

Bylaw 18274

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, and 18264; and

WHEREAS an application was received by City Planning 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 therefrom the statistics entitled “Ellerslie Area Structure Plan – Land Use and Population Statistics, Bylaw 17756” and substituting with the following:

ELLERSLIE AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS BYLAW 18274

	Area (ha)	%
GROSS AREA	1,451.5	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	1,312.7	100.0%
Existing Land Uses (Country Residential Development)	54.2	4.1%
Commercial	68.1	5.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.1	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%
Transportation		
Circulation	193.2	14.7%
Industrial	300.9	22.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.8	4.8%
TOTAL Non-Residential Area	844.4	64.3%
Net Residential Area (NRA)	468.3	35.7%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	401.4	25	10,035	2.8	28,098	85.7%
Medium Density Residential (MDR)						
Row Housing	14.8	45	666	2.8	1,864	3.2%
Low-rise/Multi-/Medium Units	52.1	90	4,687	1.8	8,436	11.1%
Total Residential	468.3		15,389		38,401	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnha)	82
Units Per Net Residential Hectare (upnrha)	33
LDR/ MDR Unit Ratio	65% / 35%

STUDENT GENERATION	Elementary (K - 6)	Junior/Senior High School (7-12)	Total
Public	1,580	1,580	3,160
Separate	632	316	948
Total	2,212	1,896	4,108

Note: * 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.

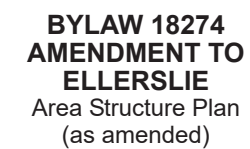
- b. deleting the Map entitled “Bylaw 18264 – Amendment to Ellerslie Area Structure Plan (as amended)” and substituting therefore the Map entitled “Bylaw 18274 – Amendment to Ellerslie Area Structure Plan (as amended)” attached hereto as Schedule “A” and forming part of this Bylaw;
- c. deleting “Figure 6 – Development Concept” and substituting it with “Figure 6 – Development Concept”, attached hereto as Schedule “B”; and forming part of this Bylaw;
- d. deleting “Figure 7 – Storm Drainage” and substituting it with “Figure 7 – Storm Drainage”, attached hereto as Schedule “C”; and forming part of this Bylaw;
- e. deleting “Figure 8 – Sanitary Drainage” and substituting it with “Figure 8 – Sanitary Drainage”, attached hereto as Schedule “D”; and forming part of this Bylaw;
- f. deleting “Figure 9 – Water Distribution” and substituting it with “Figure 9 – Water Distribution”, attached hereto as Schedule “E”; and forming part of this Bylaw;
- g. deleting “Figure 10 – Circulation System” and substituting it with “Figure 10 – Circulation System”, attached hereto as Schedule “F”; and forming part of this Bylaw; and
- h. deleting “Figure 11 –Neighbourhood & Staging Concept” and substituting it with “Figure 11 –Neighbourhood & Staging Concept”, attached hereto as Schedule “G”; ” and forming part of this Bylaw.

