

Bylaw 20484

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, 19848, 20030, 20137, and 20234; 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 first sentence in Section 2.1 "Edmonton Municipal Development Plan" and replacing it with:

"As per the original ASP approval, the land within the Ellerslie ASP west of the 91 Street Government Road Allowance is designated in the City of Edmonton's Municipal Development Plan (MDP) as a Business & Employment Area and the land east of 91 Street is designated as a Suburban Area.";

- b. deleting the second sentence of the second paragraph in Section 2.1 "Edmonton Municipal Development Plan";
- c. deleting the third paragraph in Section 2.1 "Edmonton Municipal Development Plan" and replacing it with the following:

"Further to *The City Plan* (2020), the current Municipal Development Plan, the Ellerslie ASP is within the Ellerslie District and provides the majority of the daily needs of residents along with a range of destinations, services and amenities within a 15 minute distance. The following *Directions* under the **Big City Moves** provides examples of specific policies to which the ASP is compliant with *The City Plan* as presented in this ASP.

**Greener as We Grow:**

*1.4.1.2 Design and deliver mass transit and active network infrastructure to enable energy efficient mobility.*

*1.4.2.1 Protect, restore, maintain and enhance a system of conserved natural areas within a functioning and interconnected ecological network.*

*1.4.2.3 Expand and enhance a healthy and sustainable urban forest.*

*2.2.1.4 Use full City authority in the provision of environmental reserve, municipal reserve, school reserve, or municipal and school reserve, or cash-in-lieu in accordance with the Municipal Government Act.*

**A Rebuildable City:**

*2.2.3.4 Enable the development and redevelopment of small commercial sites and centres to support mixed-use local nodes city-wide.*

*2.3.1.1 Identify opportunities to facilitate redevelopment and intensification of industrial and commercial lands in established non-residential areas supported by mass transit.*

*2.3.1.2 Encourage residential and non-residential redevelopment that contributes to the livability and adaptability of districts.*

*2.3.1.5 Sequence development and align infrastructure upgrades to leverage and optimize existing infrastructure.*

**A Community of Communities:**

*1.3.1.1 Establish and invigorate districts where daily life, work, and play intersect.*

*1.3.1.2 Provide opportunities for people to easily connect to and experience open space and features within districts.*

*2.1.2.2 Provide safe, comfortable and direct active transportation connections between neighbourhoods, community facilities and schools.*

*4.2.2.4 Design transportation infrastructure that is intuitive and user friendly.*

**Inclusive and Compassionate:**

*1.1.1.2 Design new and retrofit existing open spaces to encompass wellness, celebration and ecology at the district level.*

*1.2.2.2 Design open space and play space to accommodate intergenerational use.*

*1.3.3.4 Enable all districts to achieve more income-diverse neighbourhoods and a greater mix of land uses.*

**Catalyze and Converge:**

*3.2.1 Ensure that development and public infrastructure is designed to support a vibrant local economy and competitive business environment.*

*3.2.1.2 Enable growth of new and emerging sectors in Edmonton's non-residential areas.*

Numerous strategies are cited in the MDP, at the time of initial ASP approval, regarding Planned Growth and other areas of responsibility. The following sections highlight those of particular relevance to the Ellerslie ASP:";

- d. deleting the third bullet in Section 4.2.3 "Residential";
- e. deleting the fourth paragraph in Section 5.5 "Residential";

f. deleting the fourth sentence of the third paragraph in Section 5.6.1 "Elementary/Junior High Schools - Neighbourhood Three (The Orchards at Ellerslie)";

g. adding the following after the eighth paragraph in Section 6.1 "Stormwater Drainage":

