

Bylaw 20032

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, 17803, 18275, 18595, and 19360; and

WHEREAS an application was received by Administration 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. delete the map “Bylaw 19360 – Amendment to The Orchards at Ellerslie Neighbourhood Structure Plan” and replace it with the map “Bylaw 20032 -

Amendment to The Orchards at Ellerslie Neighbourhood Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;

- b. delete the land use and population statistics entitled “ The Orchards at Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 19360” and replace it with the land use and population statistics entitled “The Orchards at Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20032”, attached hereto as Schedule “B” and forming part of this bylaw;
- c. delete the map “Figure 3 - Land Use Concept” and replace with “Figure 3 - Land Use Concept” attached hereto as Schedule “C” and forming part of this bylaw;
- d. delete the map “Figure 4 - Neighbourhood Concept” and replace with “Figure 4 - Neighbourhood Concept” attached hereto as Schedule “D” and forming part of this bylaw;
- e. delete the map “Figure 5 - Collector Roads” and replace with “Figure 5 - Collector Roads” attached hereto as Schedule “E” and forming part of this bylaw;
- f. delete the map “Figure 6 - Linkage Concept” and replace with “Figure 6 - Linkage Concept” attached hereto as Schedule “F” and forming part of this bylaw;
- g. delete the map “Figure 7 - Active Modes Network” and replace with “Figure 7 - Active Modes Network” attached hereto as Schedule “G” and forming part of this bylaw;
- h. delete the map “Figure 8 - Transportation Network” and replace with “Figure 8 - Transportation Network” attached hereto as Schedule “H” and forming part of this bylaw;
- i. delete the map “Figure 9 - Servicing Concept Plan” and replace with “Figure 9 -Servicing Concept Plan” attached hereto as Schedule “I” and forming part of this bylaw;

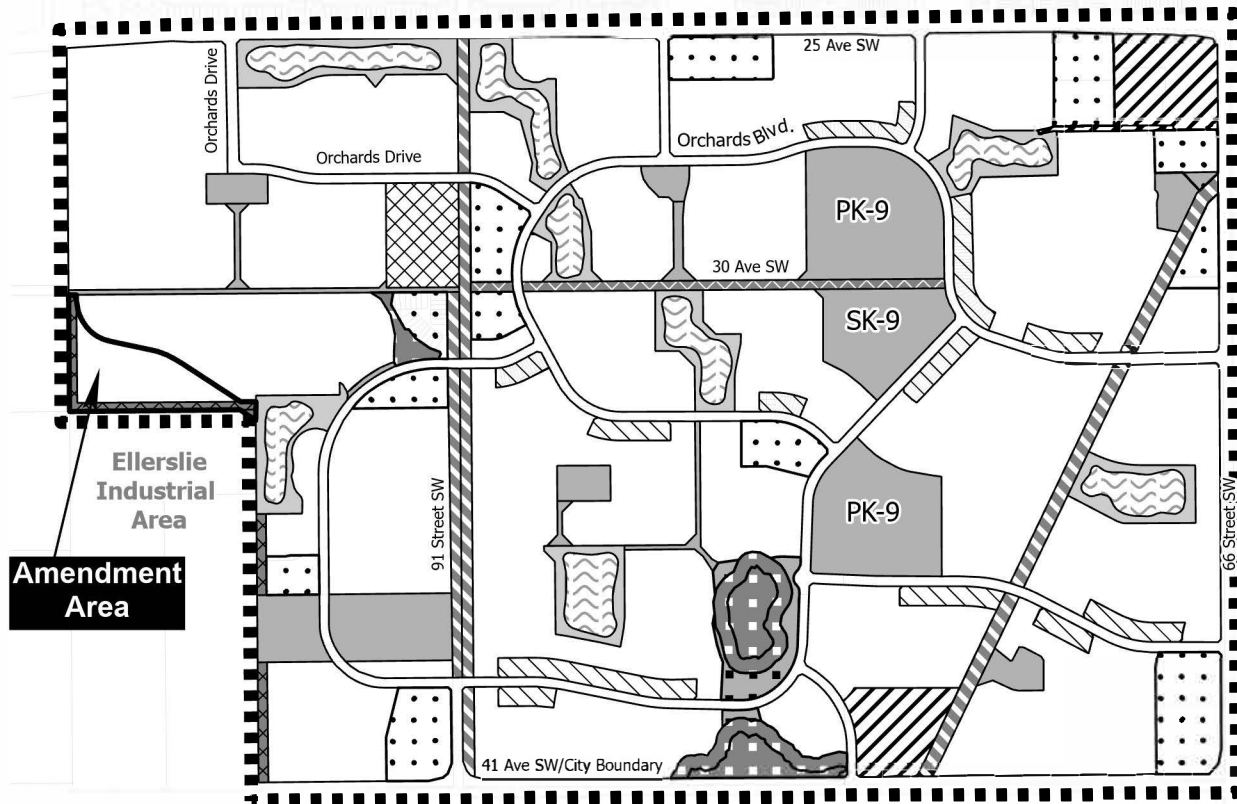
- j. delete the map “Figure 10 - Staging Plan” and replace with “Figure 10 - Staging Plan” attached hereto as Schedule “J” and forming part of this bylaw;
- k. delete the map “Figure 11 – Ownership Plan” and replace with “Figure 11 - Land Ownership Map” attached hereto as Schedule “K” and forming part of this bylaw;
- l. delete the map “Figure 12 – Site Contours” and replace with “Figure 12 – Site Contours” attached hereto as Schedule “L” and forming part of this bylaw;
- m. delete the map “Figure 13 – Site Features” and replace with “Figure 13 – Site Features” attached hereto as Schedule “M” and forming part of this bylaw; and
- n. delete the map “Figure 14 – Environmental Site Overview” and replace with “Figure 14 – Environmental Site Overview” attached hereto as Schedule “N” 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



