

Bylaw 20138

A Bylaw to amend Bylaw 11870, as amended, the
Ellerslie Area Structure Plan, through an amendment to Bylaw 12581,
being the 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 May 1, 2001, Council adopted as Appendix “B” to Bylaw 11870, as amended, the Ellerslie Neighbourhood Structure Plan by passage of Bylaw 12581; and

WHEREAS Council found it desirable to amend Bylaw 12581, as amended, the Ellerslie Neighbourhood Structure Plan through the passage of Bylaws 12878, 13535, 15068, 18920, 19445, and 19849; and

WHEREAS an application was received by Administration to amend the Ellerslie Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to further amend the Ellerslie Neighbourhood 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 “B” to Bylaw 11870, as amended, the Ellerslie Neighbourhood Structure Plan is hereby amended by:
 - a) deleting the first paragraph of Section 5.2.3 Special Study Area - Wernerville Country

Residential in its entirety and replacing it with the following:

“Wernerville is an existing country residential development in the eastern side of the plan area bound by the TUC, 66 Street, and Ellerslie Road. Except for the following properties, there are currently no intentions to redevelop the remainder of this quarter section:

- Three Urban Services (US) zoned properties at 331 – 71 Street SW (Lot F, Block 2, Plan 3309 KS), 330 - 66 Street SW (Lot C, Block 2, Plan 3027 KS), and 430 - 66 Street SW (Lot B, Block 2, Plan 3027 KS);
- Four properties zoned for commercial uses at 7030 Ellerslie Road SW (Lot G, Block 1, Plan 3027 KS), 6830 Ellerslie Road SW (Lot F, Block 1, Plan 3027 KS), 811 - 75 Street SW (Lot 1, Block 1, Plan 9321197), and 707 - 75 Street SW (Lot 2, Block 1, Plan 9321197); and
- One property zoned for Low Rise Apartment Zone (RA7) at 6720 - 2 Avenue SW (Lot Q, Block 1, Plan 3027KS).”;

- b) deleting the first paragraph of Section 5.3 Commercial in its entirety and replacing it with the following:

“The Ellerslie NSP has three neighbourhood commercial sites and one mixed use site.”;

- c) deleting the fourth paragraph of Section 5.3 Commercial in its entirety and replacing it with the following:

“The second and third commercial sites are located in the southeast portion of the plan area and front onto Ellerslie Road SW. The sites are separated from surrounding residential land uses with landscaping.”;

- d) deleting the map entitled “Bylaw 19849 Amendment to Ellerslie Neighbourhood Structure Plan” and replacing it with “Bylaw 20138 Amendment to Ellerslie Neighbourhood Structure Plan” attached hereto as Schedule “A”, and forming part of this bylaw;
- e) deleting the Land Use and Population Statistics entitled “Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 19849” and replacing it with “Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20138” attached hereto as Schedule “B”, and forming part of this bylaw;
- f) deleting the map entitled “Figure 5 Site Features” and replacing it with “Figure 5 Site Features” attached hereto as Schedule “C”, and forming part of this bylaw;
- g) deleting the map entitled “Figure 6 Development Concept” and replacing it with “Figure 6

