

Bylaw 18275

A Bylaw to amend Bylaw 11870, as amended, being the
Ellerslie Area Structure Plan, through an amendment to Bylaw 14724,
Being The Orchards at 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 November 15, 2007, Council adopted as Appendix “C” to Bylaw 11870, as amended, The Orchards at Ellerslie Neighbourhood Structure Plan by passage of Bylaw 14724; and

WHEREAS Council found it desirable to amend Bylaw 14724, as amended, The Orchards at Ellerslie Neighbourhood Structure Plan through the passage of Bylaws 16447, 16799, 17086, 17655, 17687, 17715, and 17803; and

WHEREAS an application was received by City Planning to amend The Orchards at 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 “C” to Bylaw 11870, as amended, is hereby further amended as follows:

- a. deleting therefrom the statistics entitled “The Orchards at Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 17803” and replacing with the following:

**The Orchards at Ellerslie Neighbourhood Structure Plan
Land Use and Population Statistics
Bylaw 18275**

	Area (ha)	% of GA	% of GDA			
GROSS AREA						
Natural Area (Environmental Reserve)	6.58	1.8%				
Pipeline & Utility R/W (91 Street Existing Gov't R/W)	9.47	2.6%				
Open Space (30 Avenue Existing Gov't R/W)	1.98	0.5%				
Arterial Roadways	13.17	3.7%				
Total Non-Developable Area	31.20	8.7%				
GROSS DEVELOPABLE AREA						
Community Commercial	7.63		100.0%			
Residents Association	3.40		2.3%			
Parkland, Recreation, School (Municipal Reserve)			1.0%			
School and Community Park	18.73	32.25	5.7%			
Urban Village Park (Lot 1, Plan 3186TR)	5.57		1.7%			
Pocket Parks	3.88		1.2%			
Linear Park (Greenway)	2.24		0.7%			
Natural Area	1.83		0.6%			
Transportation						
Circulation	59.27		18.0%			
Infrastructure / Servicing						
Stormwater Management Facilities	23.45		7.1%			
Greenway (Public Utility Lot)	0.29		0.1%			
Transition Area	1.73		0.5%			
TOTAL Non-Residential Area	128.06		38.9%			
Net Residential Area (NRA)	201.20		61.1%			
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential						
Single/Semi-Detached	173.06	25	4,326	2.8	12,114	86.0%
Medium Density Residential						
Row Housing	7.06	45	318	2.8	890	3.5%
Low-rise/ Medium Density Housing	21.08	90	1,897	1.8	3,415	10.5%
Total Residential	201.20		6,541		16,418	100.0%
SUSTAINABILITY MEASURES						
Population Density (ppnrha)			82			
Unit Density (upnra)			33			
[Low Density Residential / Medium Density Residential] Unit Ratio		66% / 34%				
Population (%) within 500 m of Parkland			100%			
Population (%) within 400 m of Transit Service			100%			
Population (%) within 600 m of Commercial Service			48%			
Presence/Loss of Natural Area Features		Area (ha)				
Protected as Environmental Reserve (ha)		6.58				
Conserved as Naturalized Municipal Reserve (ha)		1.83				
Protected through other means (ha)		N/A				
Lost to Development (ha)		N/A				
STUDENT GENERATION						
Public School Board			1,316			
Elementary / Junior High (K-9)	987					
Senior High (10-12)	329					
Separate School Board			657			
Elementary / Junior High (K-9)	493					
Junior / Senior High (10-12)	164					
Total Student Population			1,973			

