

Bylaw 20235

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, 19849, and 20138; 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 second bullet point in Section 5.2.3 Special Study Area - Wernerville Country

Residential in its entirety and replacing it with the following:

- “Five 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), 707 - 75 Street SW (Lot 2, Block 1, Plan 9321197), and 6704 Ellerslie Road SW (Lot A, Block 1, Plan 2497KS); and”
- b) deleting the first paragraph of Section 5.3 Commercial in its entirety and replacing it with the following:
  - “The Ellerslie NSP has four 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, third and fourth 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 20138 Ellerslie Neighbourhood Structure Plan” and replacing it with “Bylaw 20235 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 20138” and replacing it with “Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20235” 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;
- h) 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;
- i) 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;
- j) 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
- k) 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	18th day of October	, A. D. 2022;
READ a second time this	18th day of October	, A. D. 2022;
READ a third time this	18th day of October	, A. D. 2022;
SIGNED and PASSED this	18th day of October	, A. D. 2022.

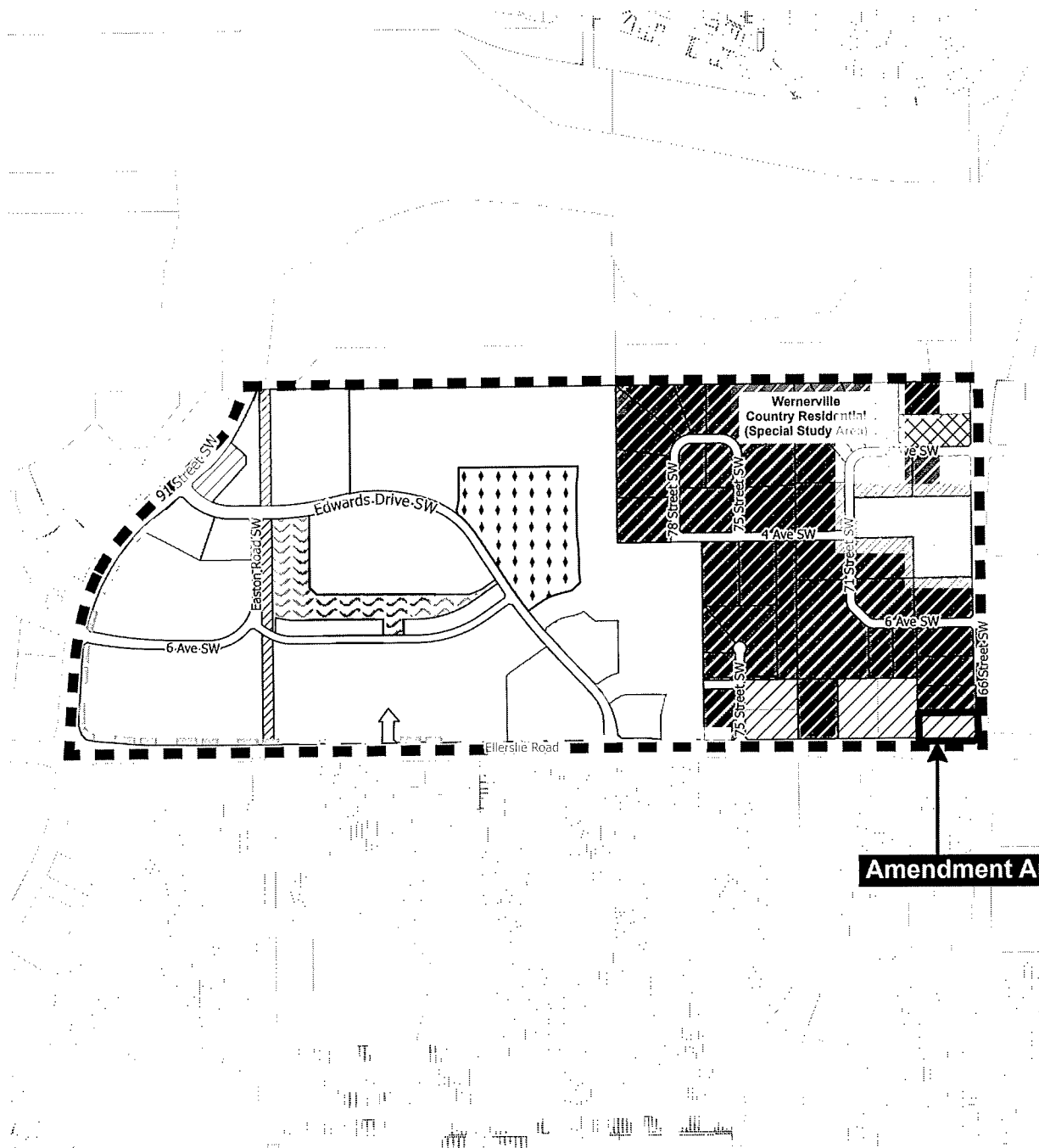
THE CITY OF EDMONTON



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MAYOR















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CITY CLERK



**Amendment Area**

**BYLAW 20235  
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 20235**

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>158.18</b>	
Utility/Pipeline Corridors	1.87	
Arterial Roadways	7.69	
<b>Gross Developable Area</b>	<b>148.62</b>	<b>100.00%</b>
Existing Land Uses (Country Residential Development)	46.04	30.98%
Parks and Schools	6.65	4.47%
Circulation	18.65	12.55%
Public Utility - stormwater facility	4.10	2.76%
<b>Net Developable Area</b>	<b>73.18</b>	<b>49.24%</b>
Institutional	3.64	2.45%
Commercial/Residential Mixed Use *	0.35	0.24%
Commercial	5.61	3.77%
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
<b>Total</b>	<b>63.58</b>	<b>1,967</b>	<b>100%</b>	<b>6,441</b>

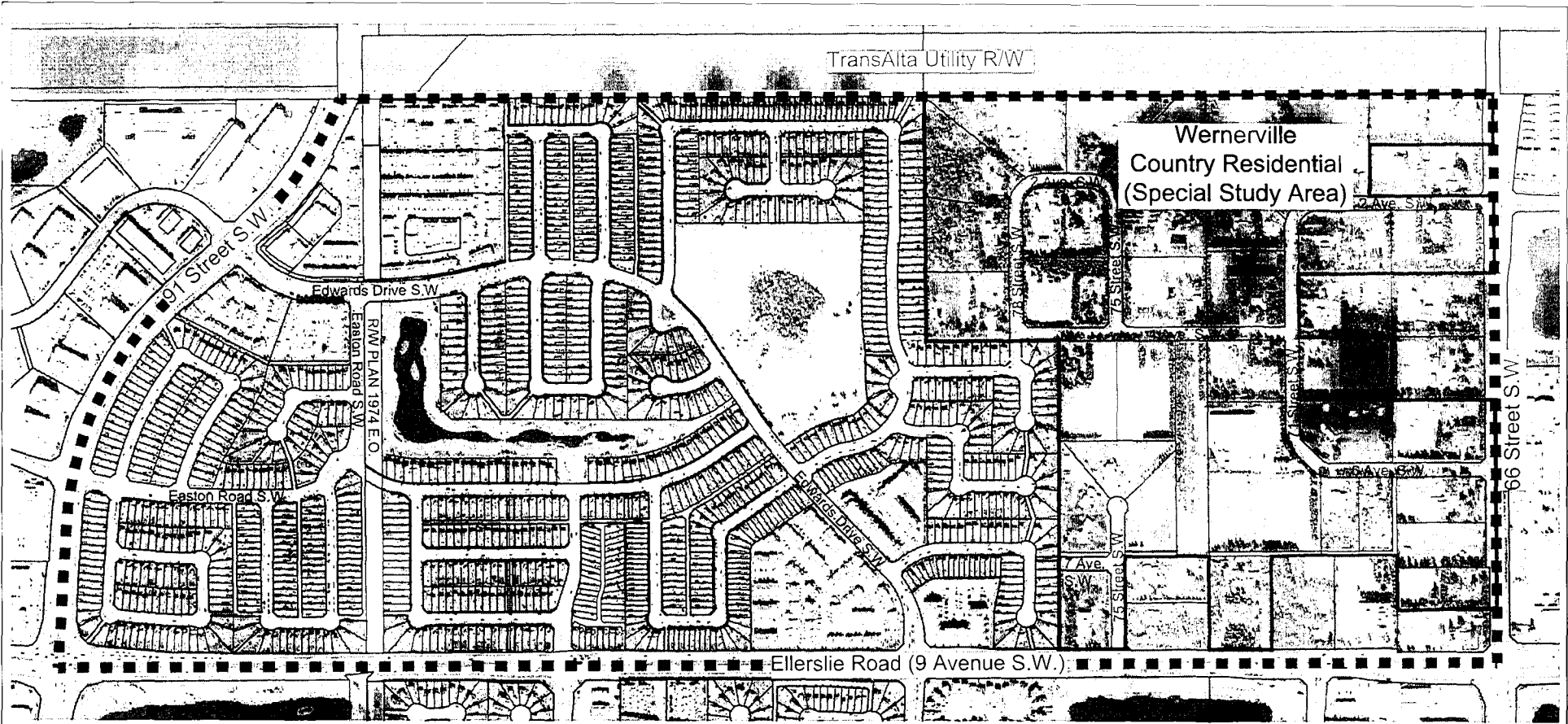
Density:      43.3 persons per gross developable area  
                  30.9 units per net residential hectare