**BYLAW 20032
AMENDMENT TO
THE ORCHARDS AT ELLERSLIE
Neighbourhood Structure Plan**

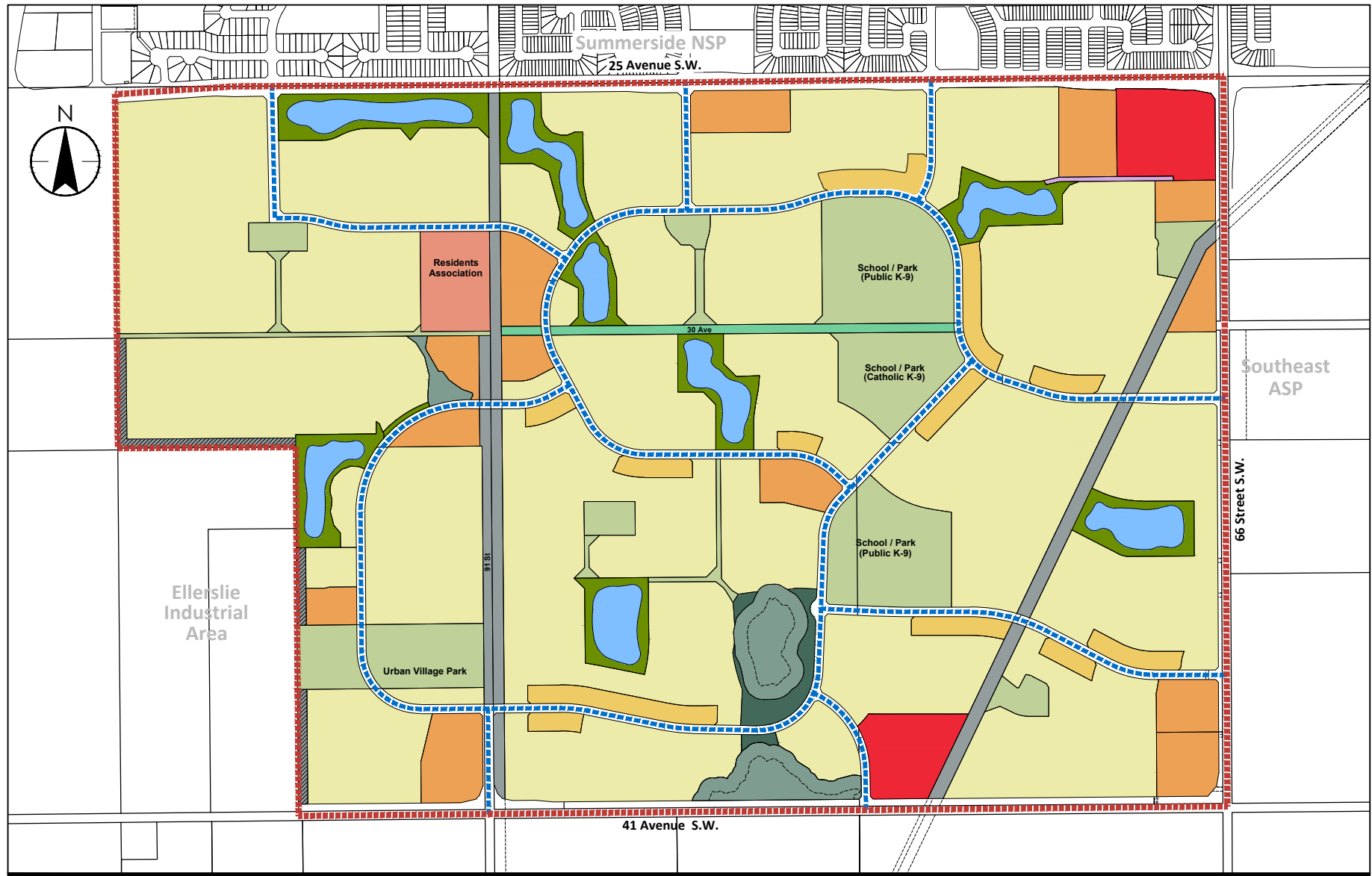
	Low Density Residential		School / Park / Greenway		Transition Area
	Street Oriented Residential		Greenway (PUL)		Stormwater Management Facility
	Medium Density Residential		Natural Area (ER)		Utility / Powerline / Pipeline Corridor
	Commercial		Natural Area (MR)		NSP Boundary
	Residents Association	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

The Orchards at Ellerslie Neighbourhood Structure Plan

Land Use and Population Statistics Bylaw 20032

	Area (ha)	% of GA	% of GDA			
GROSS AREA	360.45	100.0%				
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	333.24		100.0%			
Community Commercial	7.63		2.3%			
Residents Association	3.40		1.0%			
Parkland, Recreation, School (Municipal Reserve)						
School and Community Park	18.73	32.53	5.6%			
Urban Village Park (Lot 1, Plan 3186TR)	5.57		1.7%			
Pocket Parks	4.16		1.2%			
Linear Park (Greenway)	2.24		0.7%			
Natural Area	1.83		0.5%			
Transportation						
Circulation	59.98		18.0%			
Infrastructure / Servicing						
Stormwater Management Facilities	23.33		7.0%			
Greenway (Public Utility Lot)	0.29		0.1%			
Transition Area	2.09		0.6%			
TOTAL Non-Residential Area	129.25		38.8%			
Net Residential Area (NRA)	203.99		61.2%			
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	173.30	25	4,332	2.8	12,130	85.0%
Street Oriented Residential	9.77	40	391	2.8	1,095	4.8%
Medium Density Housing	20.92	90	1,882	1.8	3,388	10.3%
Total Residential	203.99		6,605		16,612	100.0%
SUSTAINABILITY MEASURES						
Population Density (ppn/ha)			81			
Unit Density (upn/ha)			32.4			
(Low Density Residential / Medium Density Residential) Unit I		0%	/	0%		
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		1,332				
Elementary / Junior High (K-9)	999					
Senior High (10-12)	333					
Separate School Board		665				
Elementary / Junior High (K-9)	499					
Junior / Senior High (10-12)	166					
Total Student Population		1,997				



