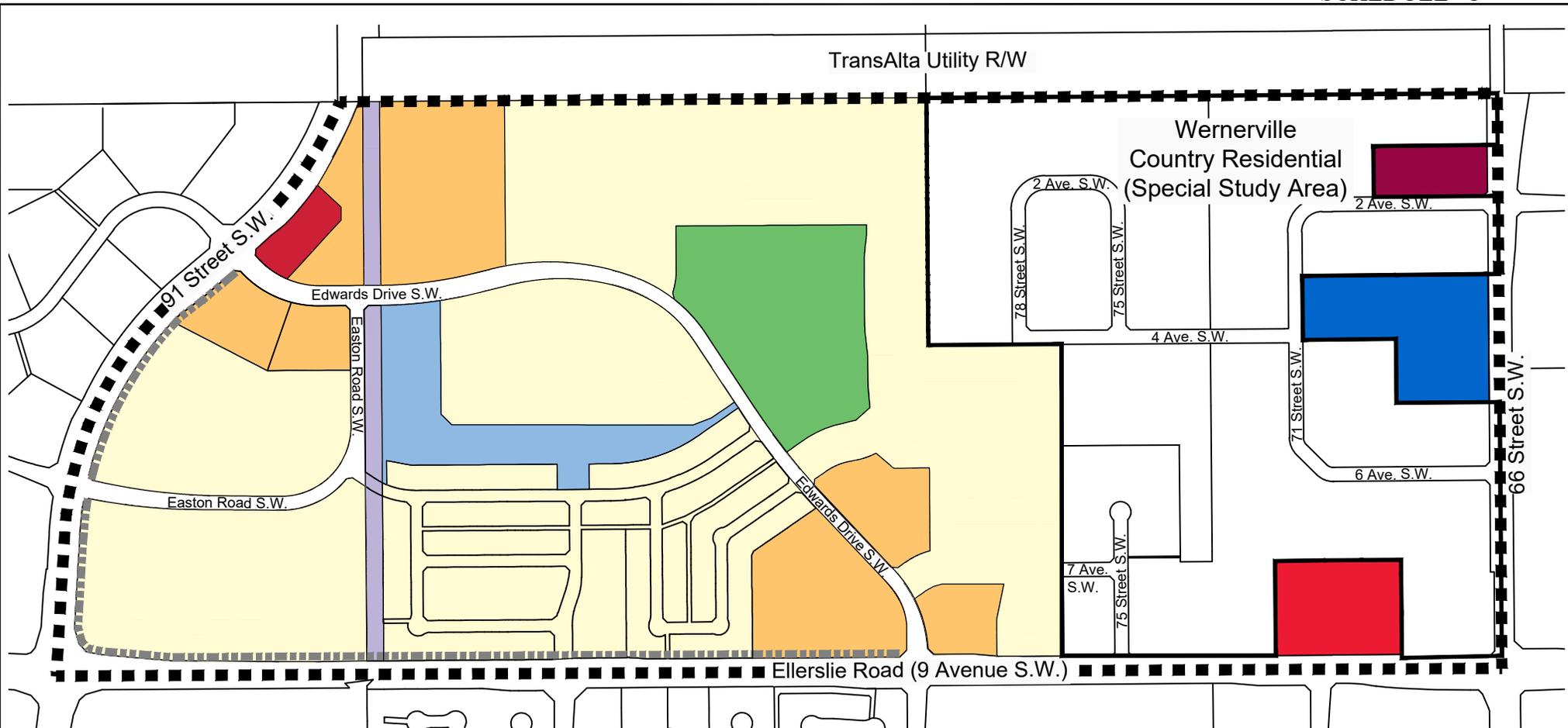
| | Area | Units | % of Total Units | Population |
|--|--|--------------|------------------|--------------|
| Low Density Residential (RF1, RSL, RPL, and RF4) | 48.44 | 1,211 | 62% | 4,190 |
| Medium Density Residential (RF5, RA7) | 15.14 | 756 | 38% | 2,251 |
| Total Residential | 63.58 | 1,967 | 100% | 6,441 |
| Density: | 43.3 persons per net residential hectare | | | |
| | 30.9 units per net residential hectare | | | |

Notes:

