

Bylaw 20030

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, 19726, and 19848; 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 Map entitled “Bylaw 19848 Amendment to Ellerslie Area Structure Plan ” and replacing it with the Map entitled “Bylaw 20030 Amendment to Ellerslie Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
 - b. deleting the statistics entitled “Ellerslie Area Structure Plan - Land Use and Population Statistics - Bylaw 19848” and replacing it with the statistics entitled “Ellerslie Area Structure Plan - Land Use and Population Statistics - Bylaw 20030” attached hereto as Schedule “B” and forming part of this Bylaw;
 - c. 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.

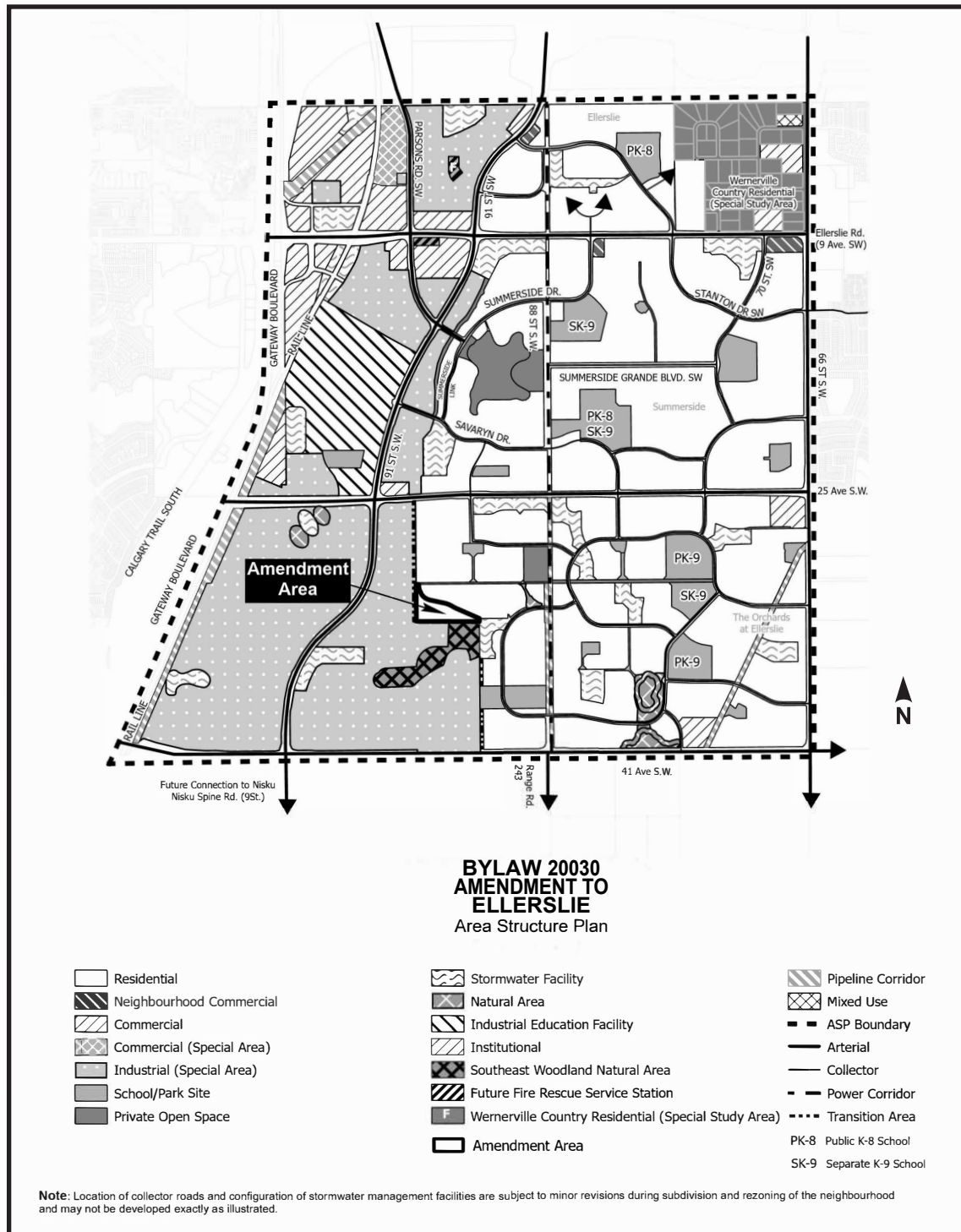
- d. deleting the map “Figure 7 Storm Drainage” and replacing with the map “Figure 7 Storm Drainage” attached hereto as Schedule “D”, and forming part of this Bylaw.
- e. deleting the map “Figure 8 Sanitary Drainage” and replacing with the map “Figure 8 Sanitary Drainage” attached hereto as Schedule “E”, and forming part of this Bylaw.
- f. 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.
- g. 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; and
- h. 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. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**ELLERSLIE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20030**