Legend

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

Client/Project

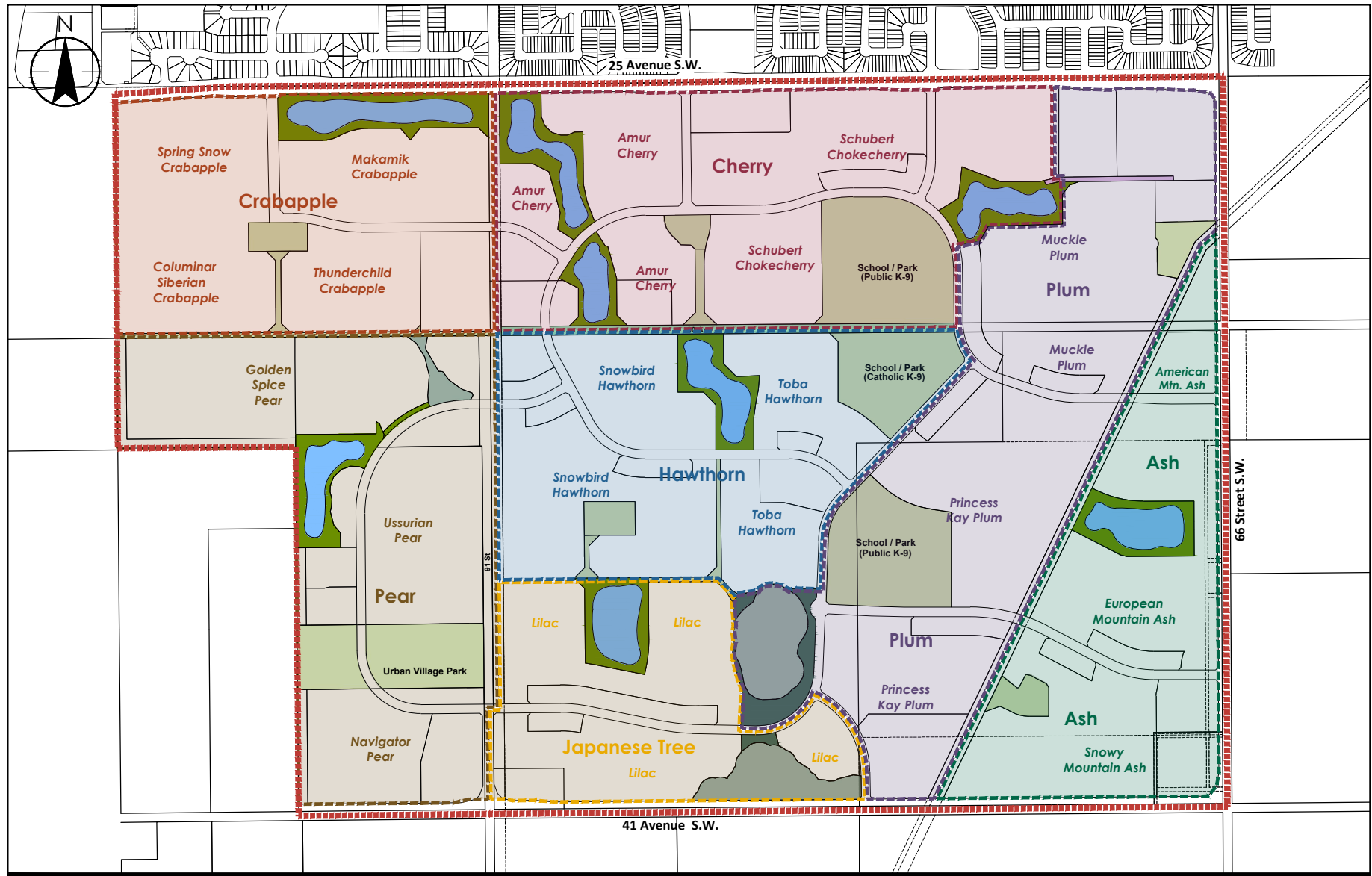
THE ORCHARDS AT ELLERSLIE
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

3.0

Title

Land Use
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.

Client/Project

THE ORCHARDS AT ELLERSLIE

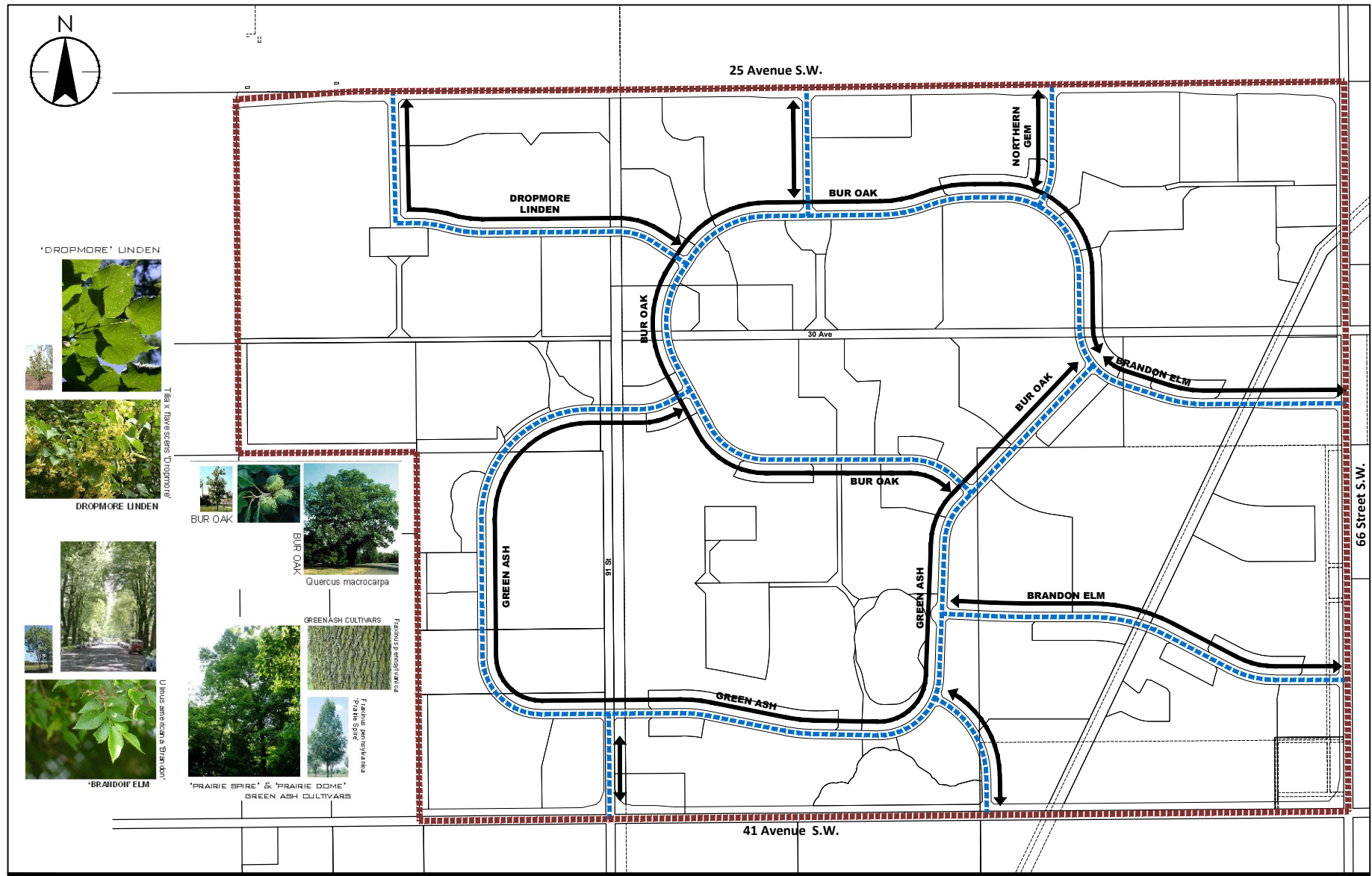
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

