

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)	%
<b>GROSS AREA</b>	<b>1,451.5</b>	<b>100.0%</b>
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>1,312.7</b>	<b>100.0%</b>
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%
<b>TOTAL Non-Residential Area</b>	<b>844.4</b>	<b>64.3%</b>
<b>Net Residential Area (NRA)</b>	<b>468.3</b>	<b>35.7%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
<b>Low Density Residential (LDR)</b>						
Single/Semi-Detached	401.4	25	10,035	2.8	28,098	85.7%
<b>Medium Density Residential (MDR)</b>						
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%
<b>Total Residential</b>	<b>468.3</b>		<b>15,389</b>		<b>38,401</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	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.

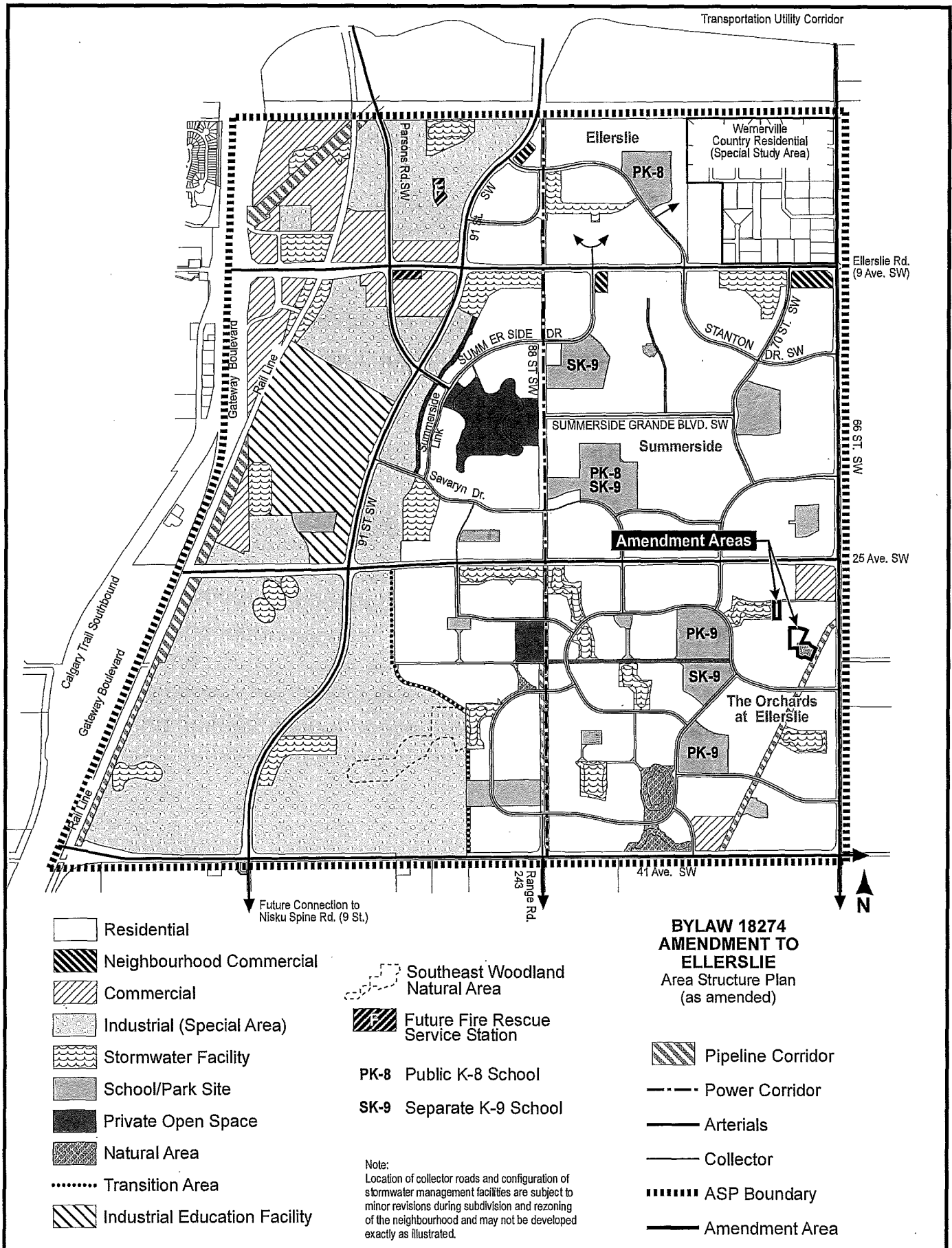
- b. deleting the Map entitled "Bylaw 18264 – Amendment to Ellerslie Area Structure Plan (as amended)" and substituting therefore the Map entitled "Bylaw 18274 – Amendment to Ellerslie Area Structure Plan (as amended)" attached hereto as Schedule "A" and forming part of this Bylaw;
- c. deleting "Figure 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.