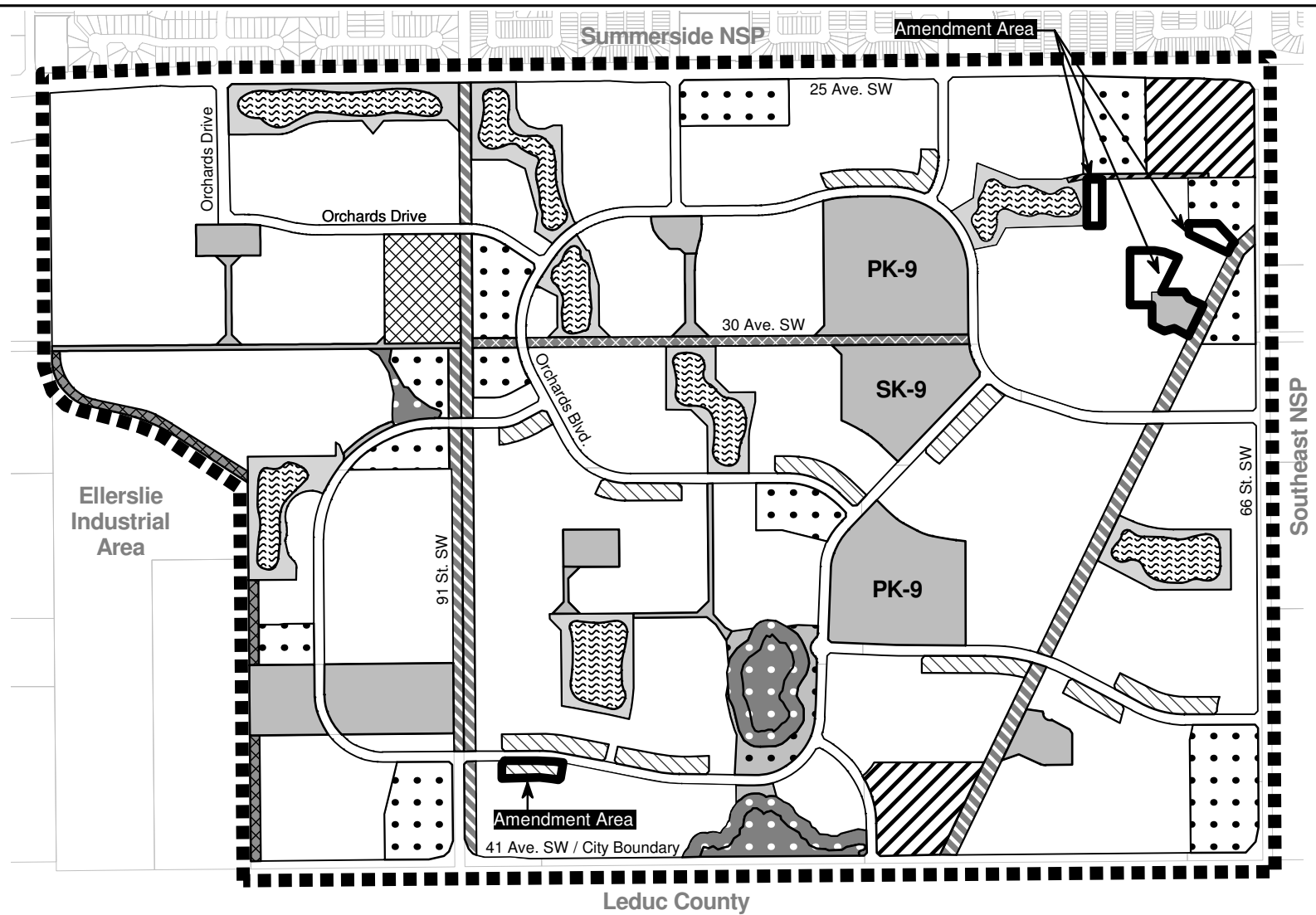
- b. deleting the Map entitled “Bylaw 17803 – Amendment to The Orchards at Ellerslie Neighbourhood Structure Plan” and substituting therefore the Map entitled the “Bylaw 18275 – Amendment to The Orchards at Ellerslie Neighbourhood Structure Plan ” attached hereto as Schedule “A” and forming part of this Bylaw;
- c. deleting “Figure 3 – Land Use Concept” and substituting it with “Figure 3 – Land Use Concept,” attached hereto as Schedule “B” and forming part of this Bylaw;
- d. deleting “Figure 4 – Neighbourhood Concept” and substituting it with “Figure 4 – Neighbourhood Concept”, attached hereto as Schedule “C” and forming part of this Bylaw;
- e. deleting “Figure 5 – Collector Roads” and substituting it with “Figure 5 – Collector Roads”, attached hereto as Schedule “D” and forming part of this Bylaw;
- f. deleting “Figure 6 – Linkage Concept” and substituting it with “Figure 6 – Linkage Concept”, attached hereto as Schedule “E” and forming part of this Bylaw;
- g. deleting “Figure 7 – Active Modes Network” and substituting it with “Figure 7 – Active Modes Network”, attached hereto as Schedule “F” and forming part of this Bylaw;
- h. deleting “Figure 8 – Transportation Network” and substituting it with “Figure 8 – Transportation Network”, attached hereto as Schedule “G” and forming part of this Bylaw;
- i. deleting “Figure 9 – Servicing Concept Plan” and substituting it with “Figure 9 – Servicing Concept Plan”, attached hereto as Schedule “H” and forming part of this Bylaw; and
- j. deleting “Figure 10 – Staging Plan” and substituting it with “Figure 10 – Staging Plan”, attached hereto as Schedule “I” 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