	Area (ha)	%
GROSS AREA	1451.5	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*	1312.7	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	3.16	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	287.17	21.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.4	4.8%
TOTAL Non-Residential Area	841.08	64.1%
Net Residential Area (NRA)	471.62	35.9%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential (LDR)	401.62	25	10,041	2.8	28,113	85%
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%
Total Residential	471.62		15,532		38,736	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnha)	82
Units Per Net Residential Hectare (upnrha)	33
LDR/ MDR Unit Ratio	64% / 36%

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

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

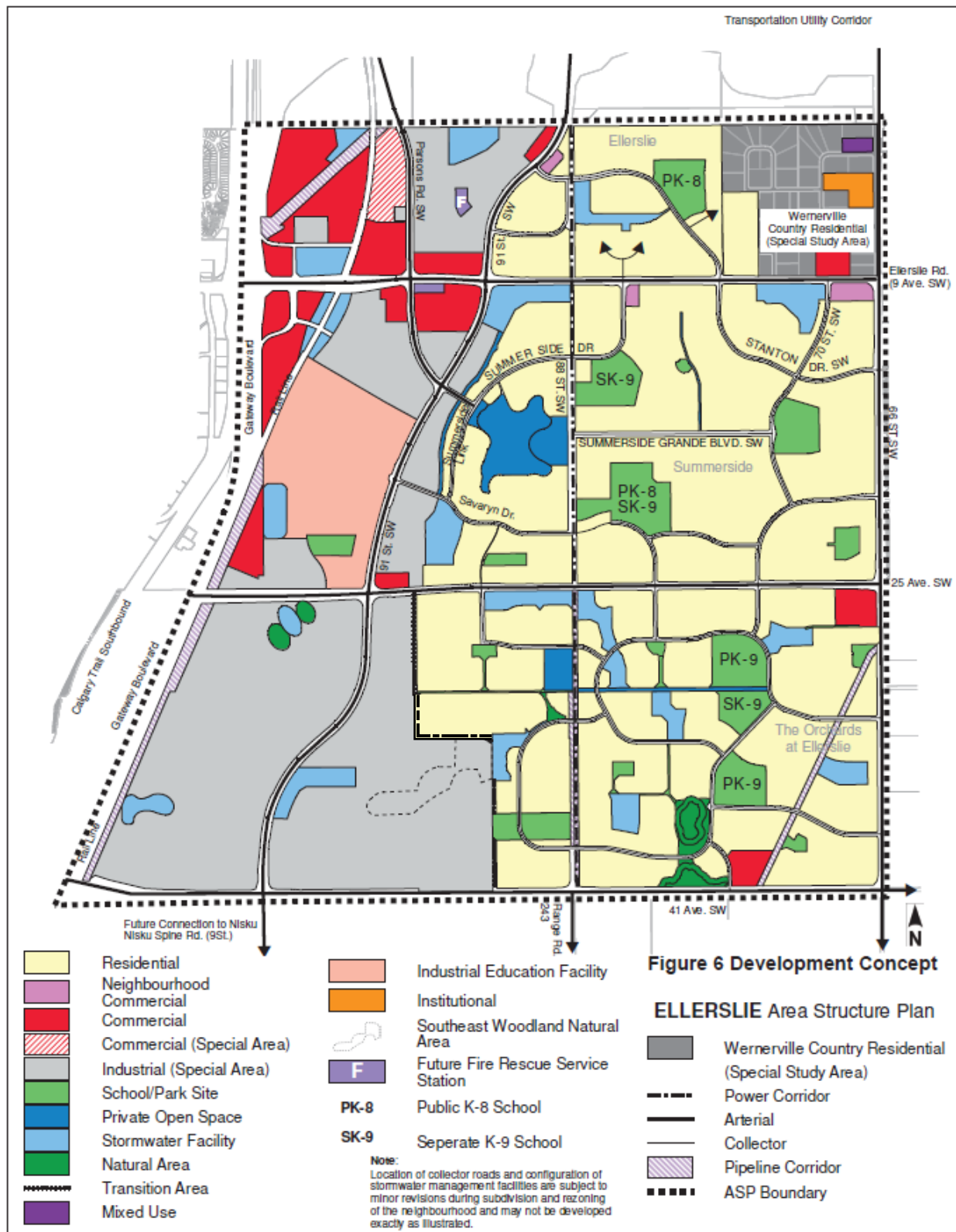


Figure 7 Storm Drainage

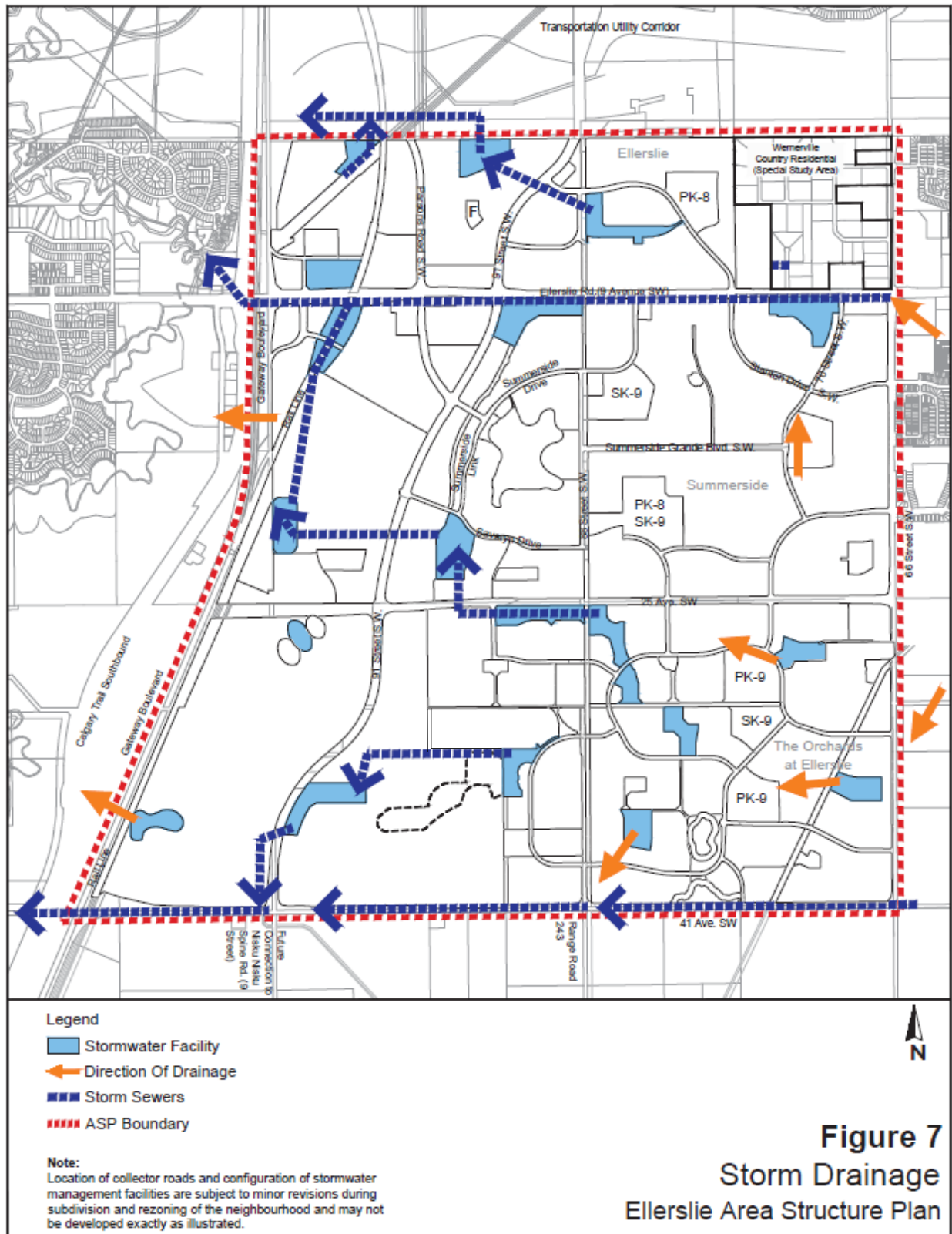


Figure 8 Sanitary Drainage