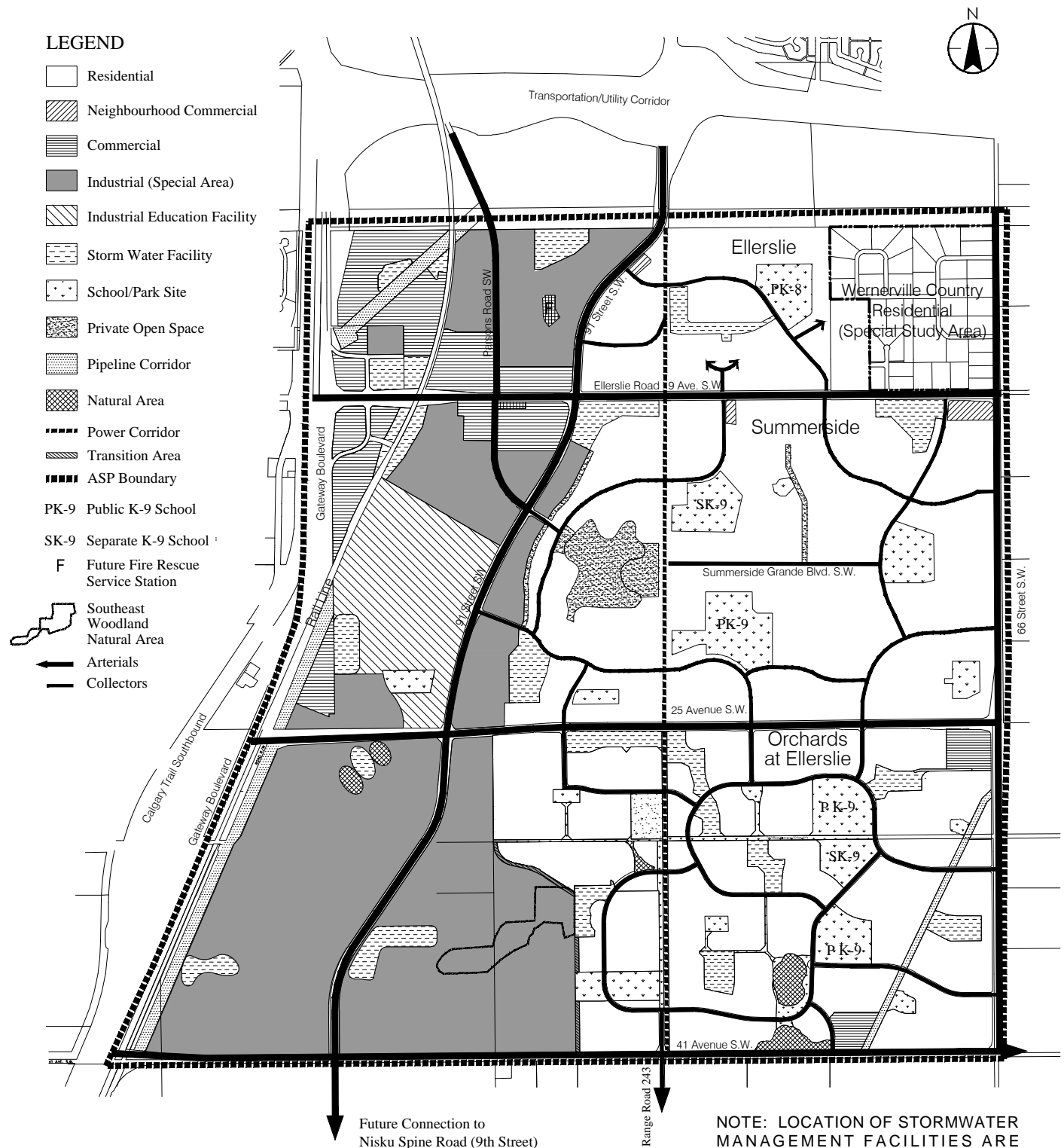
READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK





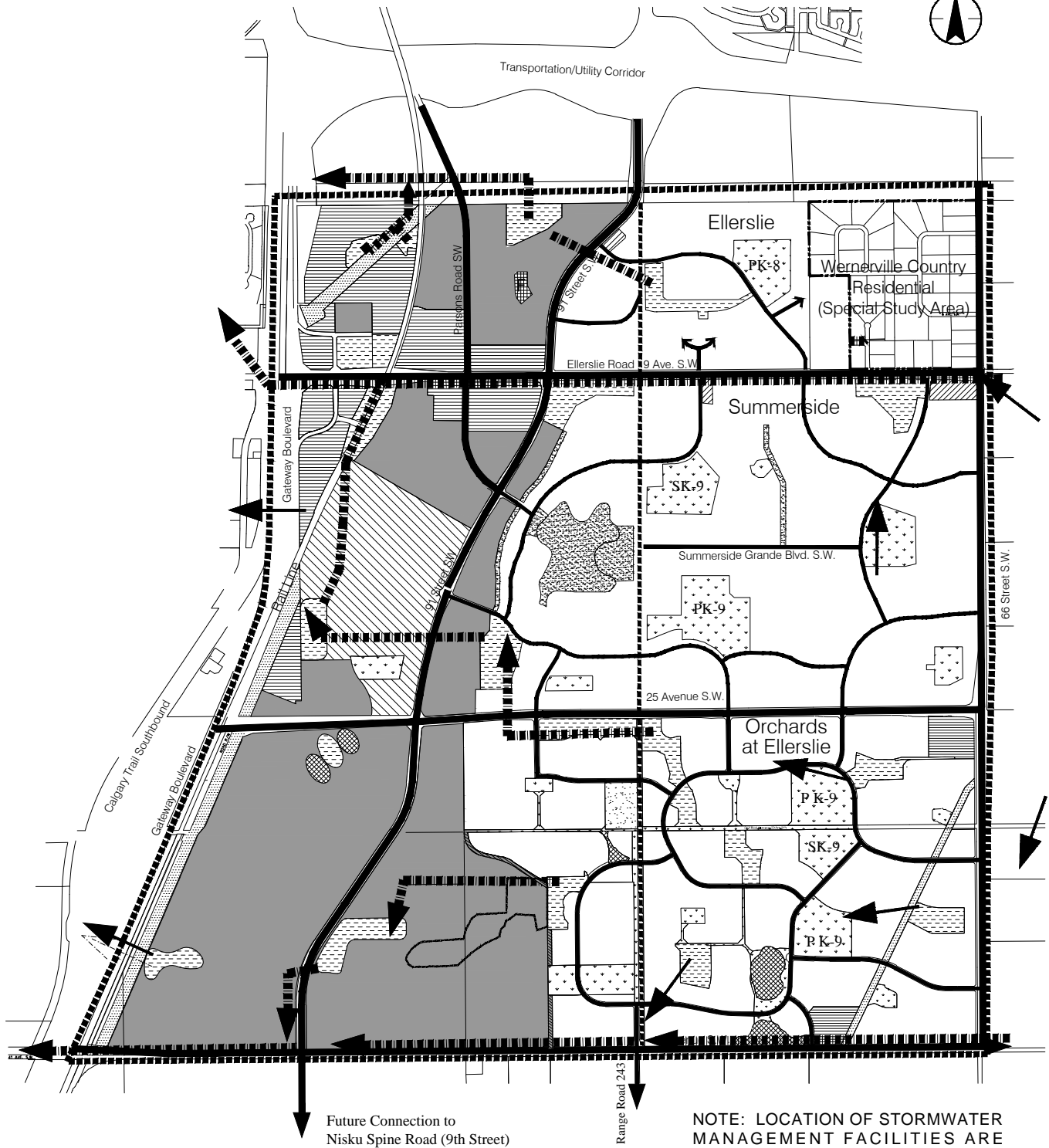
¹ Potential Public K-9 School Site - Should a Public (K-9) school not be required, the site will be reduced in area to provide a combination of open space (similar to an urban village park) and low density residential land uses.

Client/Project
 ELLERSLIE
 AREA STRUCTURE PLAN

Figure No.
6

Title
Development Concept




January 2018
 1161 106270



¹ Potential Public K-9 School Site - Should a Public (K-9) school not be required, the site will be reduced in area to provide a combination of open space (similar to an urban village park) and low density residential land uses.

NOTE: LOCATION OF STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO MINOR REVISIONS DURING SUBDIVISION AND REZONING OF THE NEIGHBOURHOOD AND MAY NOT BE EXACTLY AS ILLUSTRATED.