4.0

Title

Neighbourhood
Concept



Client/Project

THE ORCHARDS AT ELLERSLIE

NEIGHBOURHOOD
STRUCTURE PLAN

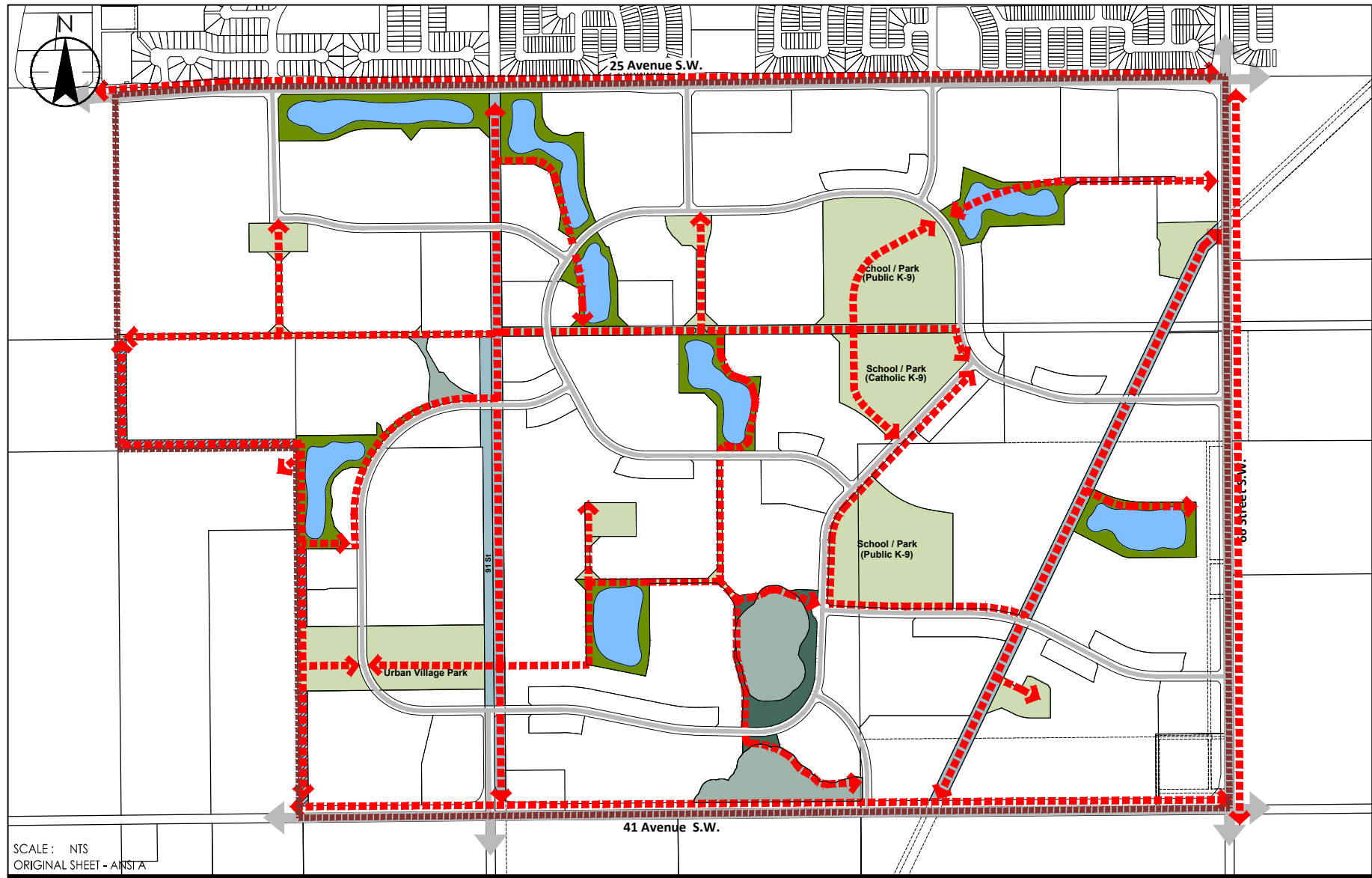
Figure No.

5.0

Title

Collector
Roads

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.



Legend

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

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

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

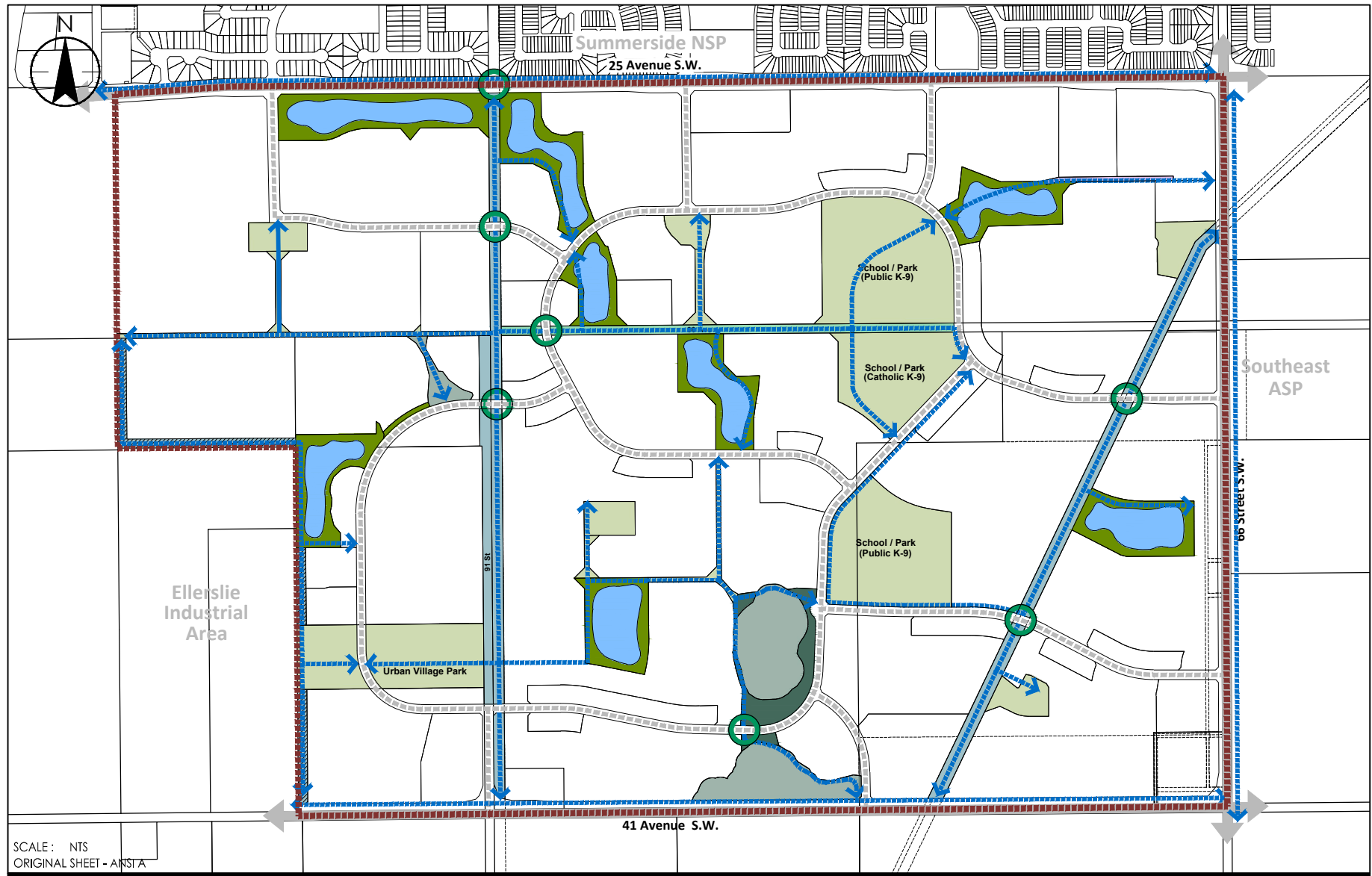
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