*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**

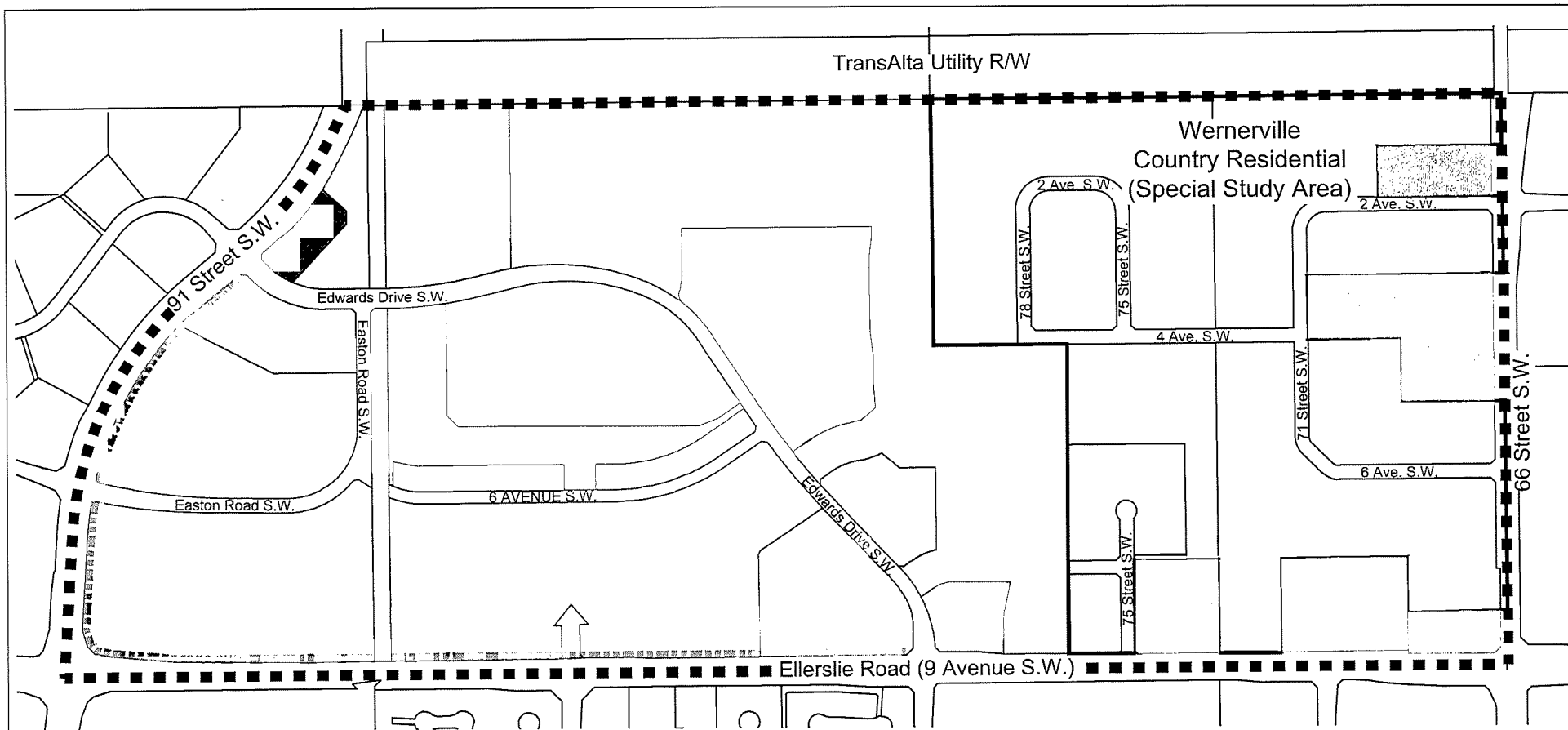
Level	Public	Separate	Total
Grades K-8	834	278	1112
Grades 9-12	324	108	432
<b>Total</b>	1158	386	1545