LEGEND

-  Direction of Drainage
-  Storm Water Facility
-  Storm Sewers

Client/Project
ELLERSLIE
AREA STRUCTURE PLAN

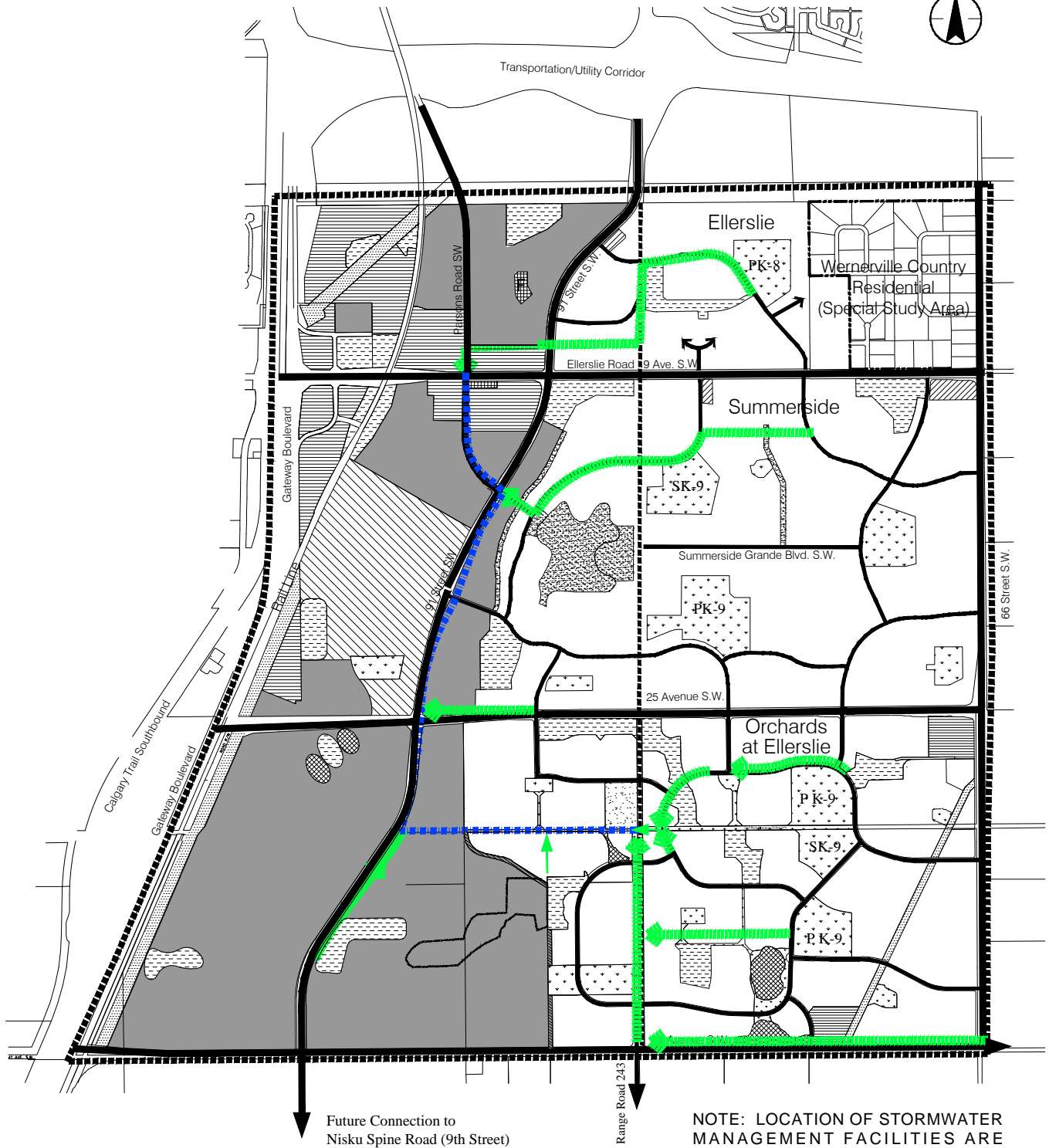
Figure No.

7

Title

Storm Drainage




January 2018
1161 106270



¹ Potential Public K-9 School Site - Should a Public (K-9) school not be required, the site will be reduced in area to provide a combination of open space (similar to an urban village park) and low density residential land uses.

NOTE: LOCATION OF STORMWATER
MANAGEMENT FACILITIES ARE
SUBJECT TO MINOR REVISIONS
DURING SUBDIVISION AND REZONING
OF THE NEIGHBOURHOOD AND MAY
NOT BE EXACTLY AS ILLUSTRATED.