6.0

Title

Linkage
Concept



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

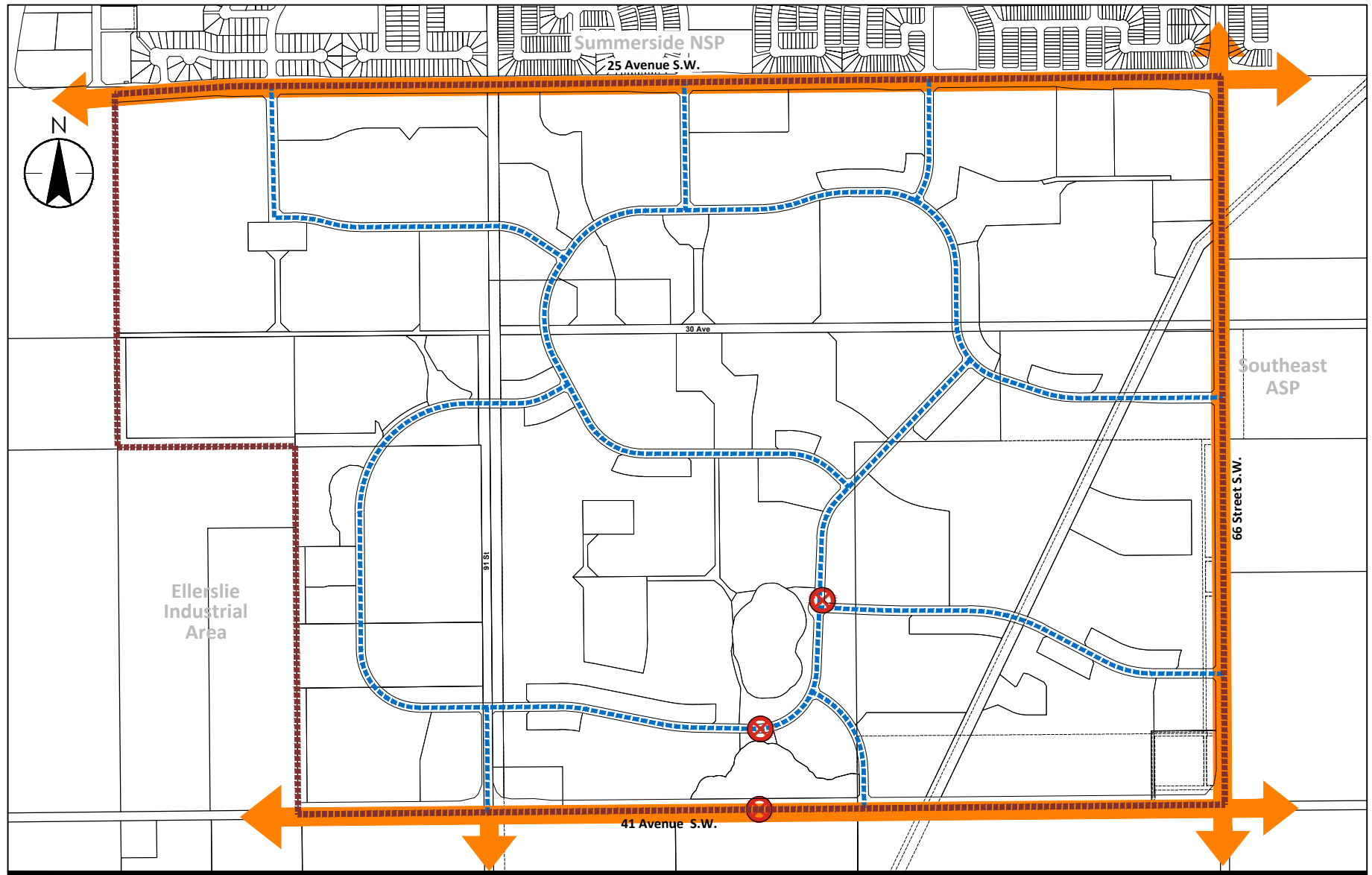
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

7.0

Title

Active Modes
Network



Legend

-  Collector Roadway
-  Arterial Roadway
-  Potential Wildlife Passage
-  NSP Boundary