***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.*

Student Generation Statistics

| Level | Public | Separate | Total |
|--------------|--------|----------|-------|
| Grades K-8 | 834 | 278 | 1112 |
| Grades 9-12 | 324 | 108 | 432 |
| Total | 1158 | 386 | 1545 |

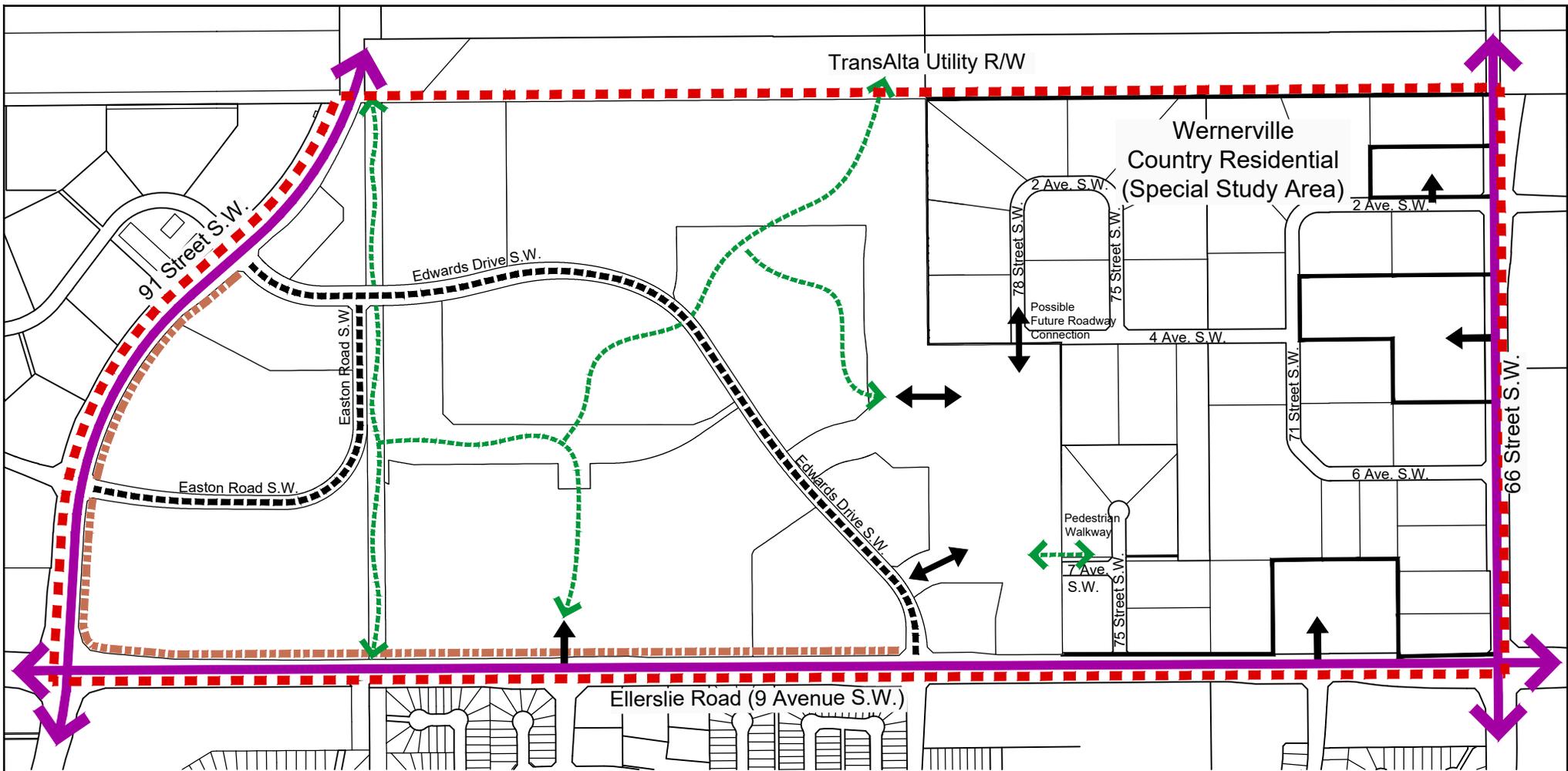


- Low Density Residential
- Medium Density Residential
- Commercial
- Stormwater Management Facility
- Institutional
- Mixed Use
- School/Park Site
- Power Corridor
- Noise Attenuation Barrier
- NSP Boundary



Figure 6
Development Concept
 Ellerslie Neighbourhood Structure Plan

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.