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



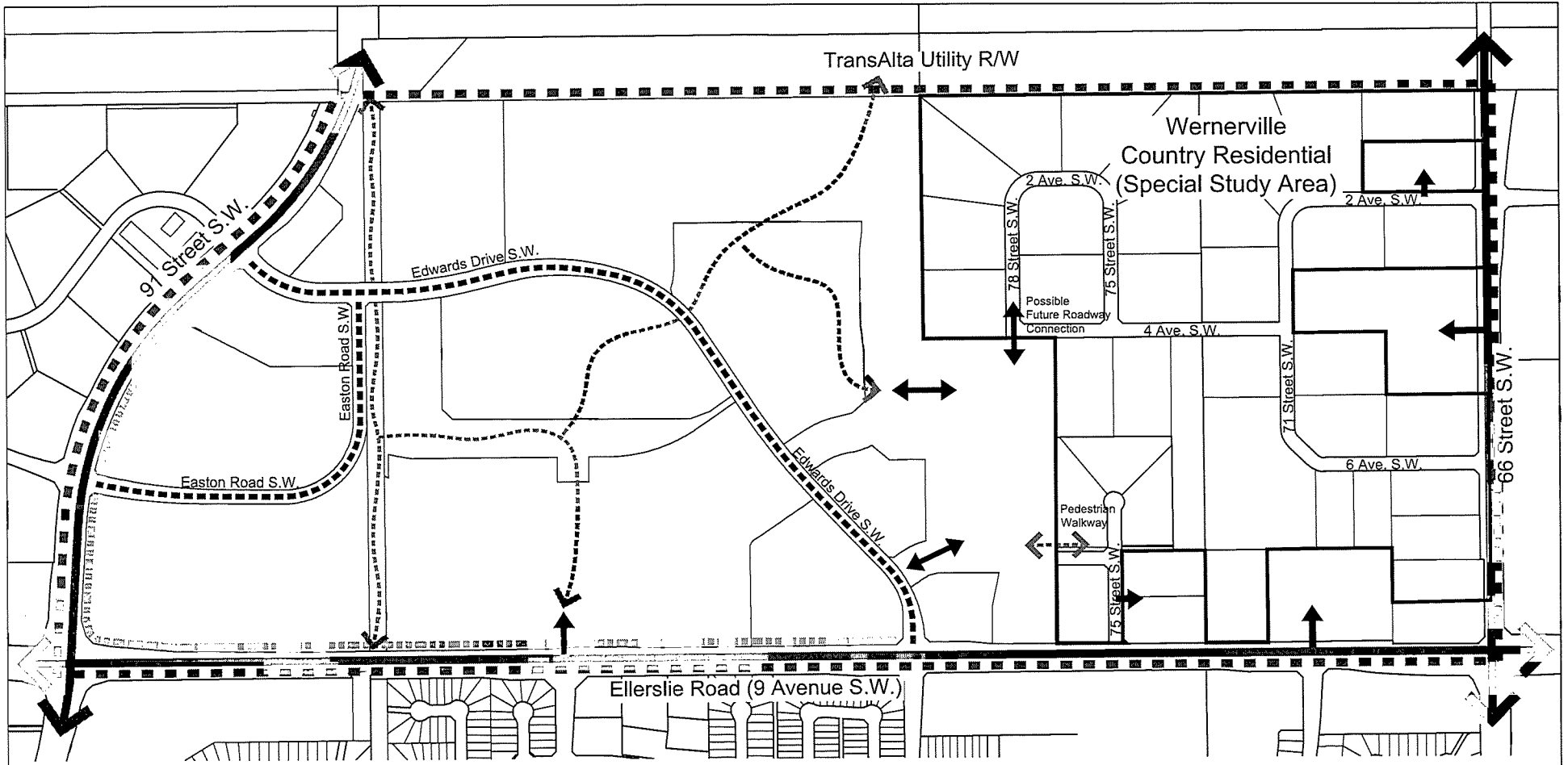
**Figure 5**  
**Site Features**  
 Ellerslie Neighbourhood Structure Plan