Client/Project

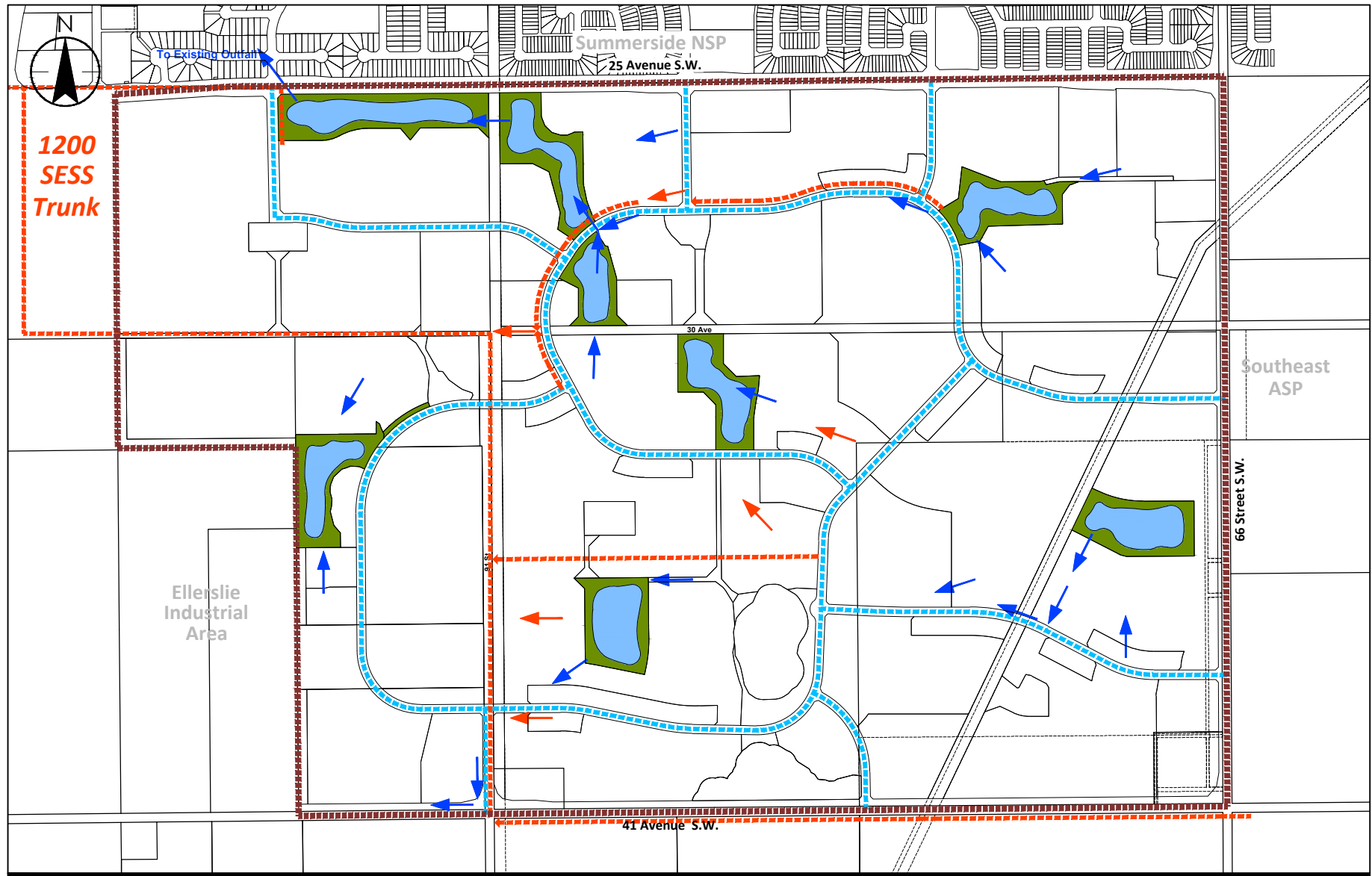
THE ORCHARDS AT ELLERSLIE
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

8.0

Title

Transportation
Network



Legend

- Stormwater Management Facility
- Sanitary Trunk
- Watermain

- Sanitary Points of Service
- Stormwater Flow Direction
- NSP Boundary

Client/Project

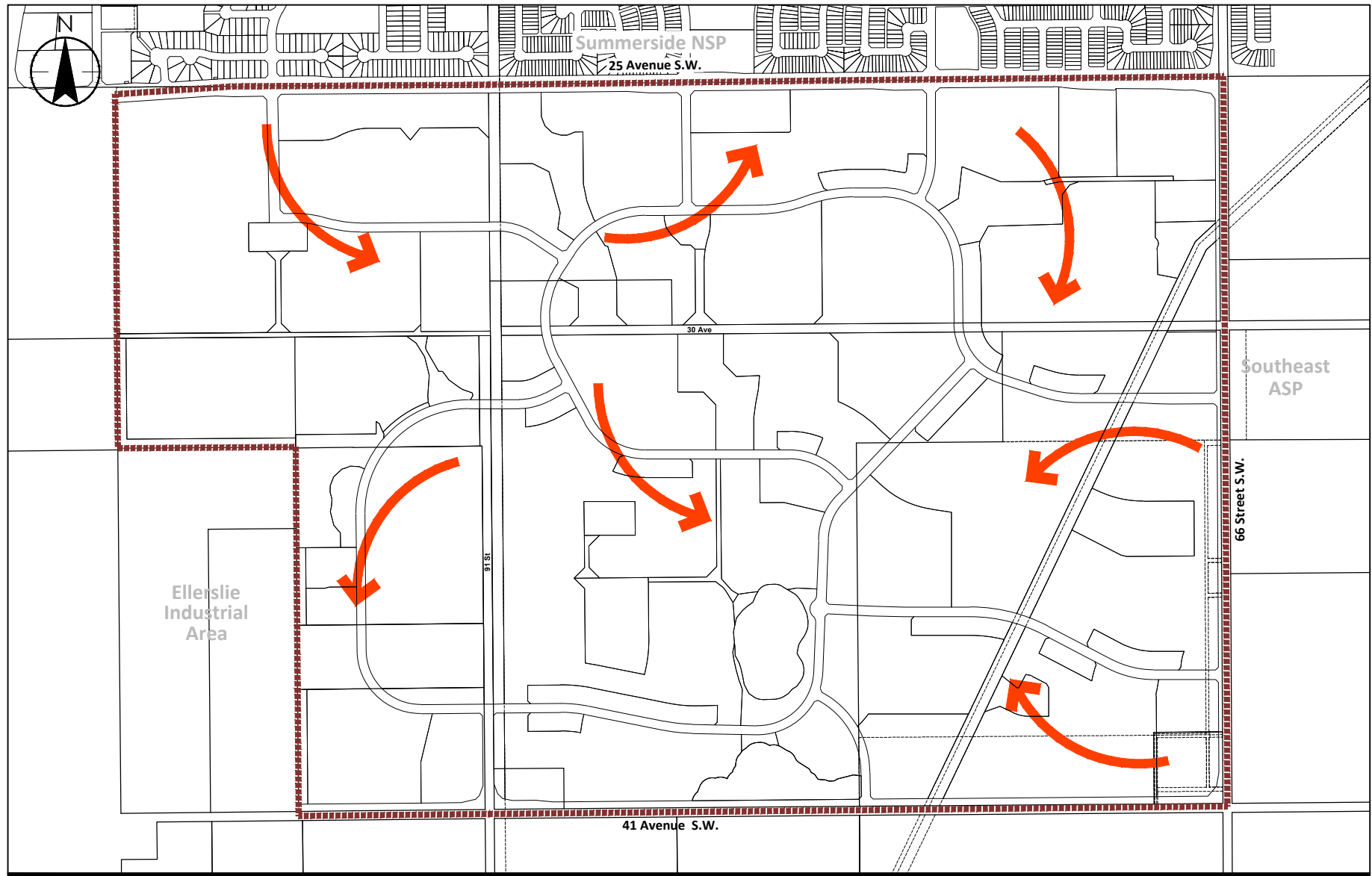
THE ORCHARDS AT ELLERSLIE
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