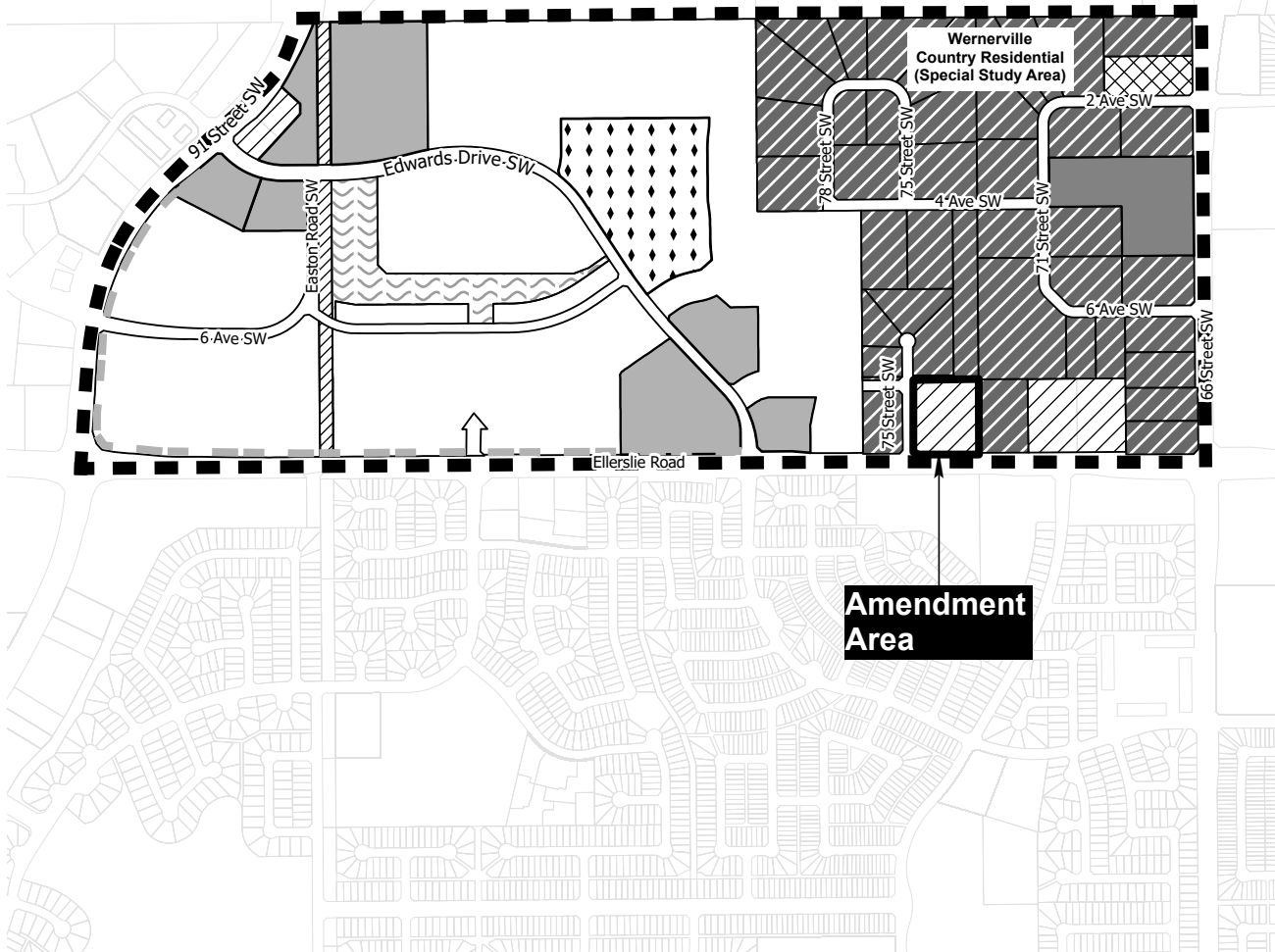
- Development Concept” attached hereto as Schedule “D”, and forming part of this bylaw;
- e) deleting the map entitled “Figure 7 Circulation System” and replacing it with “Figure 7 Circulation System” attached hereto as Schedule “E”, and forming part of this bylaw;
 - f) deleting the map entitled “Figure 8 Storm Servicing” and replacing it with “Figure 8 Storm Servicing” attached hereto as Schedule “F”, and forming part of this bylaw;
 - g) deleting the map entitled “Figure 9 Sanitary Servicing” and replacing it with “Figure 9 Sanitary Servicing” attached hereto as Schedule “G”, and forming part of this bylaw; and
 - h) deleting the map entitled “Figure 10 Staging Plan” and replacing it with “Figure 10 Staging Plan” 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



BYLAW 20138
AMENDMENT TO ELLERSLIE
 Neighbourhood Structure Plan
 (as amended)

	Low Density Residential		Power Corridor
	Medium Density Residential		Wernerville Country Residential (Special Study Area)
	Commercial		Mixed Use
	Stormwater Management Facility		NSP Boundary
	Institutional		Noise Attenuation Barrier
	School/Park Site		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.

**ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20138**

	Area (ha)	% of GDA
Gross Area	158.18	
Utility/Pipeline Corridors	1.87	
Arterial Roadways	7.69	
Gross Developable Area	148.62	100.00%
Existing Land Uses (Country Residential Development)	46.85	31.52%
Parks and Schools	6.65	4.47%
Circulation	18.65	12.55%
Public Utility - stormwater facility	4.10	2.76%
Net Developable Area	72.37	48.69%
Institutional	3.64	2.45%
Commercial/Residential Mixed Use *	0.35	0.24%
Commercial	4.80	3.23%
Residential	63.58	42.78%

	Area	Units	% of Total Units	Population
Low Density Residential (RF1, RSL, RPL, and RF4)	48.44	1,211	62%	4,190
Medium Density Residential (RF5, RA7)	15.14	756	38%	2,251
Total	63.58	1,967	100%	6,441

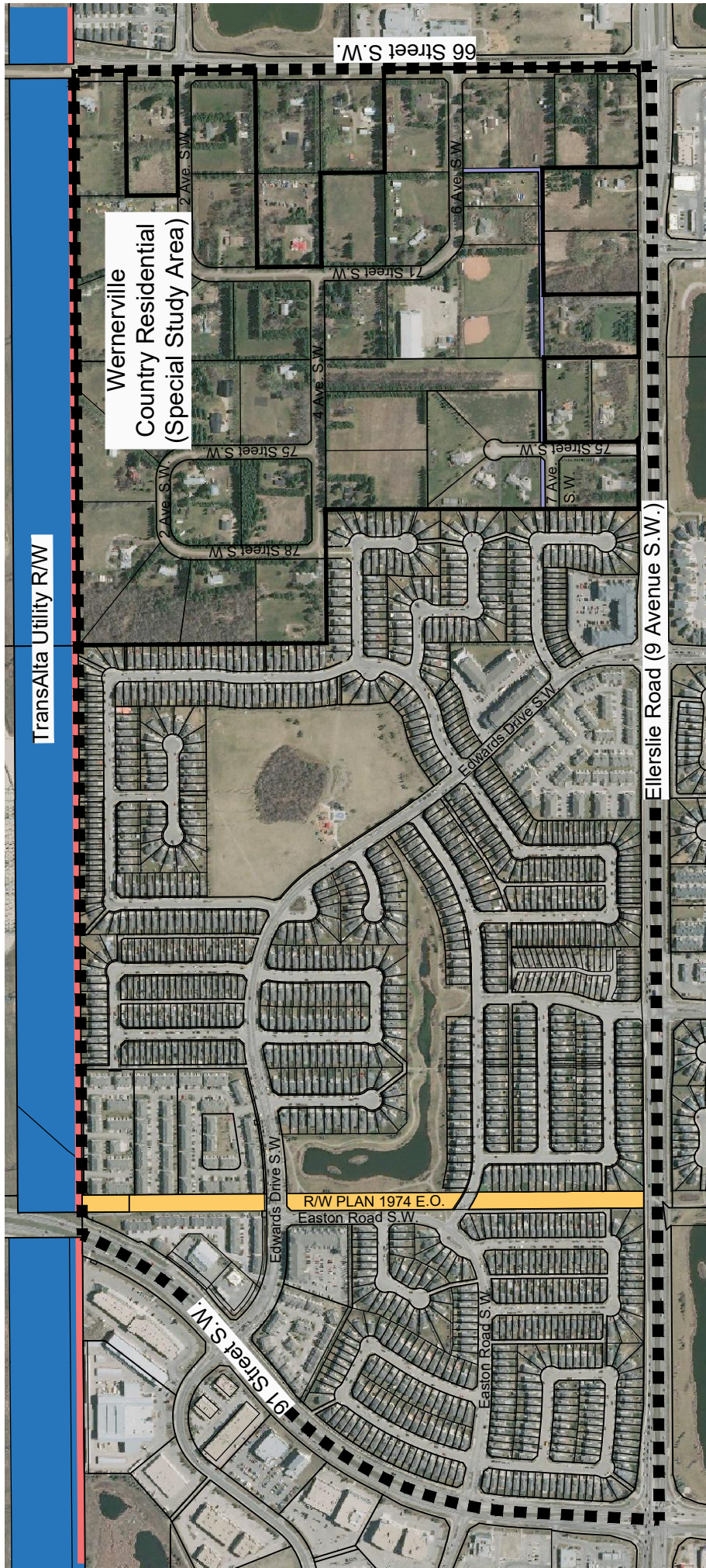
Density: 43.3 persons per net residential hectare
 30.9 units per net residential hectare