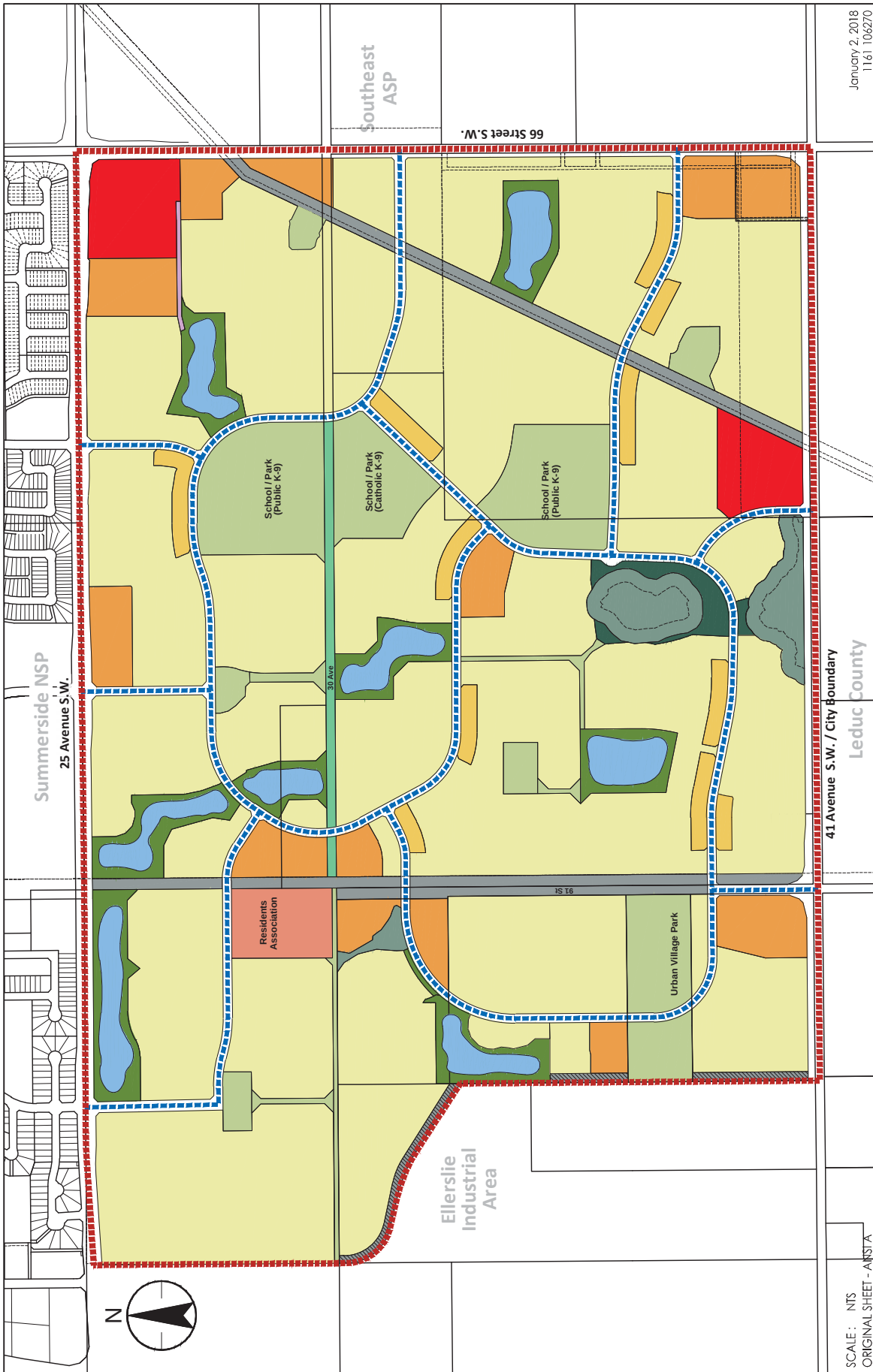


**BYLAW 18275
AMENDMENT TO
THE ORCHARDS AT ELLERSLIE**
Neighbourhood Structure Plan
(as amended)



	Low Density Residential		Natural Area (ER)
	Row Housing		Natural Area (MR)
	Medium Density Residential		Open Space (30 Ave.)
	Commercial		Transition Area
	Residents Association		Stormwater Management Facility
	School / Park / Greenway		Utility / Powerline / Pipeline Corridor
	Greenway (PUL)		NSP Boundary
			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.



SCALE: NTS
ORIGINAL SHEET - ANSTA



Legend

- | | |
|--------------------------------|--------------------------|
| Low Density Residential | Natural Area (ER) |
| Row Housing Residential | Natural Area (MR) |
| Medium Density Residential | School / Park / Greenway |
| Community Commercial | Open Space (30 Avenue/) |
| Stormwater Management Facility | Transition Area |
| Residents Association | Collector Roadway |
| Utility / Pipeline Corridor | NSP Boundary |
| Greenway (PUL) | |