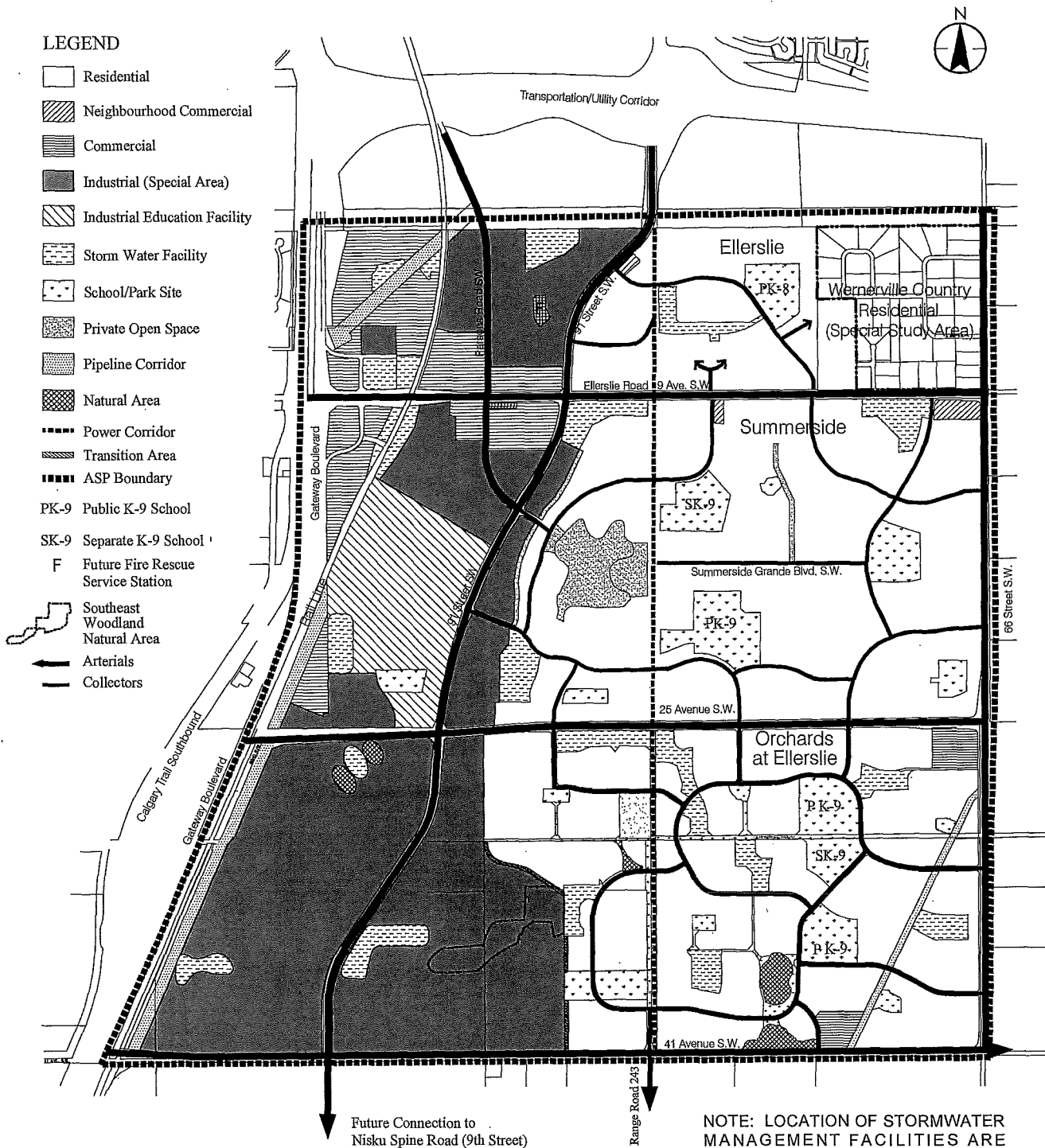
READ a first time this	12th	day of	February	, A. D. 2018;
READ a second time this	12th	day of	February	, A. D. 2018;
READ a third time this	12th	day of	February	, A. D. 2018;
SIGNED and PASSED this	12th	day of	February	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK





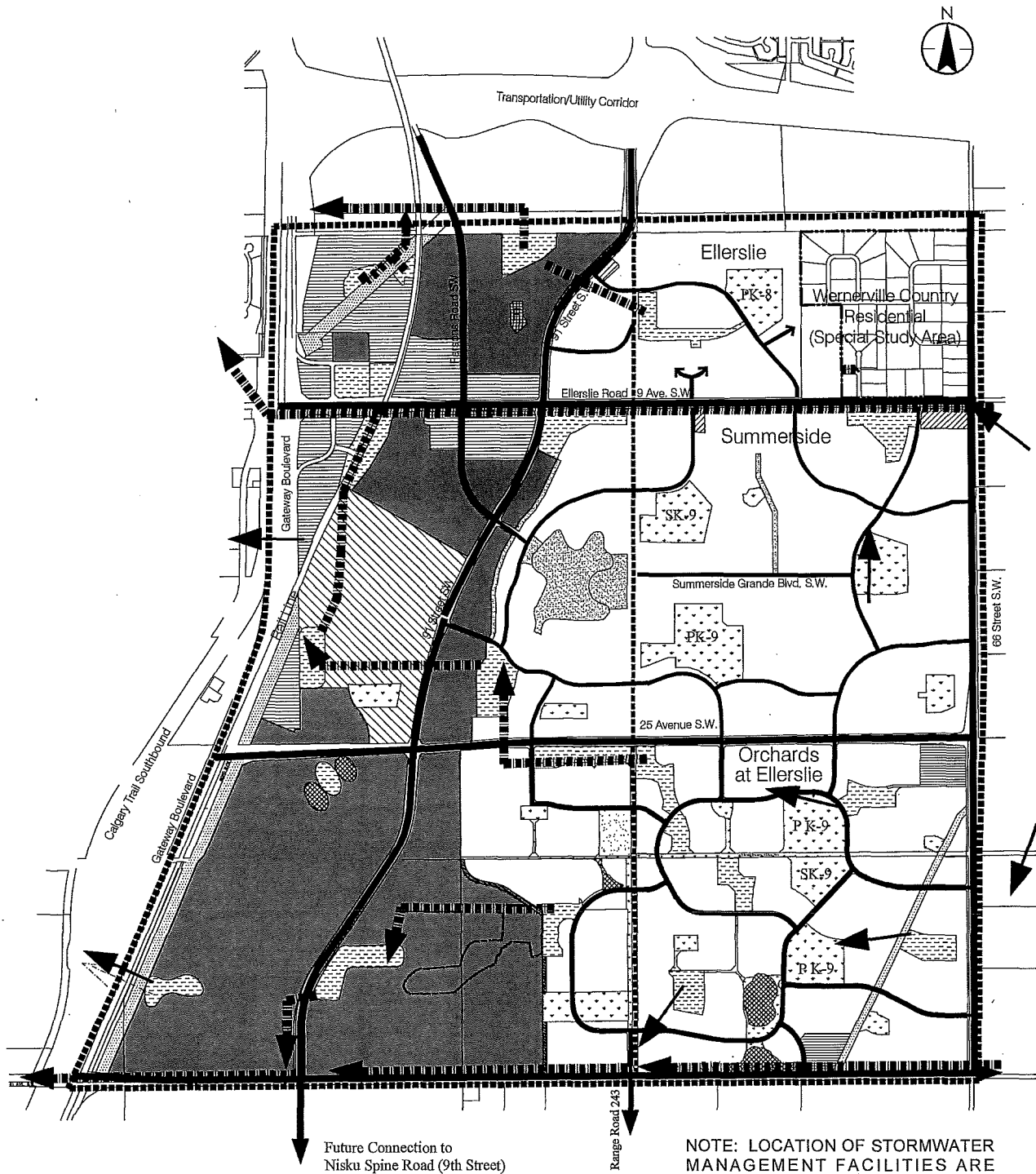
<sup>1</sup>Potential Public K-9 School Site - Should a Public (K-9) school not be required, the site will be reduced in area to provide a combination of open space (similar to an urban village park) and low density residential land uses.