LEGEND

-  Direction of Drainage
-  On-site Trunks
-  SESS Sewer

Client/Project
ELLERSLIE
AREA STRUCTURE PLAN

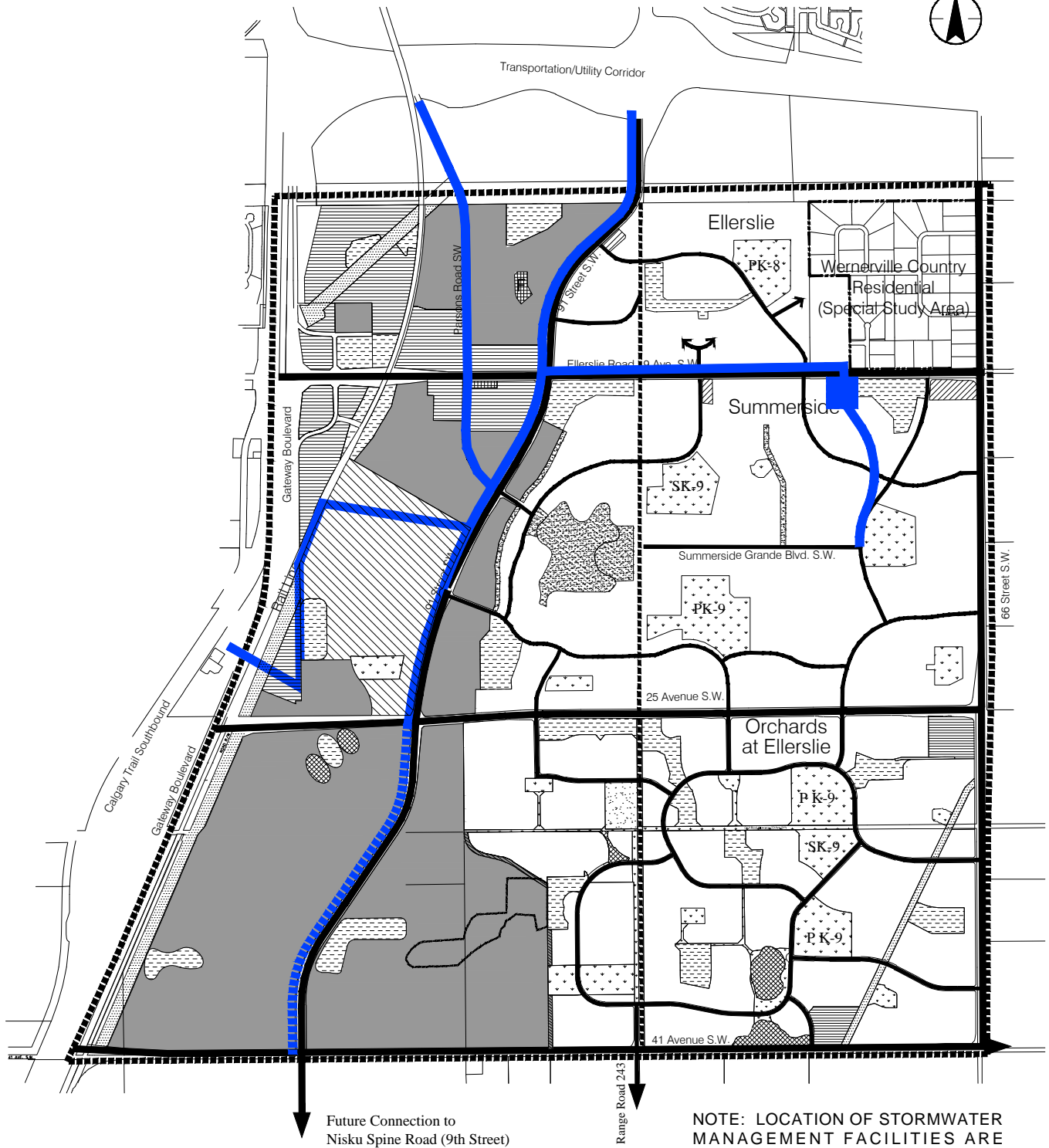
Figure No.

8

Title

Sanitary Drainage

January 2018
1161 106270



¹ Potential Public K-9 School Site - Should a Public (K-9) school not be required, the site will be reduced in area to provide a combination of open space (similar to an urban village park) and low density residential land uses.