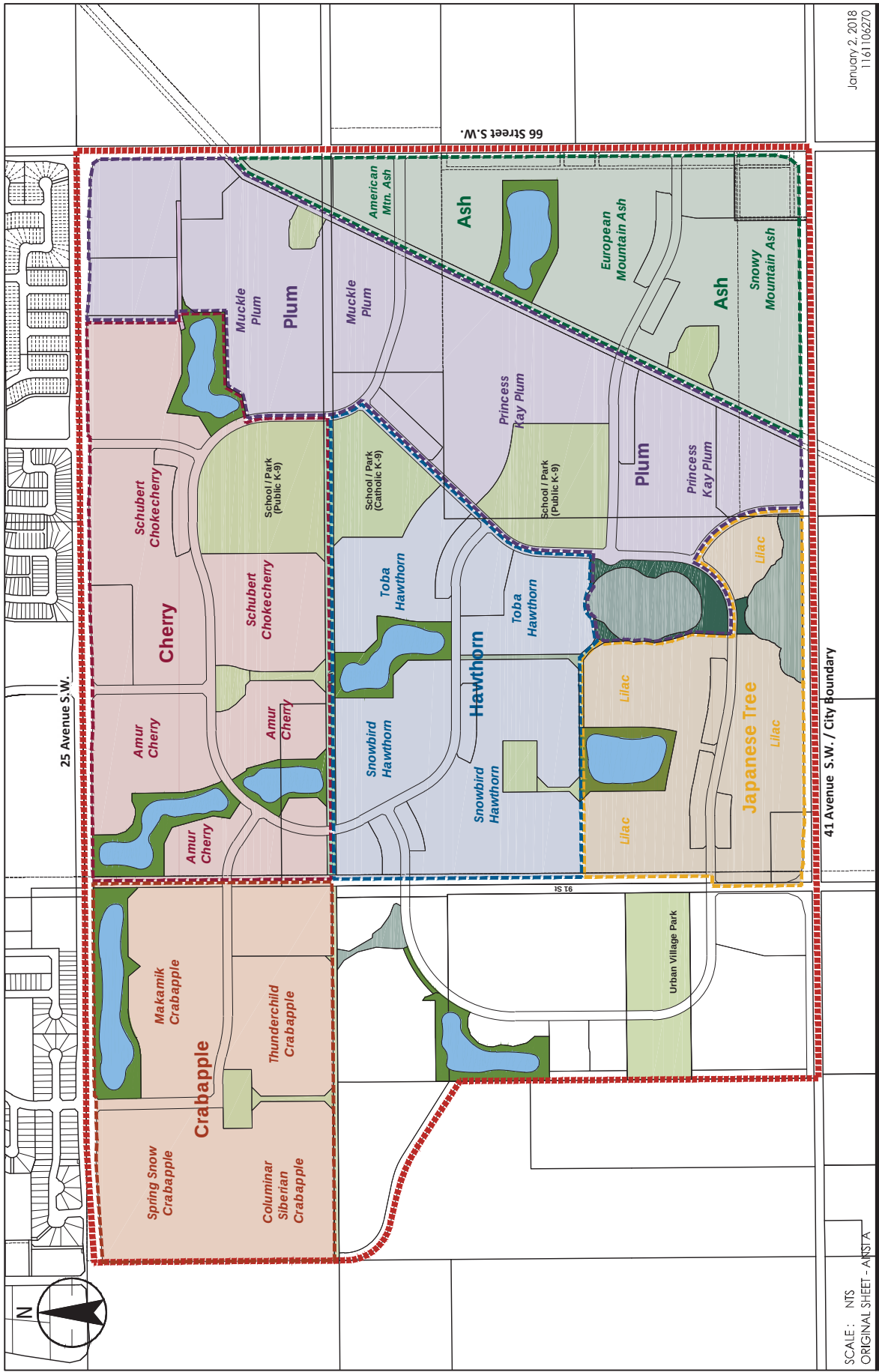
Client/Project
THE ORCHARDS AT ELLERSLIE
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