"The Neighbourhood Design Report (NDR) Amendment No. 6 was prepared by Scheffer Andrew Ltd. to support the 2023 amendment to the Ellerslie ASP and The Orchards at Ellerslie NSP area. The amendment realigns the interconnecting storm sewer trunk away from 41 Avenue SW to the internal collector road within the Orchards neighbourhood to avoid the two existing unnamed water bodies adjacent to the 41 Avenue SW corridor. The southeast proposed SWMF has been relocated and consolidated with the southwest SWMF to form a larger facility for engineering efficiency reasons. The two existing natural areas (wetlands) are being integrated into the neighbourhood stormwater management plan in order to improve the sustainability of the north natural area and to provide a method of safely bringing the 41 Avenue storm water into the Orchards stormwater management system through the south natural area. The amended Figure 7.0 Storm Drainage reflects the revised storm drainage as per the revised NDR.";

h. deleting the second and third sentence of the fourth paragraph in Section 6.2 "Sanitary Drainage" and replacing it with:

"The first stage of SESS enters the plan area along Ellerslie Road before moving south along the 91 Street Government Road Allowance to the south portion of the plan. From there the sewer extends east within the neighbourhood to the plan boundary (66 Street) and accommodates flows from the area east of the Ellerslie plan area.";

i. deleting the first paragraph in Section 7.6 "Bicycle Circulation" and replacing it with:

"The bicycle circulation system for the Ellerslie lands will be developed with shared pathways on both sides of arterial roadways, bikeway facilities along

collector roadways, wide sidewalks on one side in residential areas and other links with the neighbourhood school/park sites. The bicycle circulation system will be refined in more detail in the associated Neighbourhood Structure Plans.";

- j. deleting the map entitled "Bylaw 20234 Ellerslie Area Structure Plan" and replacing it with the map entitled "Bylaw 20484 Amendment to Ellerslie Area Structure Plan", attached hereto as Schedule "A" and forming part of this Bylaw;
- k. deleting the statistics entitled "Ellerslie Area Structure Plan - Land Use and Population Statistics - Bylaw 20234" and replacing it with the statistics entitled "Ellerslie Area Structure Plan - Land Use and Population Statistics - Bylaw 20484" attached hereto as Schedule "B" and forming part of this Bylaw;
- l. 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;
- m. 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;
- n. 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;
- o. 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;
- p. 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