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

**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.

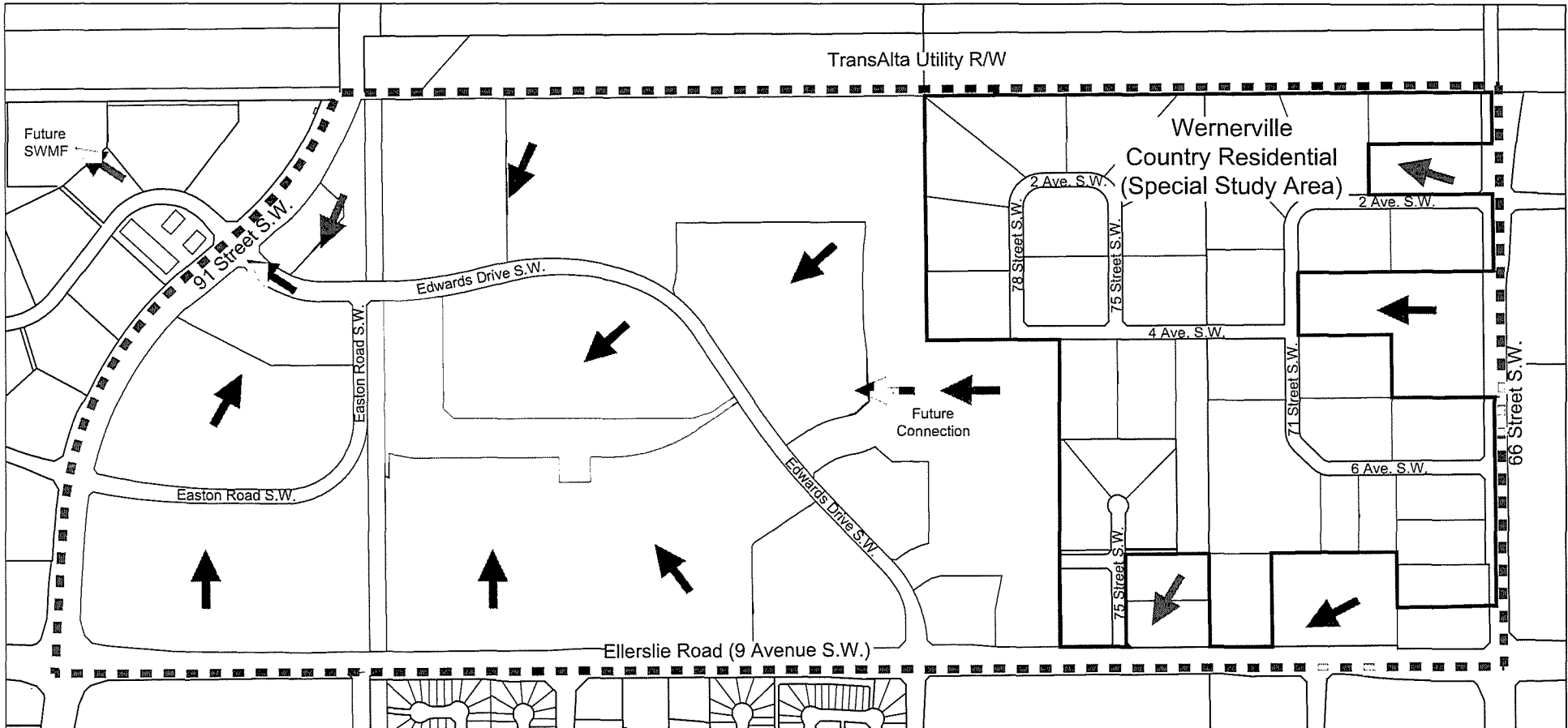





-  Arterial Roadway / Truck Route
-  Collector Roadway
-  Pedestrian Walkway
-  Access Points
-  Noise Attenuation Barrier
-  NSP Boundary