3

Title

Land Use
Concept



SCALE: NTS
ORIGINAL SHEET - ANSTA

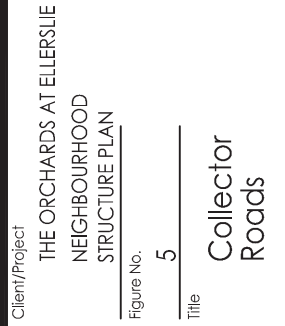
January 2, 2018
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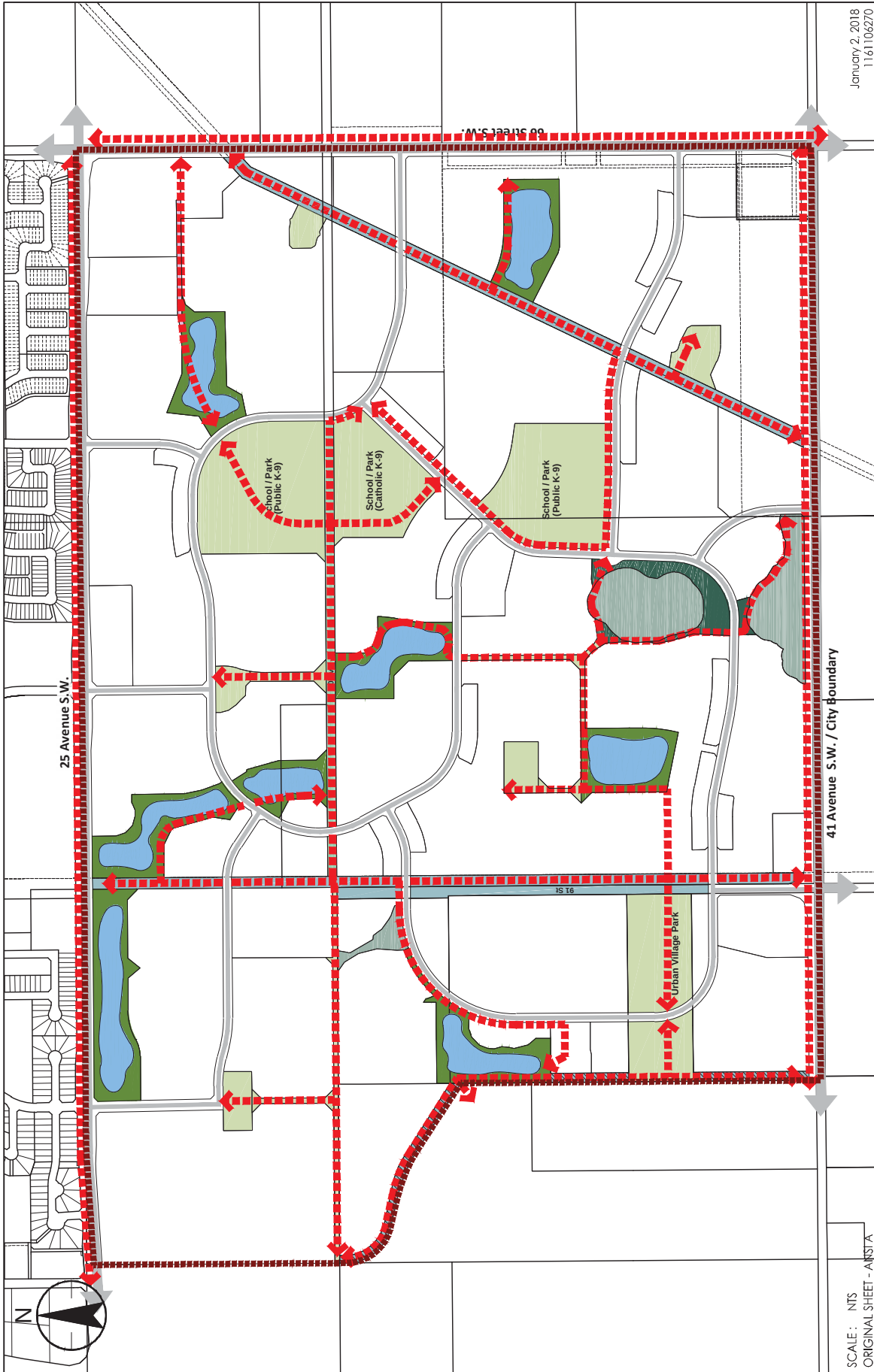
Please note: named trees species, areas, streets and walkways are for illustrative purposes only and will be adjusted for availability and suitability of species at the time of detailed subdivision design.

Client/Project
THE ORCHARDS AT ELLERSLIE
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No. 4
Title
Neighbourhood
Concept



Please note: named trees species, areas, streets and walkways are for illustrative purposes only and will be adjusted for availability and suitability of species at the time of detailed subdivision design.