Notes:

**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.*

Student Generation Statistics

Level	Public	Separate	Total
Grades K-8	834	278	1112
Grades 9-12	324	108	432
Total	1158	386	1545



- TransAlta Utility R/W
- ATCO Pipelines Gas Corridor
- Power Corridor
- High-Pressure Transmission Pipeline
- Wernerville Country Residential
- NSP Boundary

Figure 5
Site Features
 Ellerslie Neighbourhood Structure Plan

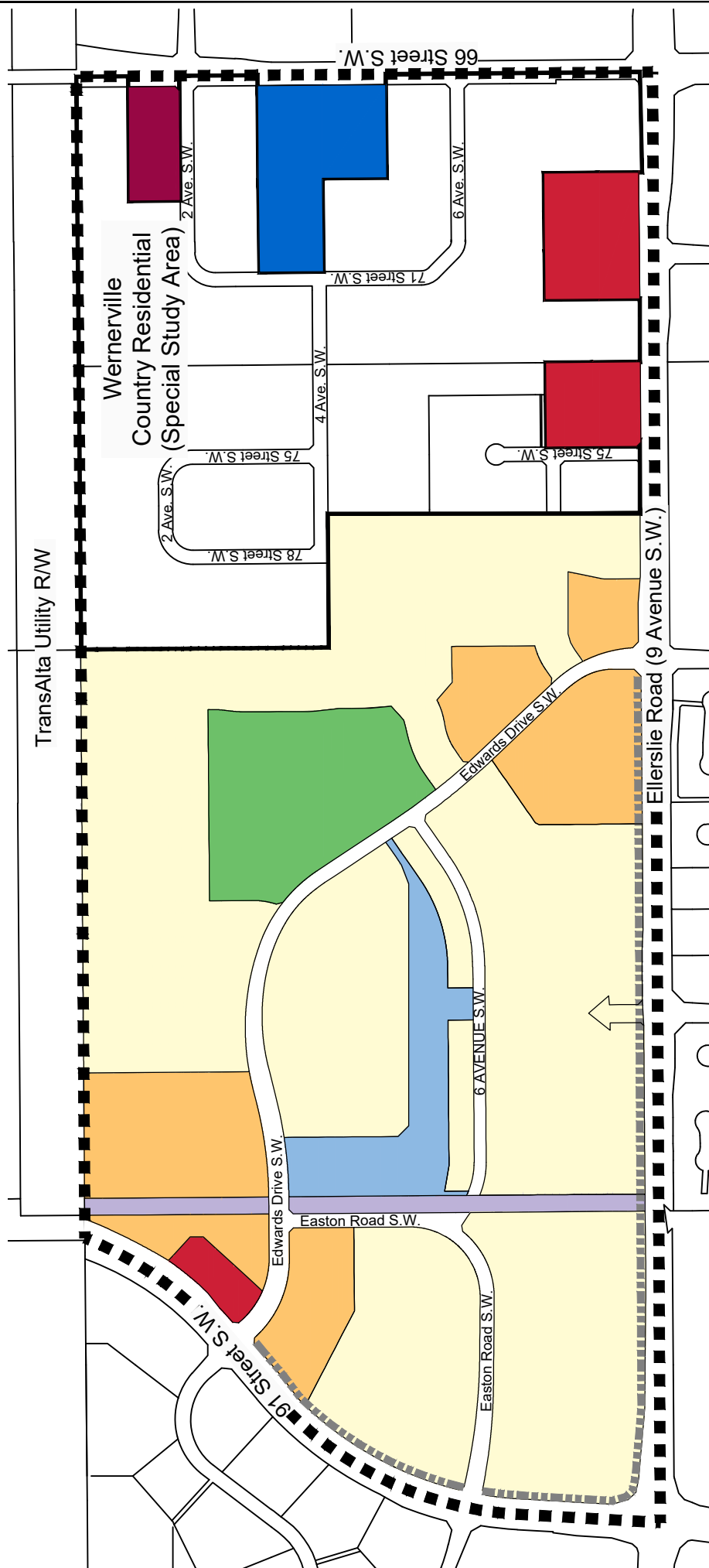


Figure 6
Development Concept
Ellerslie Neighbourhood Structure Plan

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.