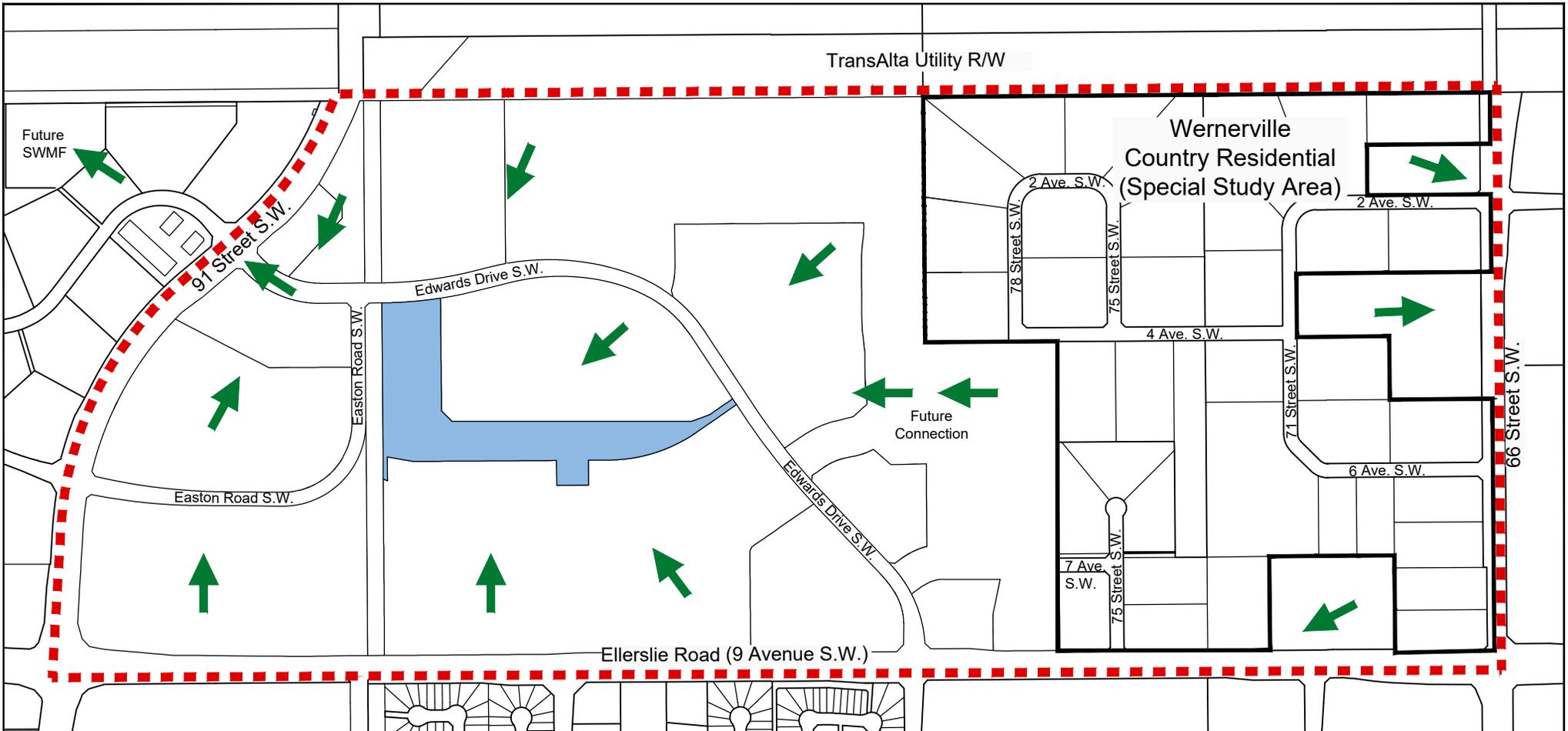


-  Arterial Roadway / Truck Route
-  Collector Roadway
-  Pedestrian Walkway
-  Access Points
-  Noise Attenuation Barrier
-  NSP Boundary