Client/Project  
 ELLERSLIE  
 AREA STRUCTURE PLAN

Figure No.  
**6**

Title  
**Development Concept**

January 2018  
 1151 106270



<sup>1</sup> 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

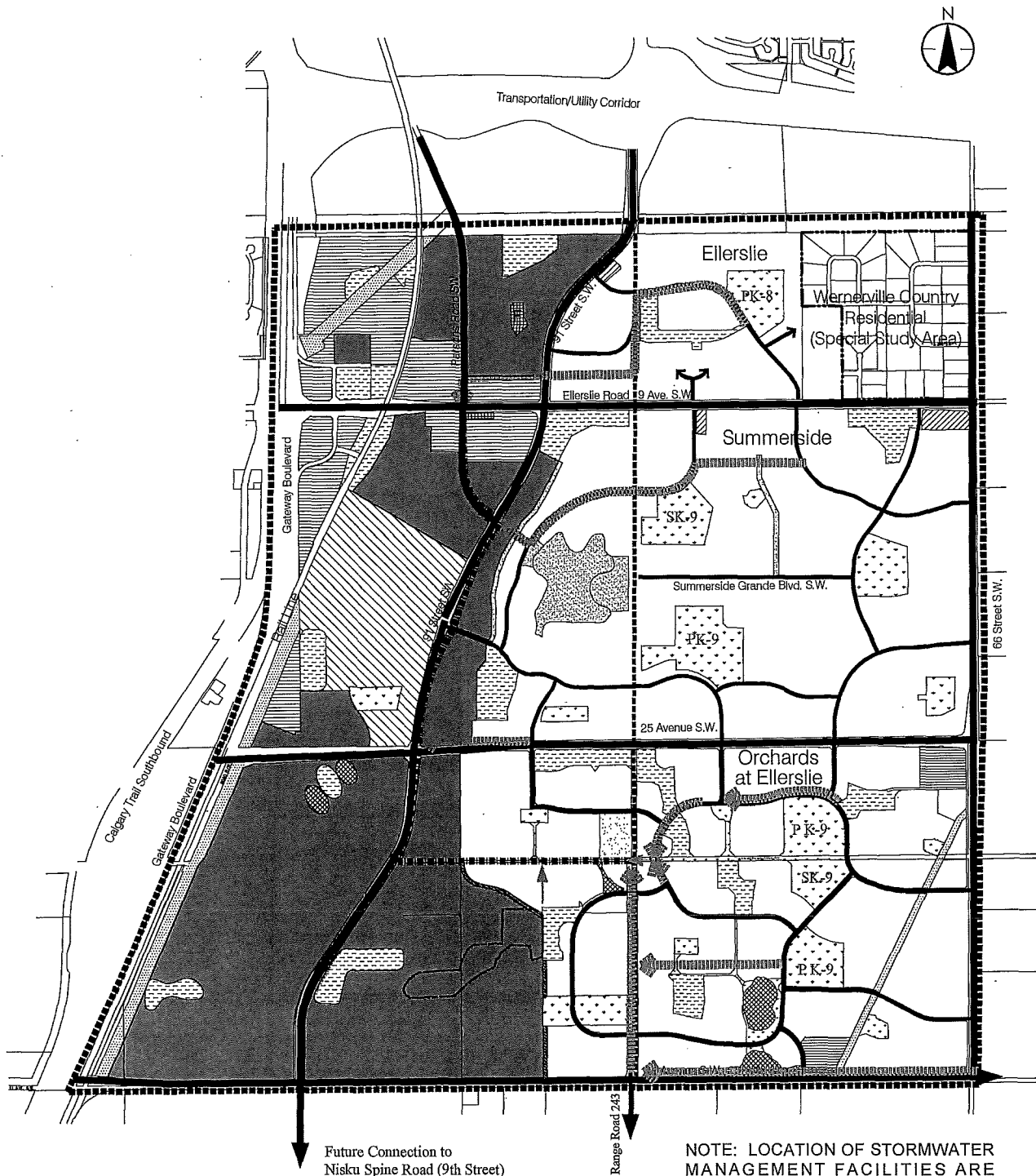
- ← Direction of Drainage
- Storm Water Facility
- Storm Sewers