- Low Density Residential
- Medium Density Residential
- Commercial
- Stormwater Management Facility
- Institutional
- Mixed Use
- School/Park Site
- Power Corridor
- Noise Attenuation Barrier
- NSP Boundary

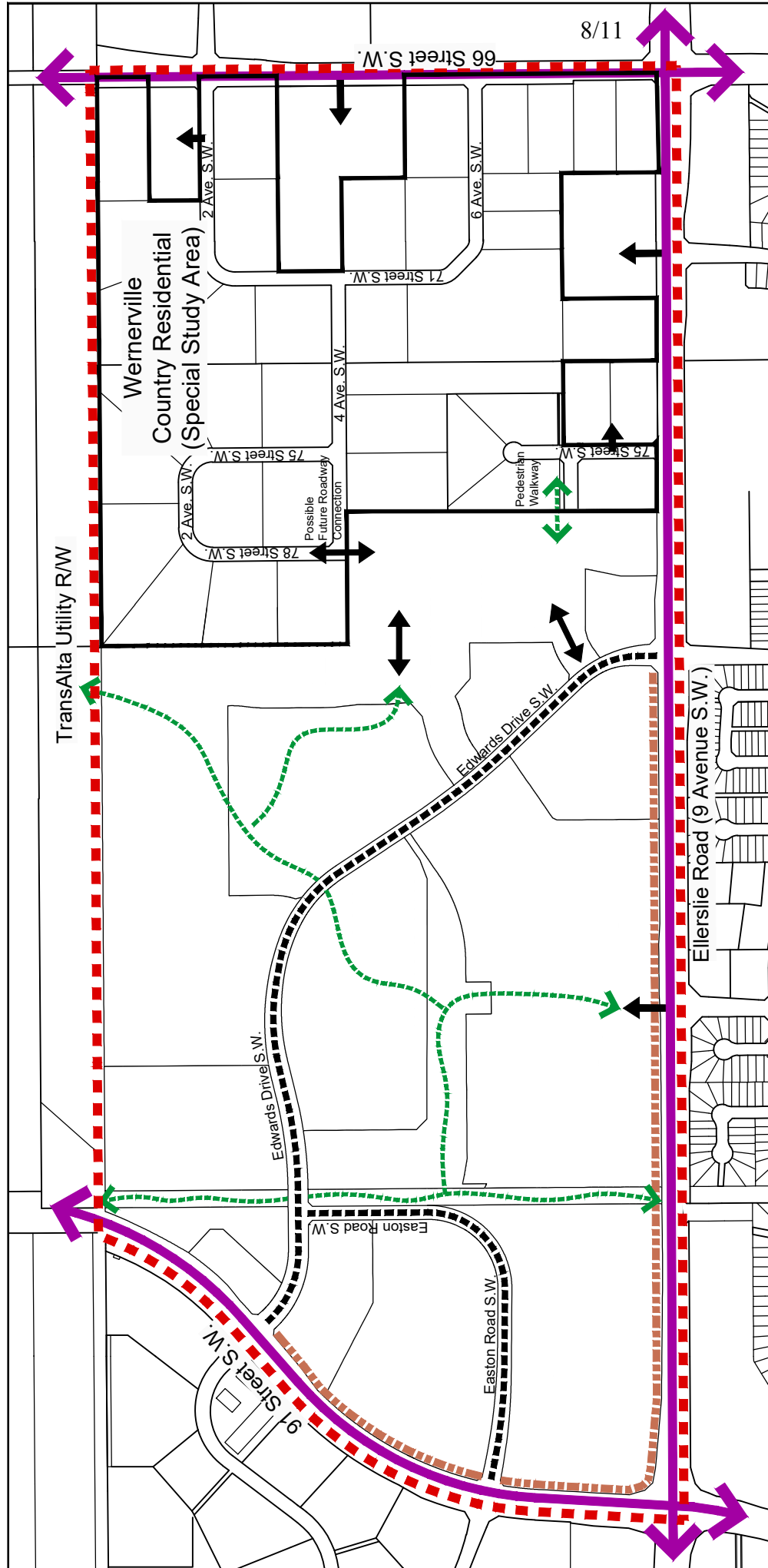