SCALE: NTS
ORIGINAL SHEET - ANSTA

Client/Project

THE ORCHARDS AT ELLERSLIE
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

6

Title

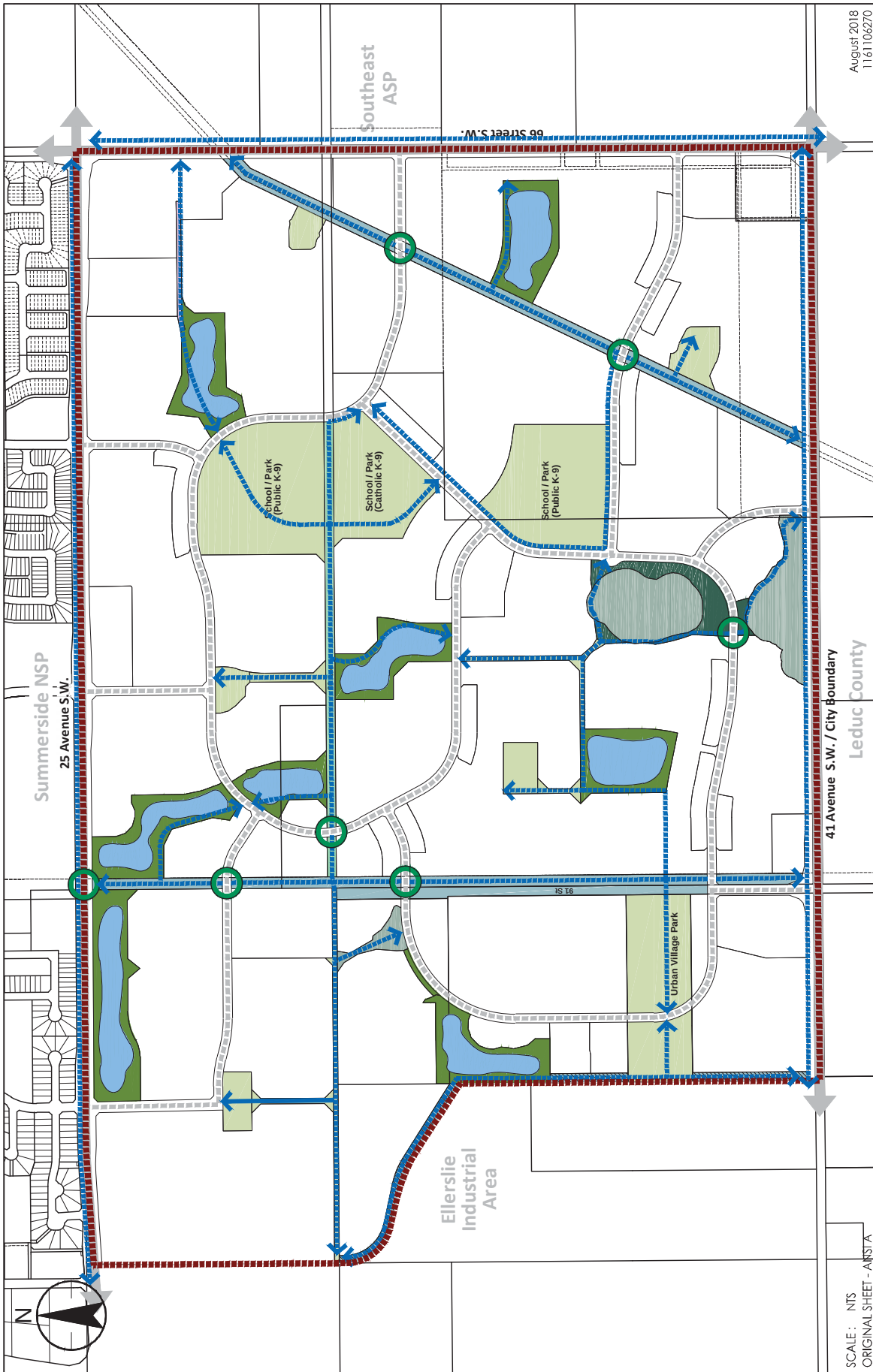
Linkage
Concept

- Greenway (PUL)
- Transition Area
- Utility / Pipeline Corridor
- Shared Use Path
- NSP Boundary

- Legend**
- Stormwater Management Facility
 - School / Park / Greenway (MR)
 - Natural Area (MR)
 - Natural Area (ER)
 - Open Space (30 Avenue)

Please note: Named trees, species, areas, streets and walkways are for illustrative purposes only and will be adjusted for availability and suitability of species at the time of detailed subdivision design.