Client/Project  
 ELLERSLIE  
 AREA STRUCTURE PLAN

Figure No.  
**7**

Title  
**Storm Drainage**




January 2018  
 1161 106270



<sup>1</sup>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

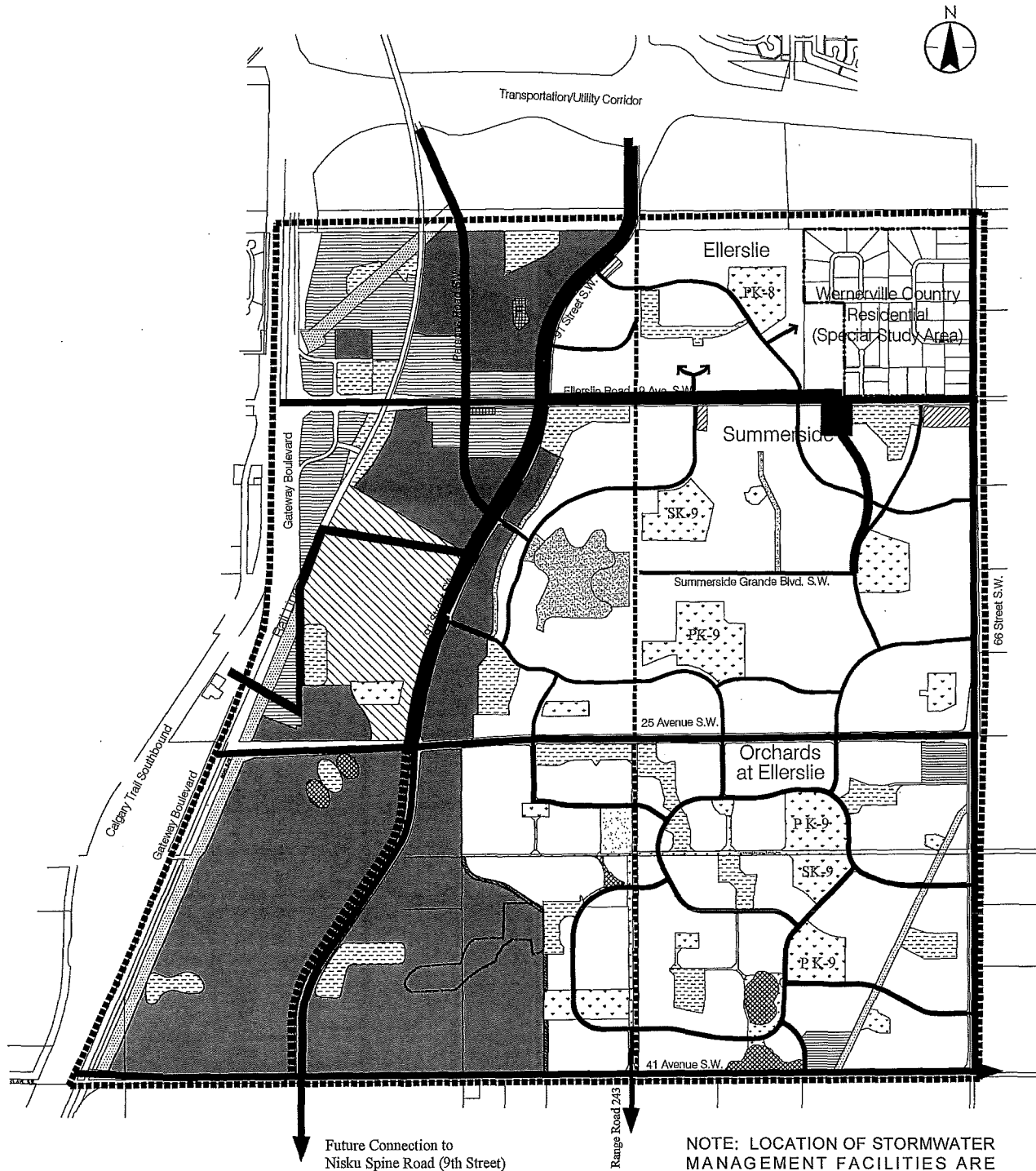
-  Direction of Drainage
-  On-site Trunks
-  SBSS Sewer