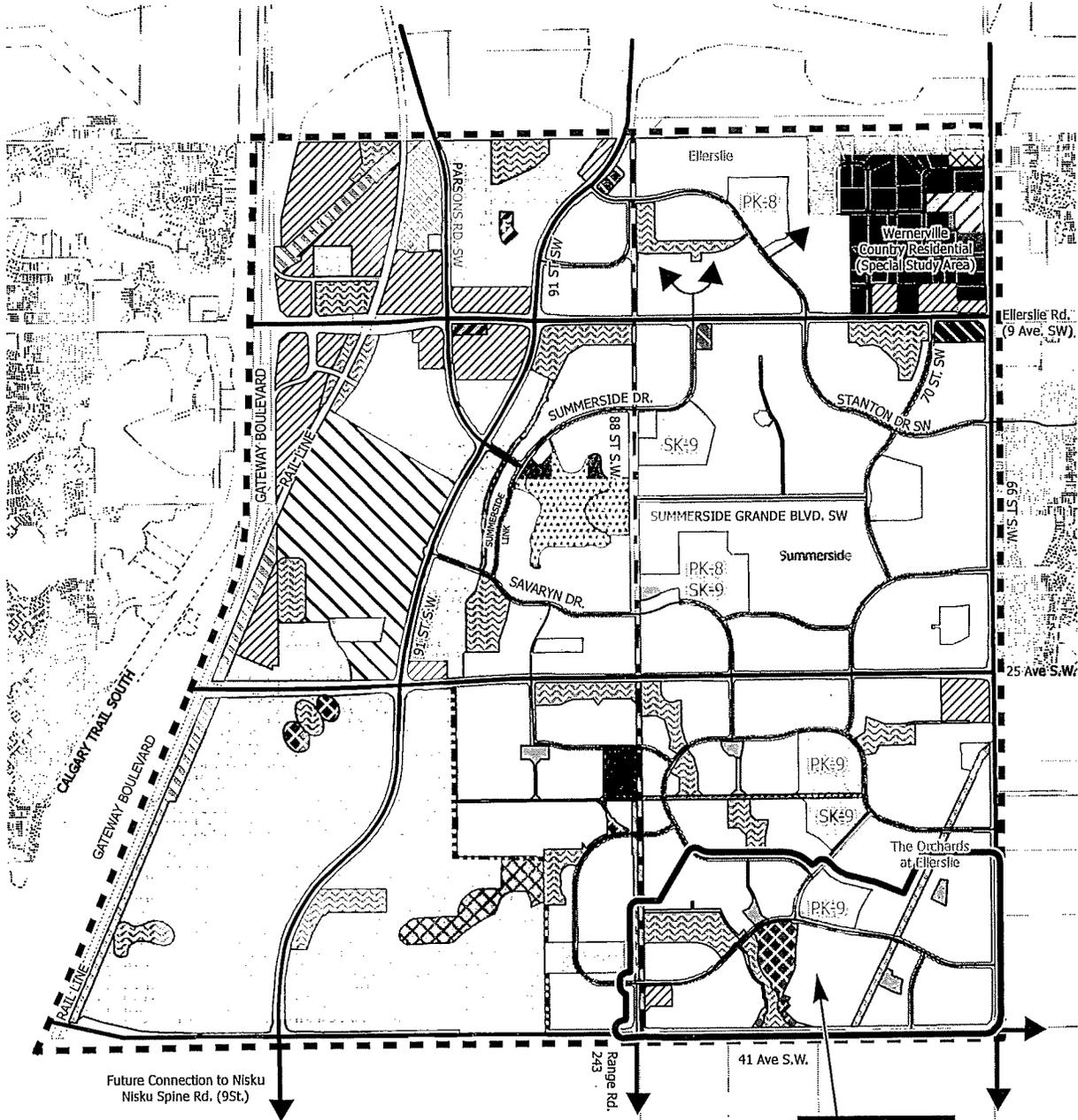
- q. deleting the map "Figure 11 Neighbourhood and Staging Concept" and replacing with the map "Figure 11 Neighbourhood and Staging Concept" attached hereto as Schedule "H", and forming part of this Bylaw.

READ a first time this	15th day of May	, A. D. 2023;
READ a second time this	15th day of May	, A. D. 2023;
READ a third time this	15th day of May	, A. D. 2023;
SIGNED and PASSED this	15th day of May	, A. D. 2023.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
K1 CITY CLERK



**BYLAW 20484  
AMENDMENT TO  
ELLERSLIE  
Area Structure Plan  
(as amended)**

**Amendment  
Area**



- |                           |  |                          |
|---------------------------|--|--------------------------|
| Residential               | Natural Area   | Amendment Area           |
| Neighbourhood Commercial  | Industrial Education Facility                        | ASP Boundary             |
| Commercial                | Institutional  | Arterial                 |
| Commercial (Special Area) | Southeast Woodland Natural Area                      | Collector                |
| Industrial (Special Area) | Future Fire Rescue Service Station                   | Power Corridor           |
| School/Park Site          | Wernerville Country Residential (Special Study Area) | Transition Area          |
| Private Open Space        | Pipeline Corridor                                    | PK-8 Public K-8 School   |
| Stormwater Facility       | Mixed Use  | PK-9 Public K-9 School   |
|                           |  | SK-9 Separate K-9 School |