Figure 7
Circulation System
Ellerslie Neighbourhood Structure Plan

Arterial Roadway / Truck Route

Collector Roadway

Pedestrian Walkway

Access Points

Noise Attenuation Barrier

NSP Boundary

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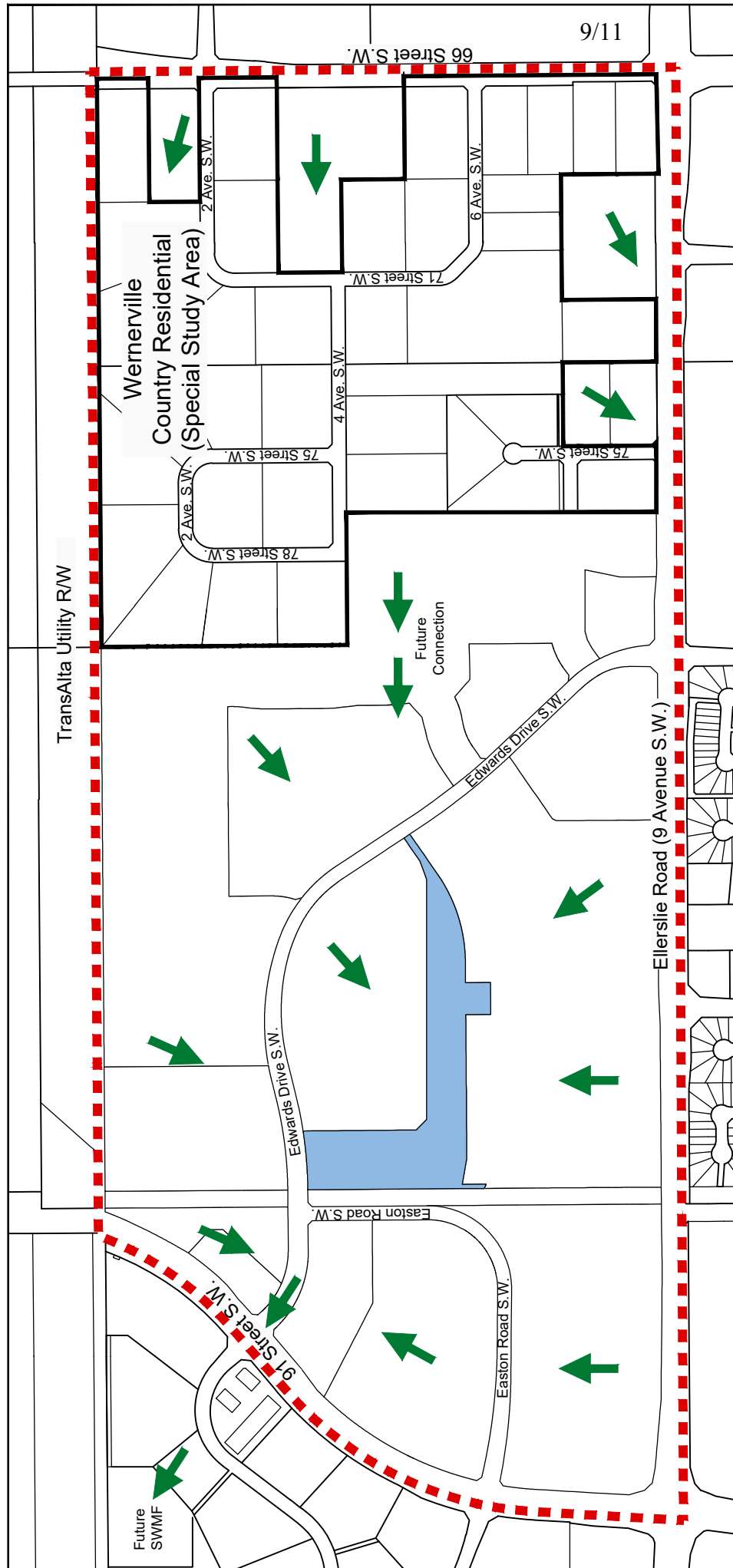