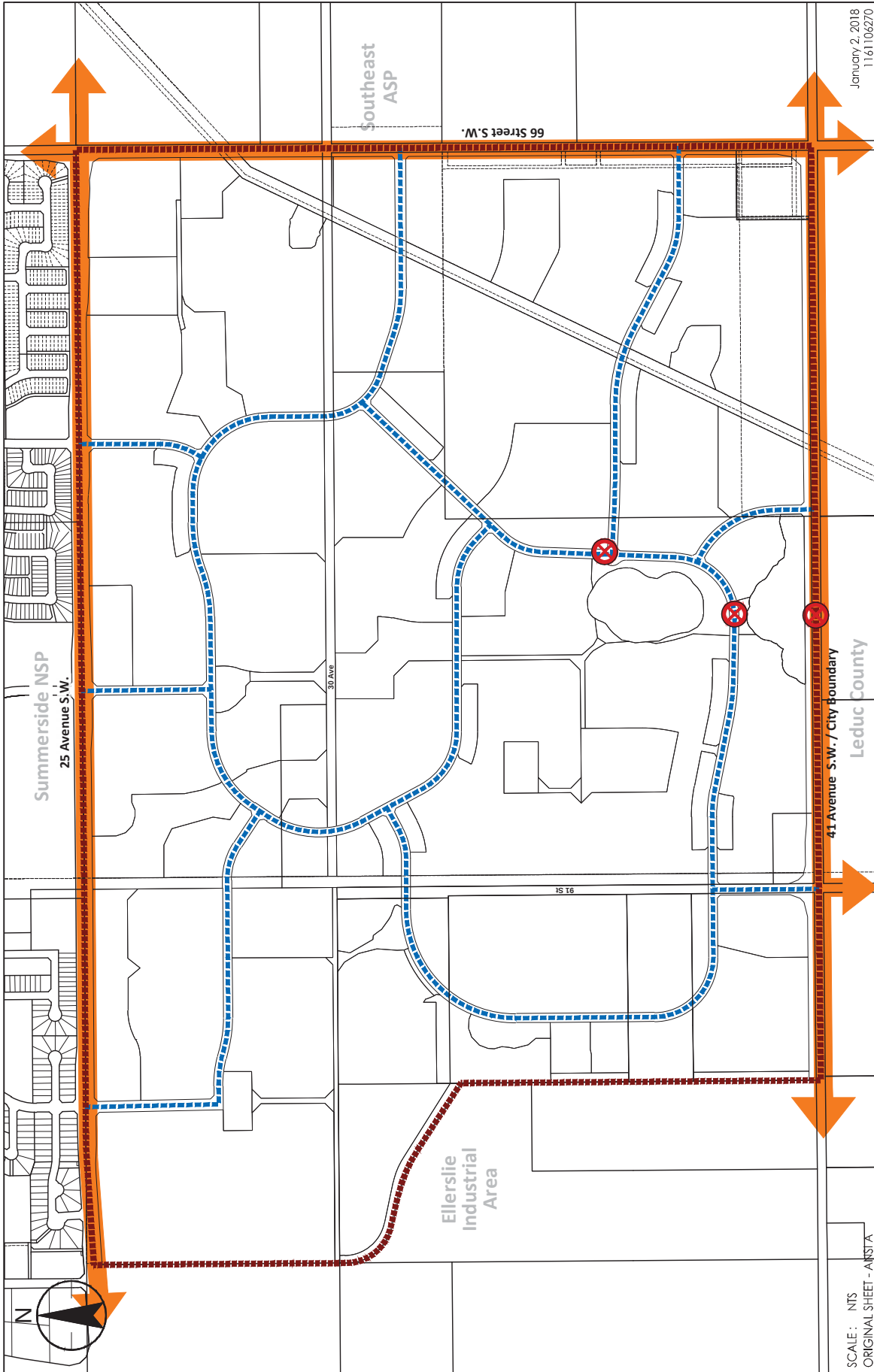


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ORIGINAL SHEET - ANSTA



Client/Project
THE ORCHARDS AT ELLERSLIE
NEIGHBOURHOOD
STRUCTURE PLAN
Figure No. 7
Title
Active Modes
Network

- Legend**
- Stormwater Management Facility
 - School / Park / Greenway (MR)
 - Natural Area (MR)
 - Natural Area (ER)
 - Open Space (30 Avenue)
 - Utility / Pipeline Corridor
 - Greenway (PUL)
 - Potential Mid-Block Crossing
 - Active Modes Connection
 - Collector Roadway
 - Arterial Roadway
 - NSP Boundary

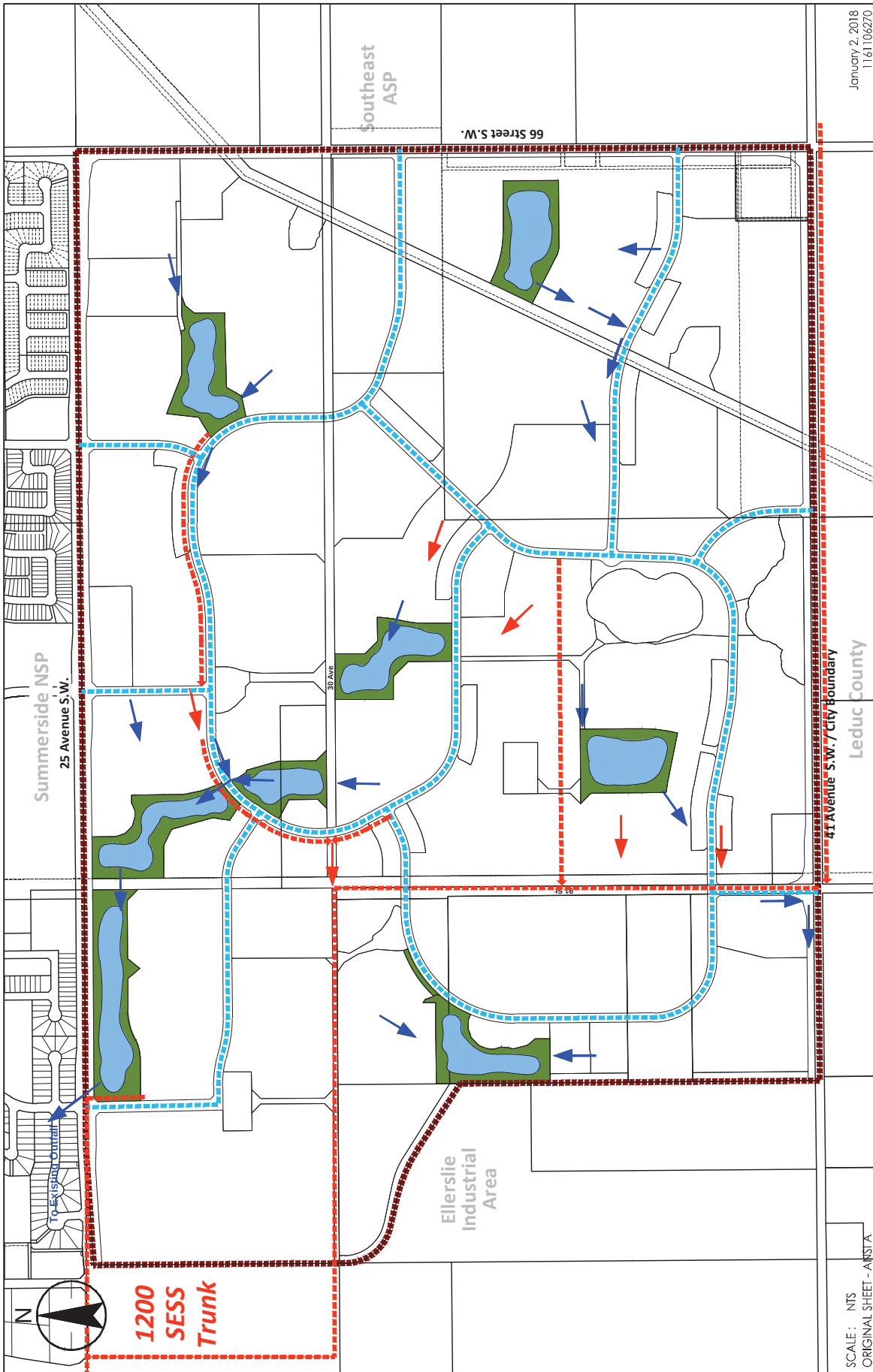


Client/Project
THE ORCHARDS AT ELLERSLIE
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.
8