**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 AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 20484**

	Area (ha)	%
<b>GROSS AREA</b>	<b>1451.5</b>	<b>100.0%</b>
Natural Area (Environmental Reserve)	5.3	0.4%
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%
<b>GROSS DEVELOPABLE AREA*</b>	<b>1314.1</b>	<b>100.0%</b>
Existing Land Uses (Country Residential Development)	44.61	3.4%
Commercial/Residential Mixed Use**	0.40	0.03%
Commercial	81.70	6.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	77.02	5.9%
Private Open Space & Resident Association	25.70	2.0%
Transition Area	3.16	0.2%
Institutional / Urban Service Fire Station	0.60	0.05%
Institutional and Community Service	3.60	0.3%
Transportation		
Circulation	194.10	14.8%
Industrial	286.36	21.8%
Industrial Education Facility	59.00	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	66.04	5.0%
<b>TOTAL Non-Residential Area</b>	<b>842.29</b>	<b>64.1%</b>
<b>Net Residential Area (NRA)</b>	<b>471.76</b>	<b>35.9%</b>

**RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Populatio n	% of NRA
Low Density Residential (LDR)	401.45	25	10,036	2.8	28,102	85%
Street-Oriented Residential (SOR)	9.77	40	391	2.8	1,094	2.1%
Row Housing	7.74	45	348	2.8	975	1.6%
Medium Density Residential (MDR)	52.8	90	4,752	1.8	8,554	11.2%
<b>Total Residential</b>	<b>471.76</b>		<b>15,527</b>		<b>38,739</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

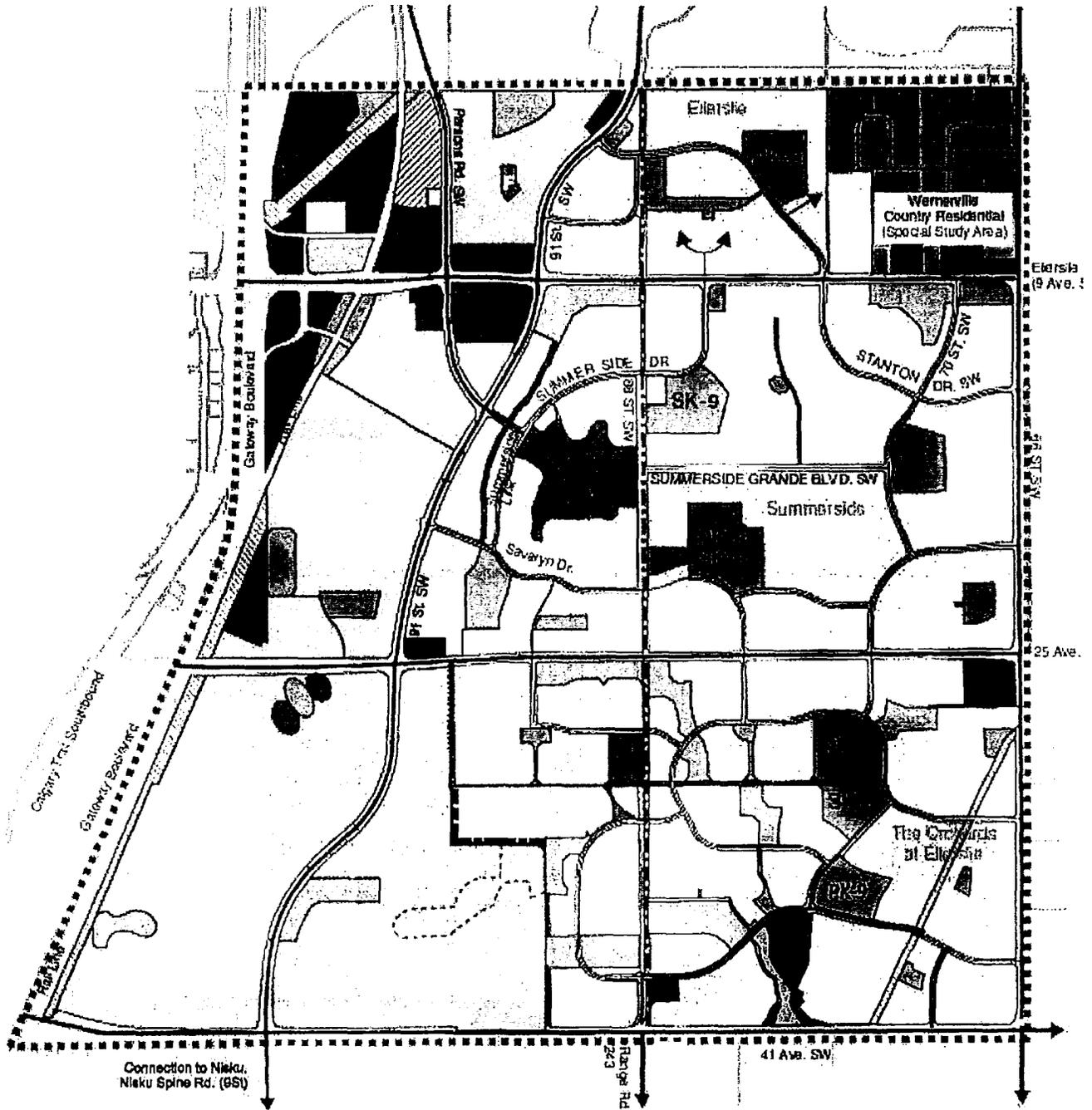
Population Per Net Residential Hectare (ppnha)	82
Units Per Net Residential Hectare (upnrha)	33