Client/Project  
ELLERSLIE  
AREA STRUCTURE PLAN

Figure No.  
**8**

Title  
**Sanitary Drainage**




January 2018  
1161 106270



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#### LEGEND

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

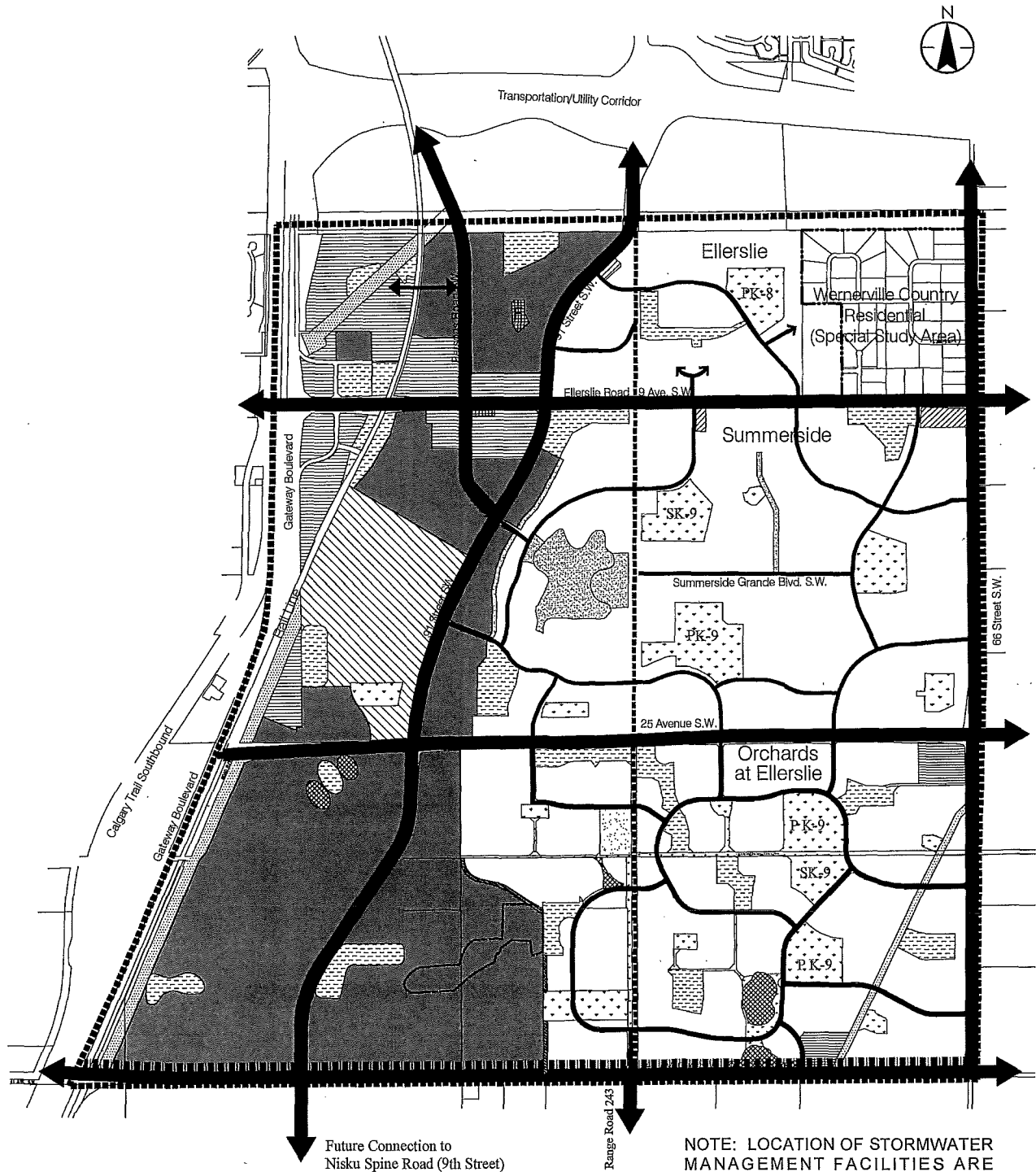
Client/Project  
ELLERSLIE  
AREA STRUCTURE PLAN

Figure No.  
**9**

Title  
**Water  
Distribution**

January 2018  
1161 106270





<sup>1</sup>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.