**Figure 7**  
**Circulation System**  
 Ellerslie Neighbourhood Structure Plan

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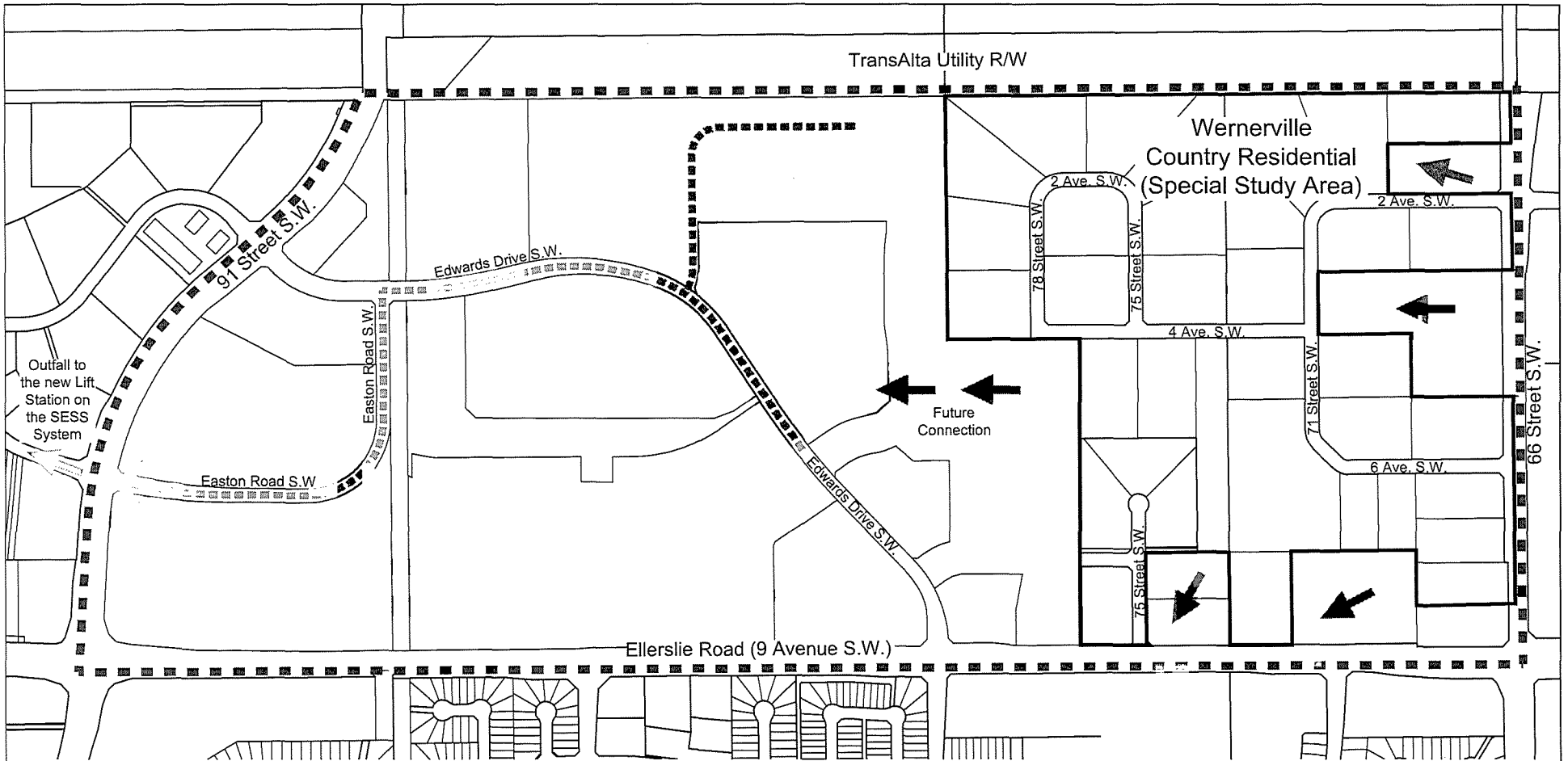