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.

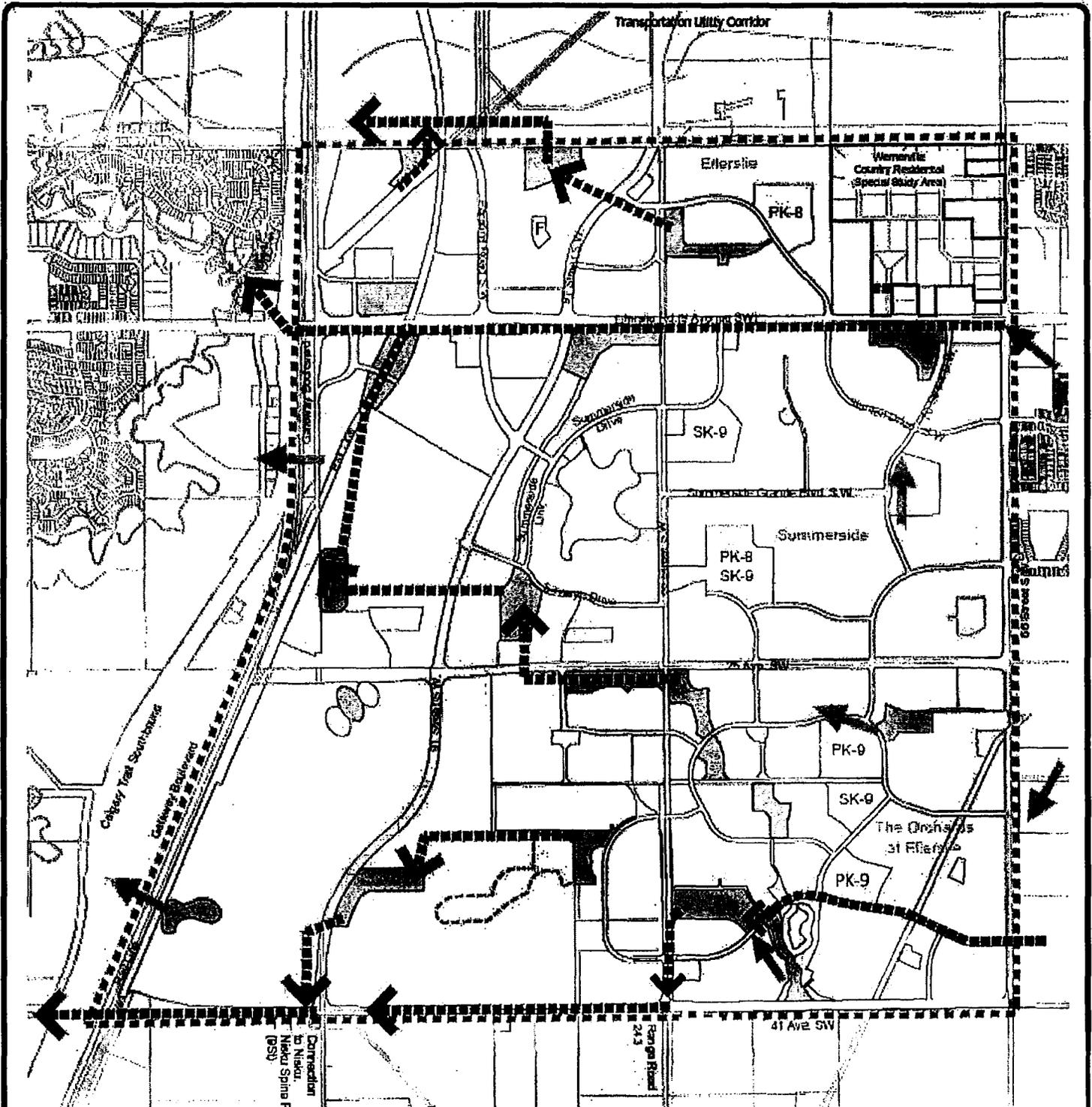
	Area(ha)	Units
<b>Total Residential</b>	<b>471.76</b>	<b>15527</b>
	<b>Students Generated from Net Residential HA</b>	<b>Students Generated from Number of Units</b>
<b>Public School Board</b>		
Elementary School	1887	3105.4
Junior High School	944	1553
Senior High School	944	1553
<b>Total Public Student Population</b>	<b>3774</b>	<b>6211</b>
<b>Separate School Board</b>		
Elementary School	944	1553
Junior High School	472	776
Senior High School	472	776
<b>Total Separate Student Population</b>	<b>1887</b>	<b>3105</b>
<b>Francophone School Board</b>		
Elementary School	59	78
Junior High School	32	31
Senior High School	32	31
<b>Total Francophone Student Population</b>	<b>123</b>	<b>140</b>
<b>Total Student Population based on NRA</b>		<b>5784</b>
<b>Total Student Population based on Units</b>		<b>9456</b>