9.0

Title

Servicing
Concept Plan



Legend

-  General Direction of Development
-  NSP Boundary

Client/Project

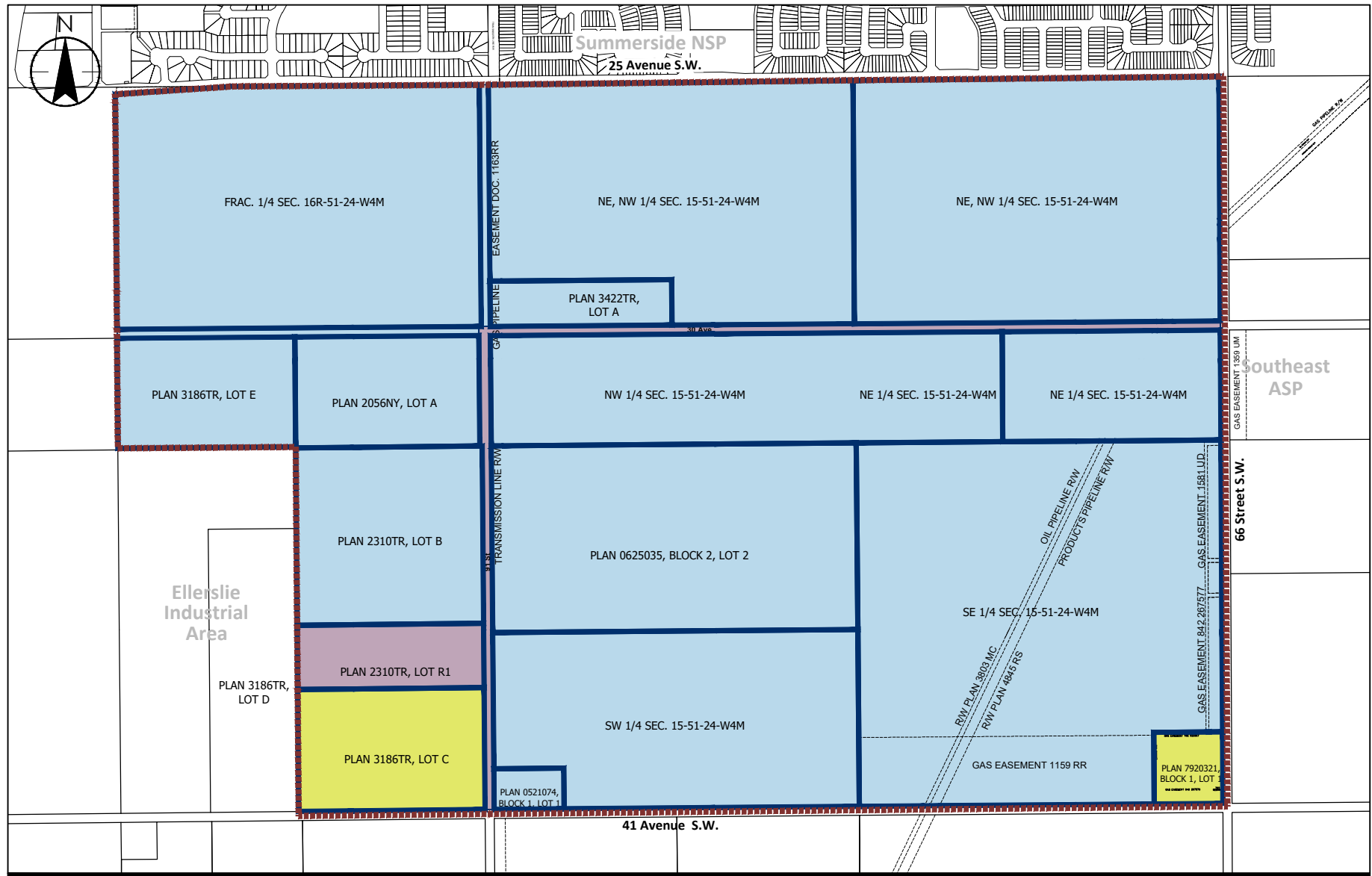
THE ORCHARDS AT ELLERSLIE
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

10.0

Title

Staging
Plan



Legend

- Private Corporate Ownership
- Private Non Corporate Ownership
- Public/Government Ownership
- Nsp Boundary

Client/Project

THE ORCHARDS AT ELLERSLIE
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

11.0

Title

Land Ownership
Plan



Legend

--- NSP Boundary

Client/Project

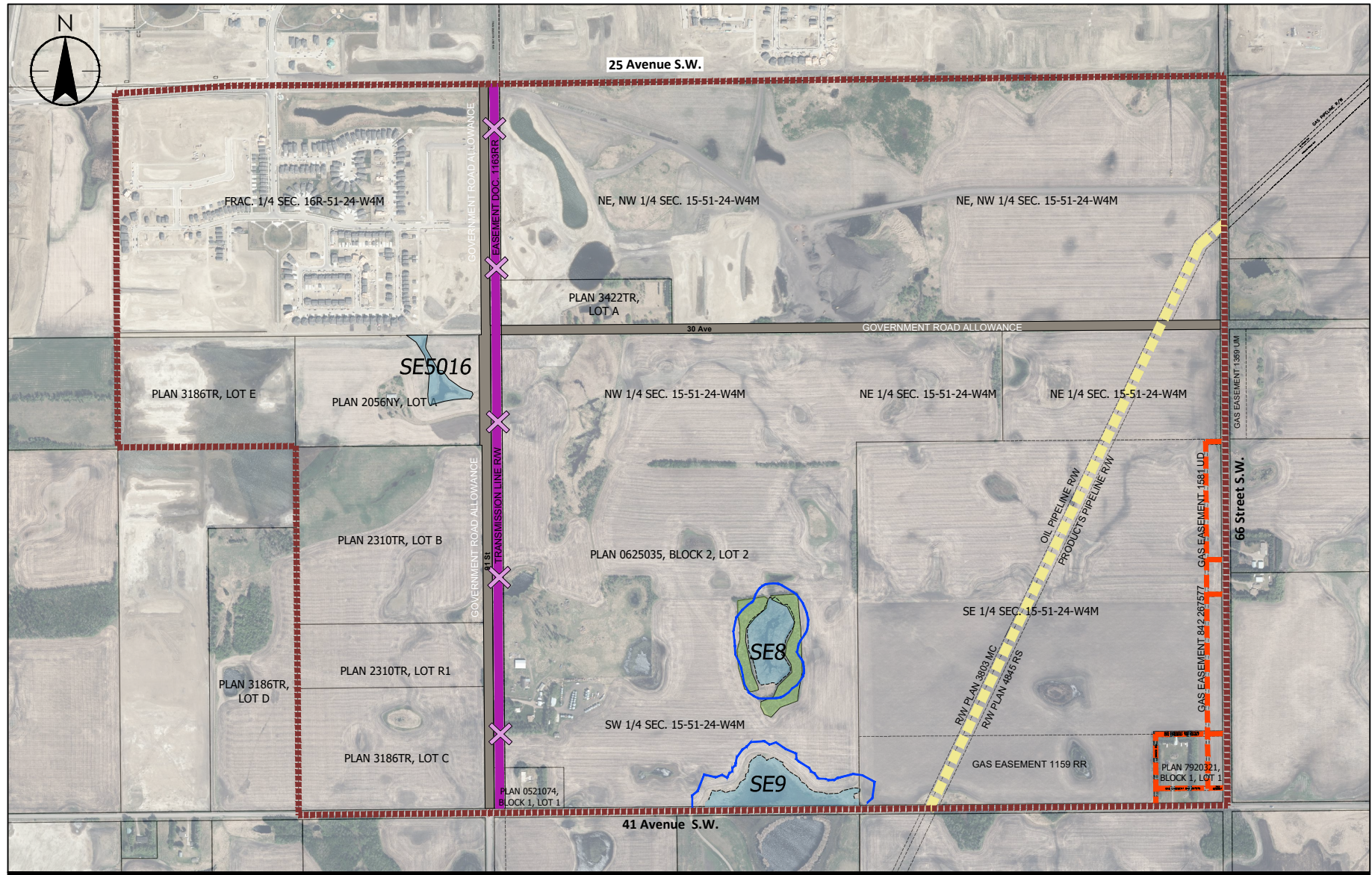
THE ORCHARDS AT ELLERSLIE
 NEIGHBOURHOOD
 STRUCTURE PLAN