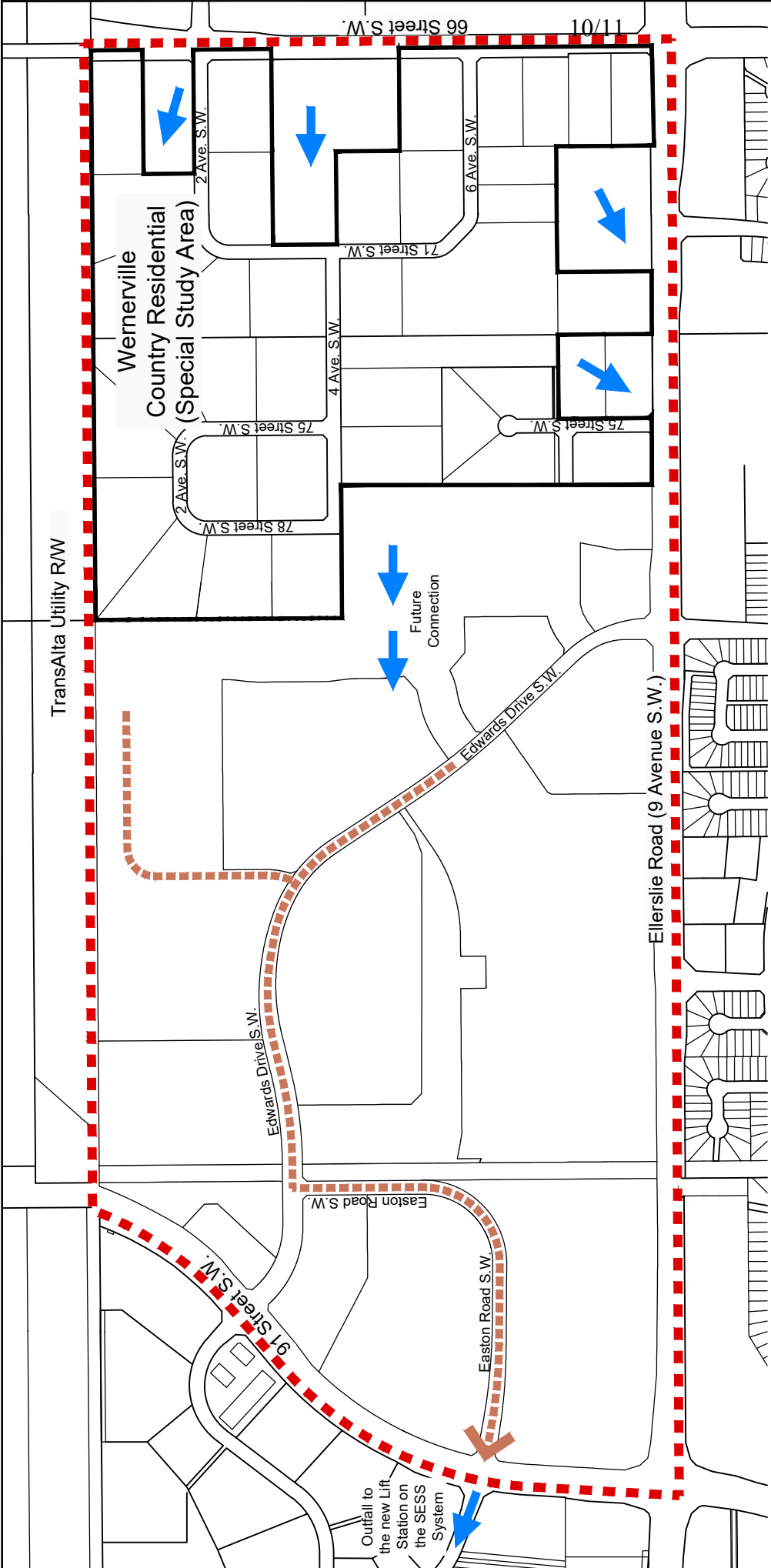


Figure 8
Storm Servicing
Ellerslie Neighbourhood Structure Plan

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- Sanitary Trunk Sewer
- Direction of Flow
- NSP Boundary