LEGEND

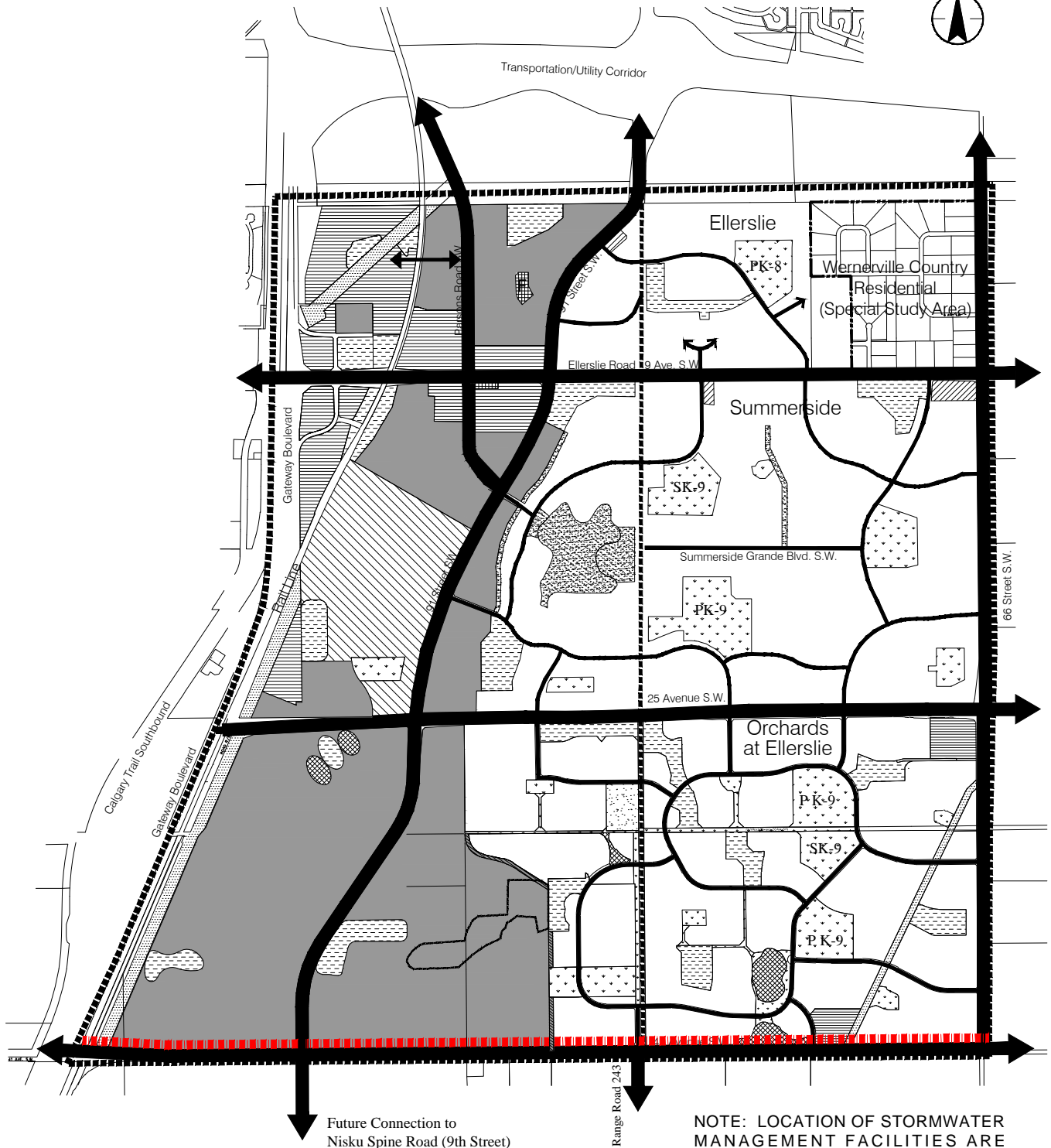
- Water Transmission Main
- - - Future Water Transmission Main
- Booster Station

Client/Project
ELLERSLIE
AREA STRUCTURE PLAN

Figure No.
9

Title
**Water
Distribution**





January 2018
1161 106270



¹ Potential Public K-9 School Site - Should a Public (K-9) school not be required, the site will be reduced in area to provide a combination of open space (similar to an urban village park) and low density residential land uses.

NOTE: LOCATION OF STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO MINOR REVISIONS DURING SUBDIVISION AND REZONING OF THE NEIGHBOURHOOD AND MAY NOT BE EXACTLY AS ILLUSTRATED.