Figure No.

12.0

Title

Site
 Contours



Legend

- | | | | |
|--|---------------------------|--|--------------------------|
| | Vegetation | | Pipeline ROW |
| | Wetland | | Gas Easement |
| | Wetland 30 m Buffer | | Powerline/Tower Location |
| | Government Road Allowance | | NSP Boundary |

Client/Project

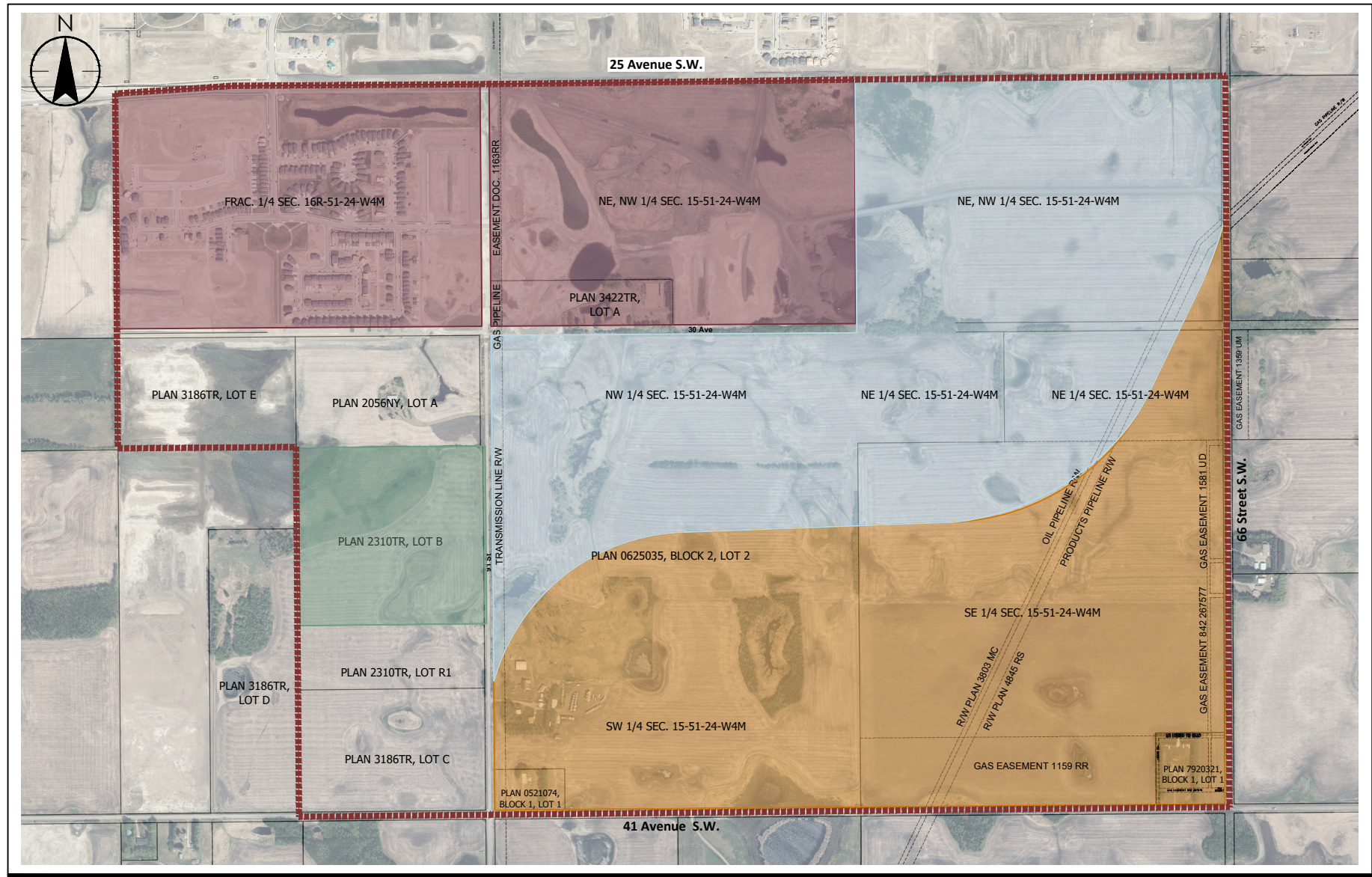
THE ORCHARDS AT ELLERSLIE
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

13.0

Title

Site
Features



Legend

- November 2006 - Phase 1
- July 2014 - Phase 1
- 2014 - Environmental Overview
- October 2014 - Phase 1
- NSP Boundary

Client/Project

THE ORCHARDS AT ELLERSLI
NEIGHBOURHOOD
STRUCTURE PLAN

Figure No.

14.0

Title

Environmental Site
Overview