Figure 9
Sanitary Servicing
Ellerslie Neighbourhood Structure Plan

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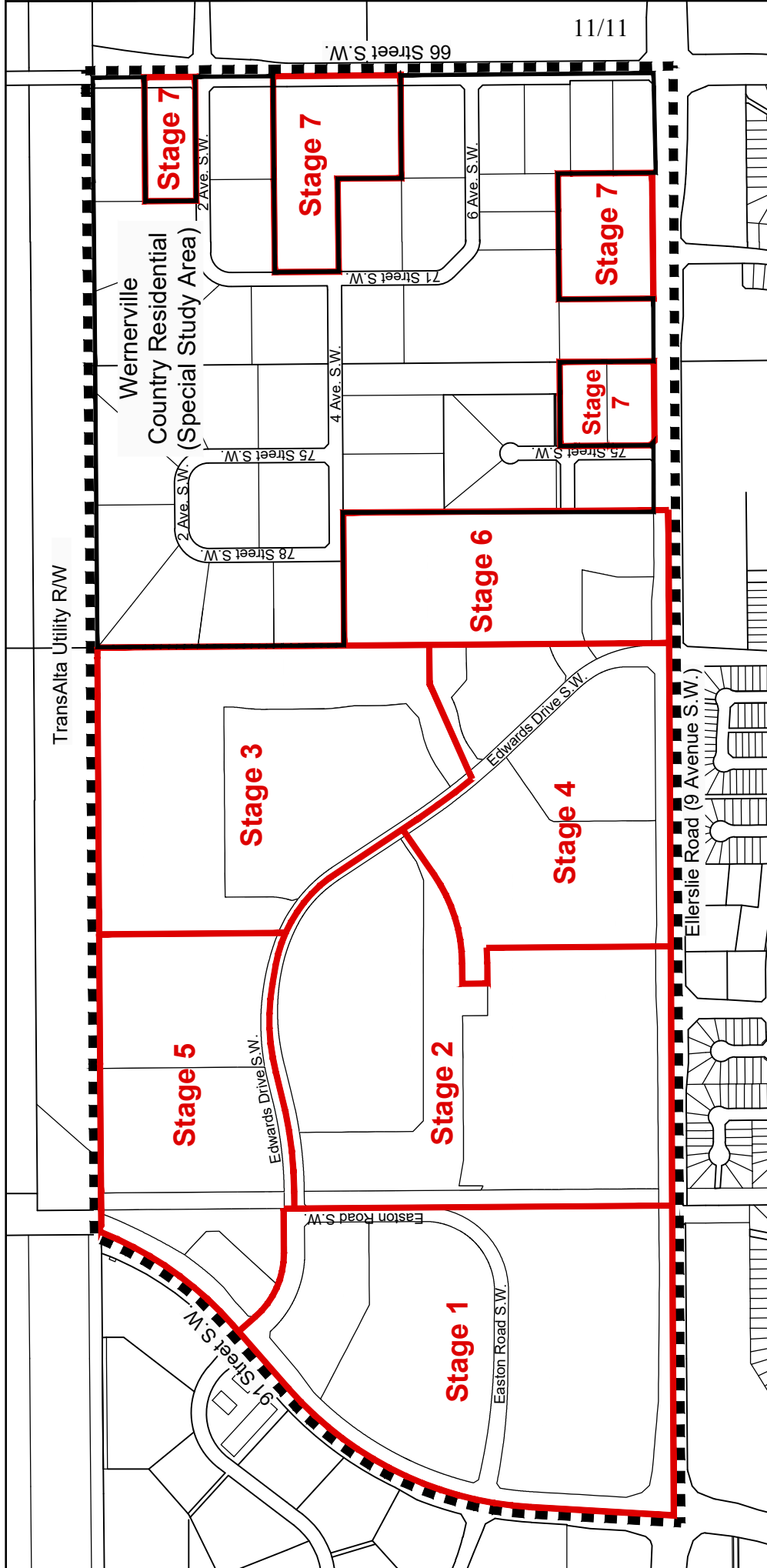


Figure 10
Staging Plan
Ellerslie Neighbourhood Structure Plan

-  Staging Boundary
-  NSP Boundary

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