LEGEND

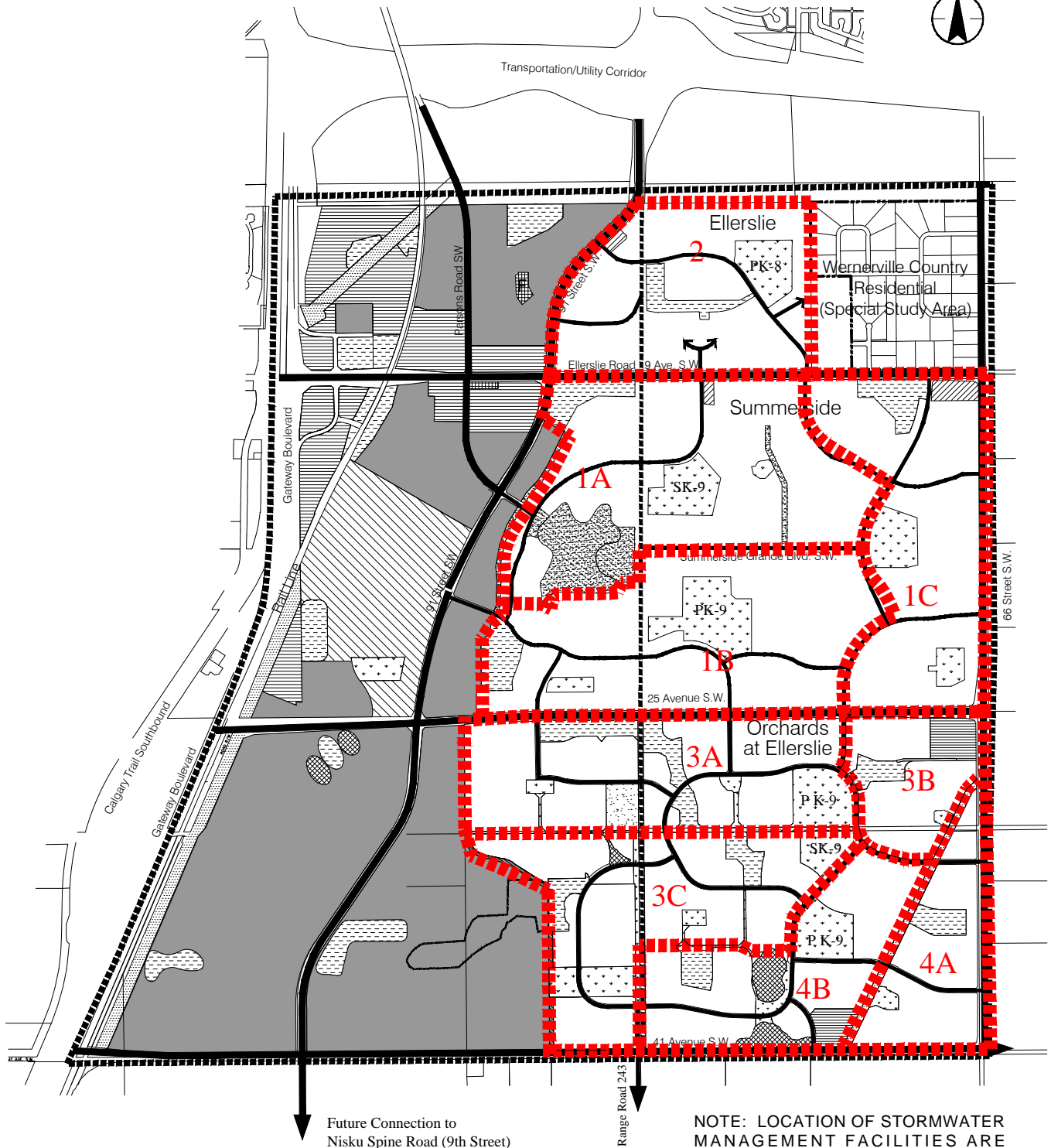
-  Arterial Roadway
-  Major Regional Facility
-  Collector-Undivided
-  Access (Exact Location to be Determined in Consultation with Transportation Department and Railway Company)

Client/Project
ELLERSLIE
AREA STRUCTURE PLAN

Figure No.
10

Title
Circulation System

January 2018
1161 106270



¹ Potential Public K-9 School Site - Should a Public (K-9) school not be required, the site will be reduced in area to provide a combination of open space (similar to an urban village park) and low density residential land uses.

LEGEND

■■■ Stage Boundary

Client/Project
ELLERSLIE
AREA STRUCTURE PLAN

Figure No.
11

Title
**Neighbourhood &
Staging Concept**

January 2018
1161 106270