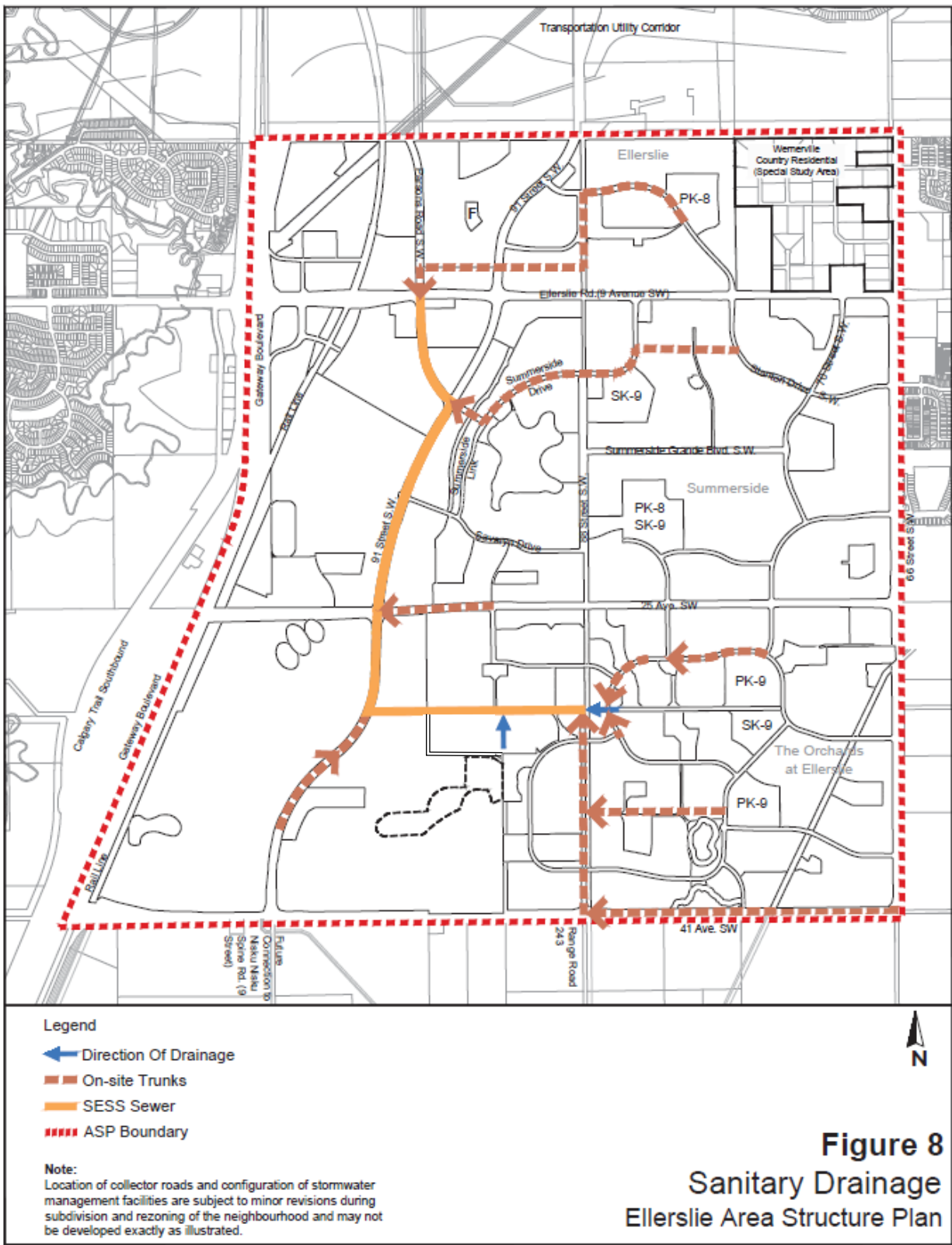


Figure 9 Water Distribution

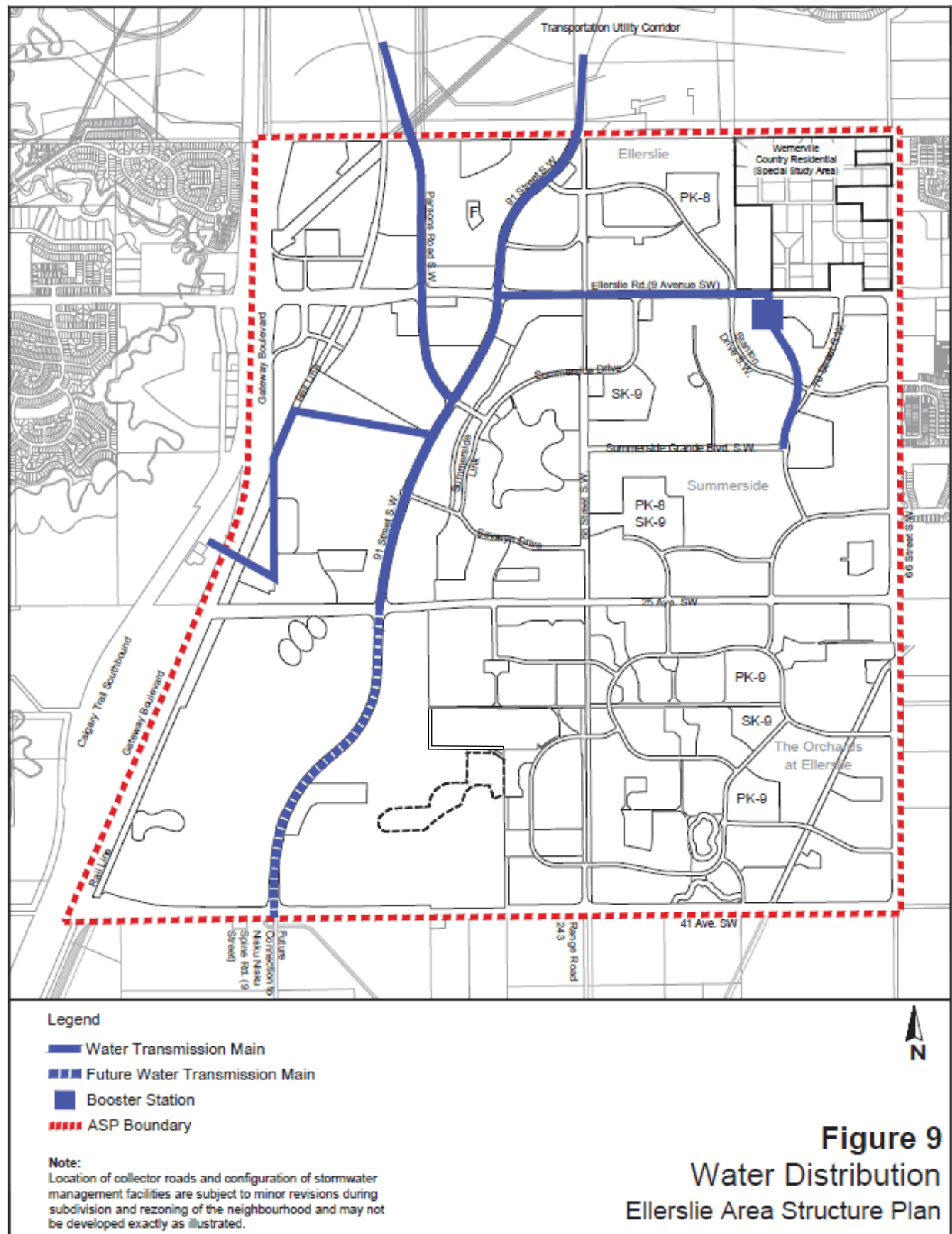


Figure 10 Circulation System

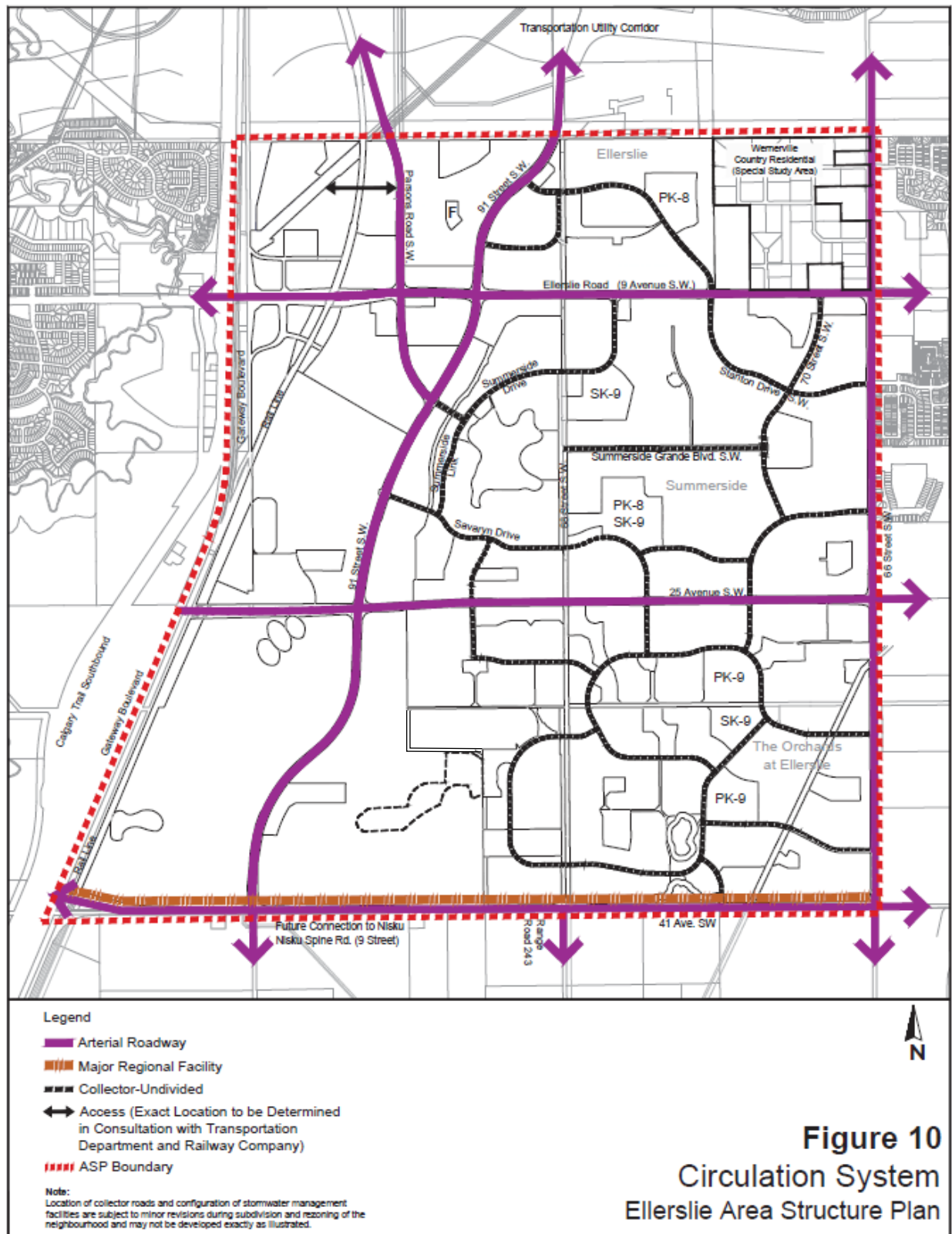


Figure 11 Neighbourhood and Staging Concept