-  Stormwater Management Facility
-  Direction of Flow
-  NSP Boundary



**Figure 8**  
**Storm Servicing**  
 Ellerslie Neighbourhood Structure Plan

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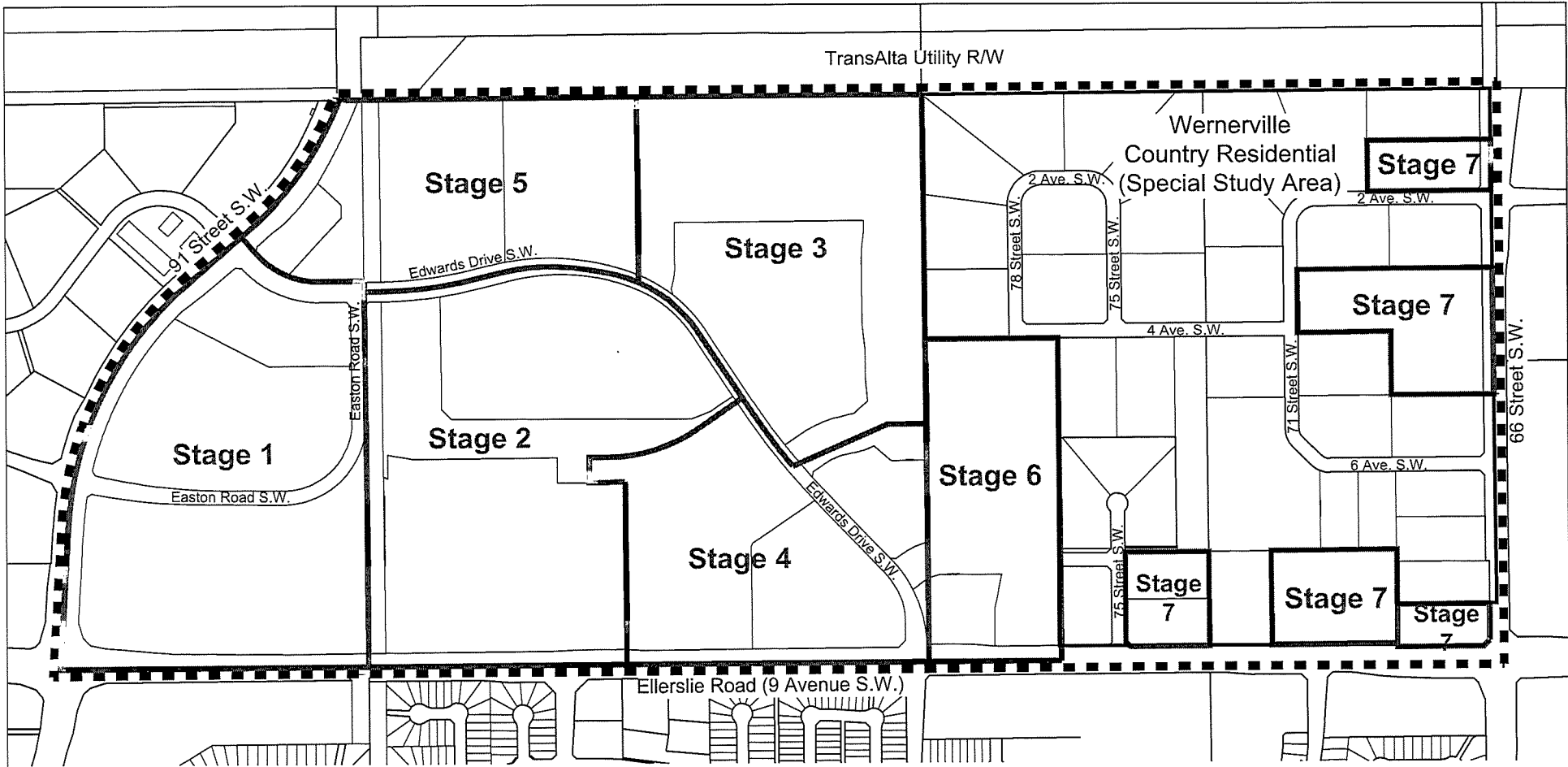


- Sanitary Trunk Sewer
- ➔ Direction of Flow
- ■ ■ NSP Boundary



**Figure 9**  
**Sanitary Servicing**  
 Ellerslie Neighbourhood Structure Plan

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- Staging Boundary
- NSP Boundary

**Figure 10**  
**Staging Plan**

**Ellerslie Neighbourhood Structure Plan**

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