Figure 7
Circulation System
 Ellerslie Neighbourhood Structure Plan

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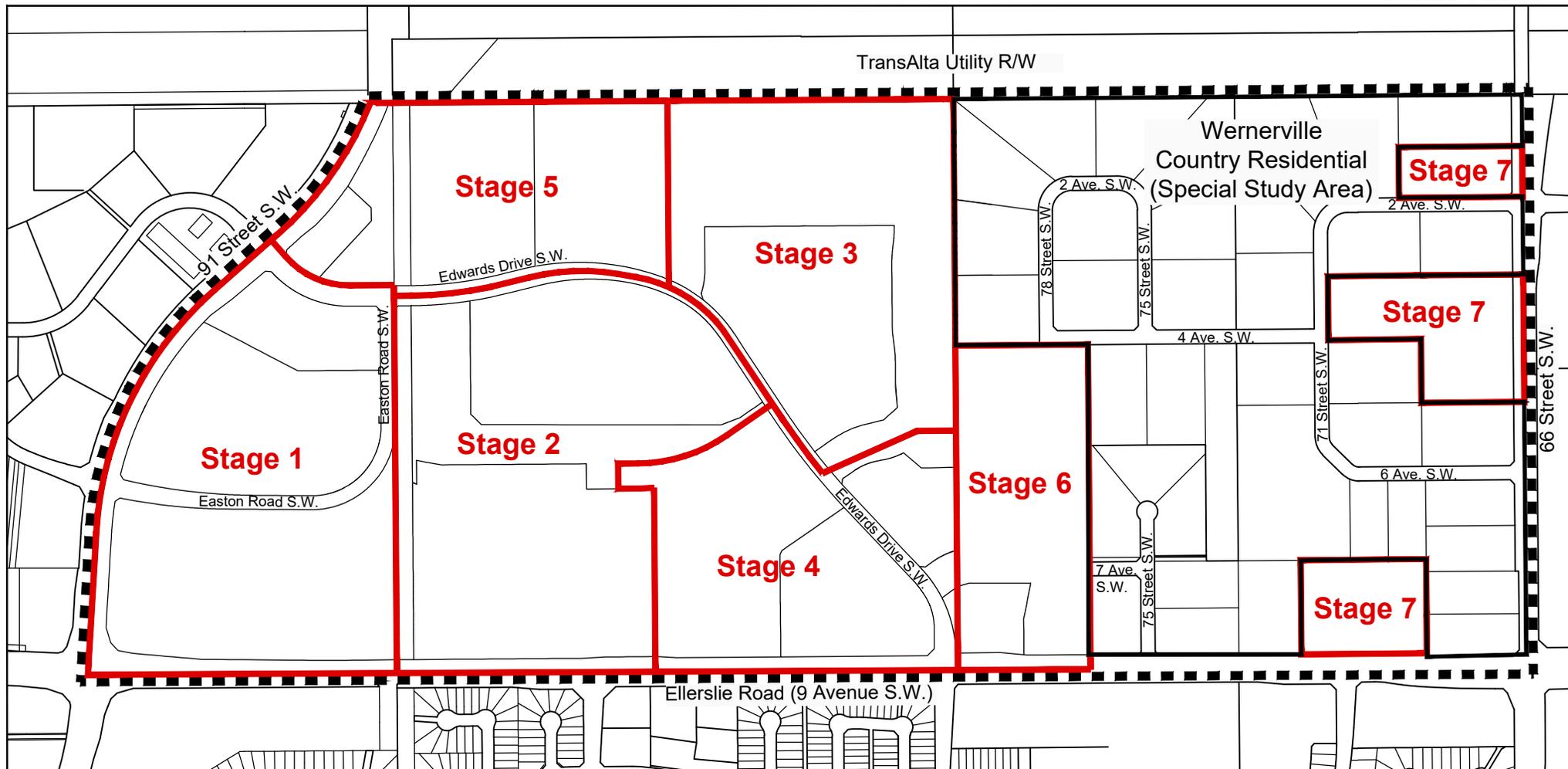


-  Stormwater Management Facility
-  Direction of Flow
-  NSP Boundary



Figure 8
Storm Servicing
 Ellerslie Neighbourhood Structure Plan

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- Staging Boundary
- NSP Boundary


Figure 10
Staging Plan
 Ellerslie Neighbourhood Structure Plan

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.