Title
Transportation
Network





SCALE: NTS
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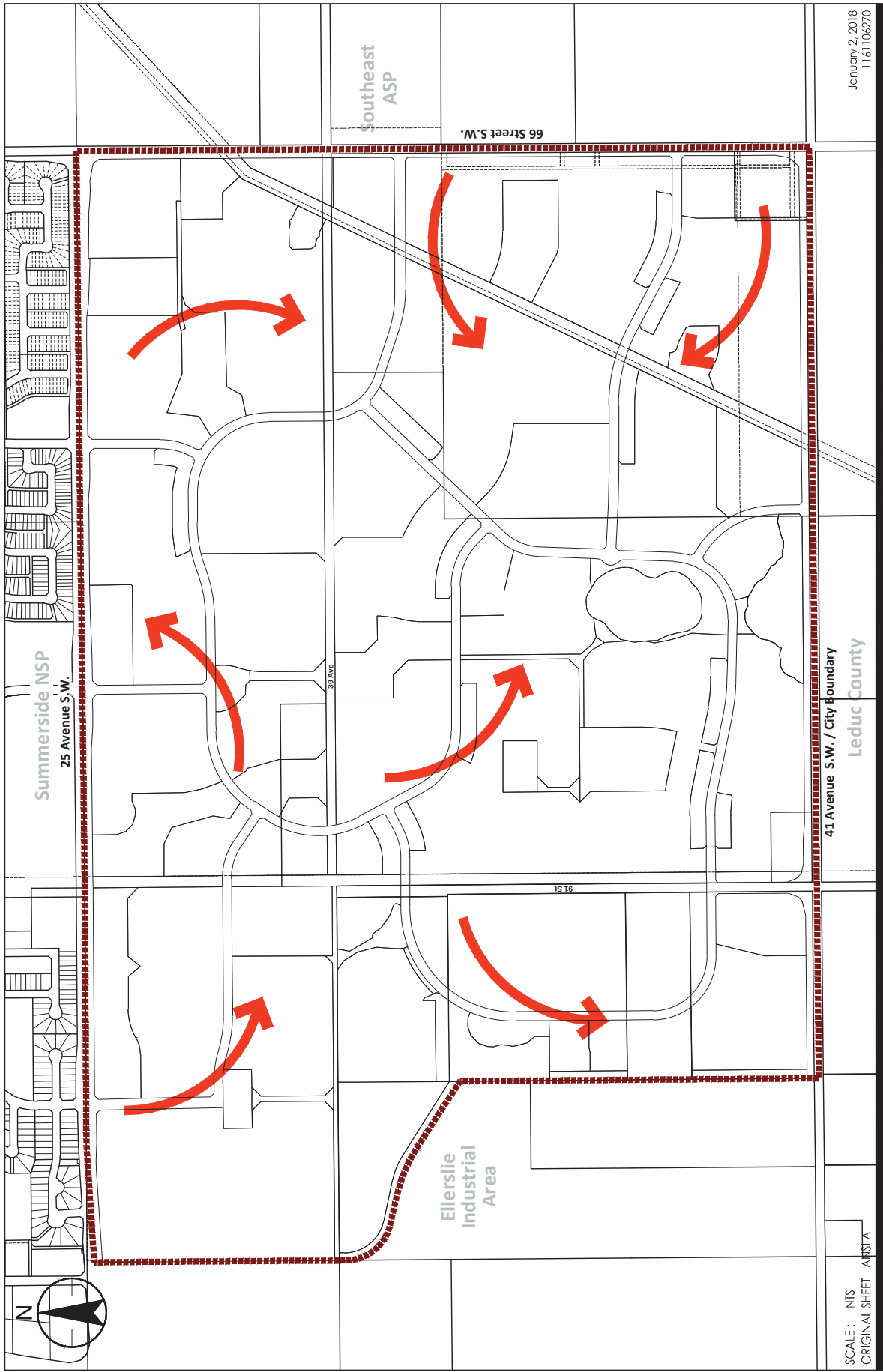


Legend
 Stormwater Management Facility
 Sanitary Trunk
 Watermain

Sanitary Points of Service
 Stormwater Flow Direction
 NSP Boundary

Client/Project
 THE ORCHARDS AT ELLERSLIE
 NEIGHBOURHOOD
 STRUCTURE PLAN
 Figure No. 9
 Title
 Servicing
 Concept Plan

January 2, 2018
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January 2, 2018
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Client/Project

THE ORCHARDS AT ELLERSLIE
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

10

Title

Staging
Plan

Legend



General Direction of Development
NSP Boundary