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#### LEGEND

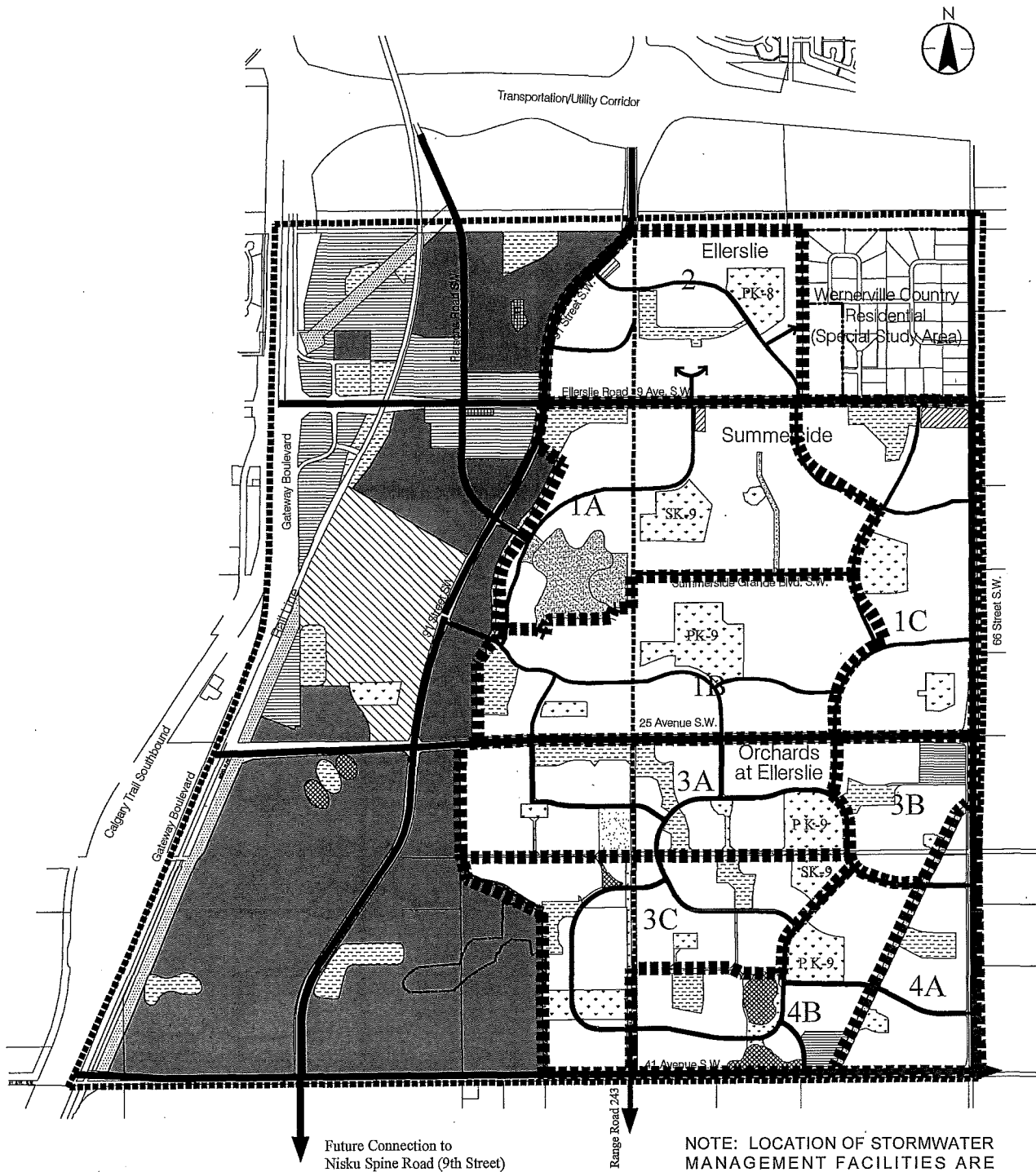
- Arterial Roadway
- Major Regional Facility
- Collector-Undivided
- Access (Exact Location to be Determined in Consultation with Transportation Department and Railway Company)

Client/Project  
ELLERSLIE  
AREA STRUCTURE PLAN

Figure No.  
**10**

Title  
**Circulation System**

January 2018  
1161 106270



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## LEGEND

■■■ Stage Boundary

Client/Project

ELLERSLIE  
AREA STRUCTURE PLAN

Figure No.  
**11**

Title

**Neighbourhood &  
Staging Concept**

January 2018  
1161 106270