- |  |                           |  |  |
|--|---------------------------|--|--|
|  | Residential               |  | Industrial Education Facility                        |
|  | Neighbourhood Commercial  |  | Institutional  |
|  | Commercial (Special Area) |  | Southeast Woodland Natural Area                      |
|  | Industrial (Special Area) |  | Future Fire Rescue Service Station                   |
|  | School/Park Site          |  | Wernerville Country Residential (Special Study Area) |
|  | Private Open Space        |  | Power Corridor                                       |
|  | Stormwater Facility       |  | Arterial   |
|  | Natural Area              |  | Collector  |
|  | Transition Area           |  | Pipeline Corridor                                    |
|  | Mixed Use                 |  | ASP Boundary   |
|  |                           |  | Public K-8 School                                    |
|  |                           |  | Public K-9 School                                    |
|  |                           |  | Separate K-9 School                                  |

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**  
**AREA STRUCTURE PLAN**  
Figure 6  
Development Concept  
CITY OF EDMONTON  
N.T.S.  
February 2, 2023  
103228000627-ASP.dgn



Legend

-  Stormwater Facility
-  Direction Of Drainage
-  Storm Sewers
-  ASP Boundary

Note:

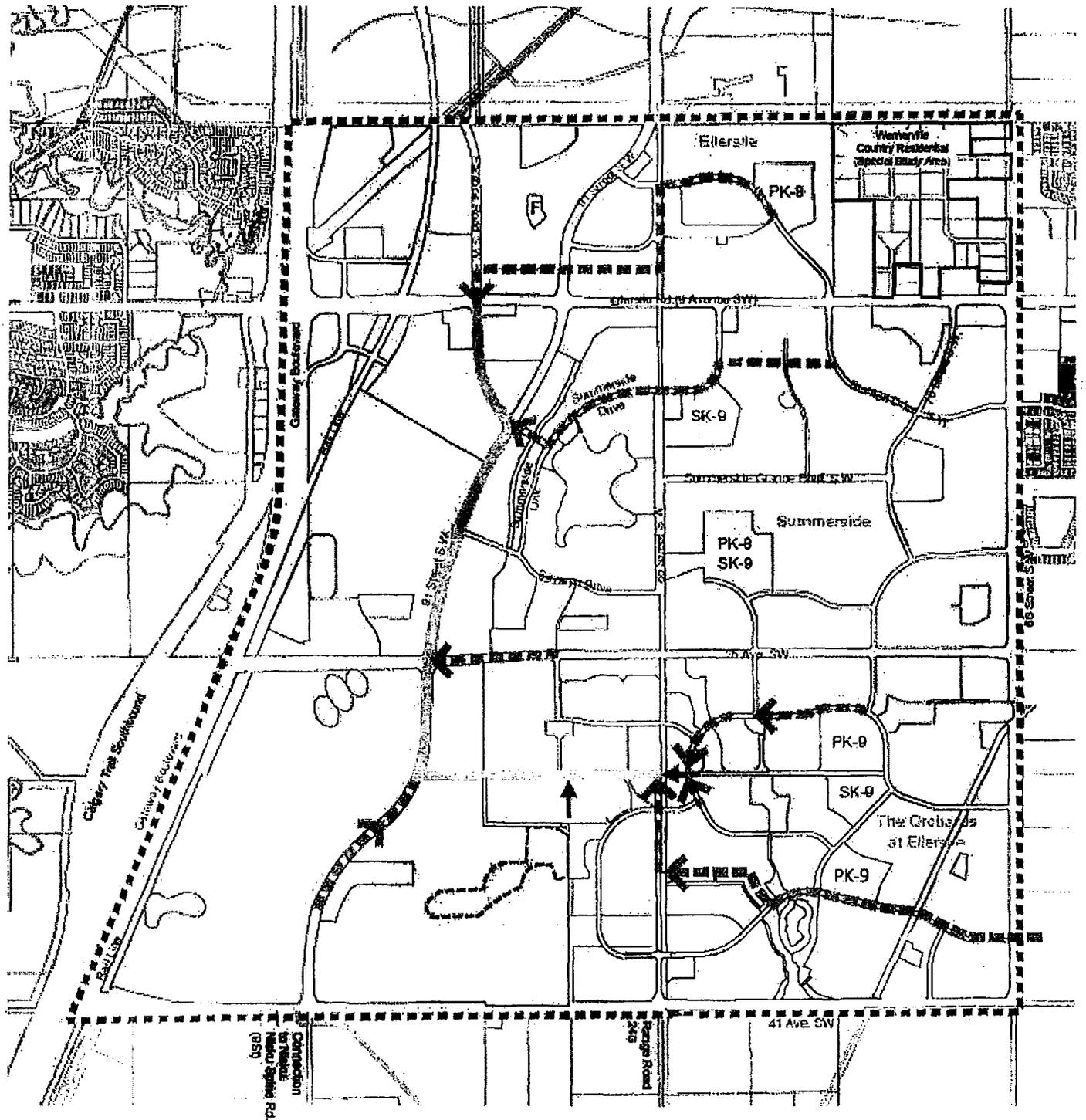
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

# ELLERSLIE AREA STRUCTURE PLAN

Figure 7  
Storm Drainage

CITY OF EDMONTON

N.T.S.  
February 2, 2023  
103228000b27-ASP.dgn



Legend

← Direction Of Drainage

On-site Trunks

SESS Sewer

ASP Boundary

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 AREA STRUCTURE PLAN

Figure 8

Sanitary Drainage

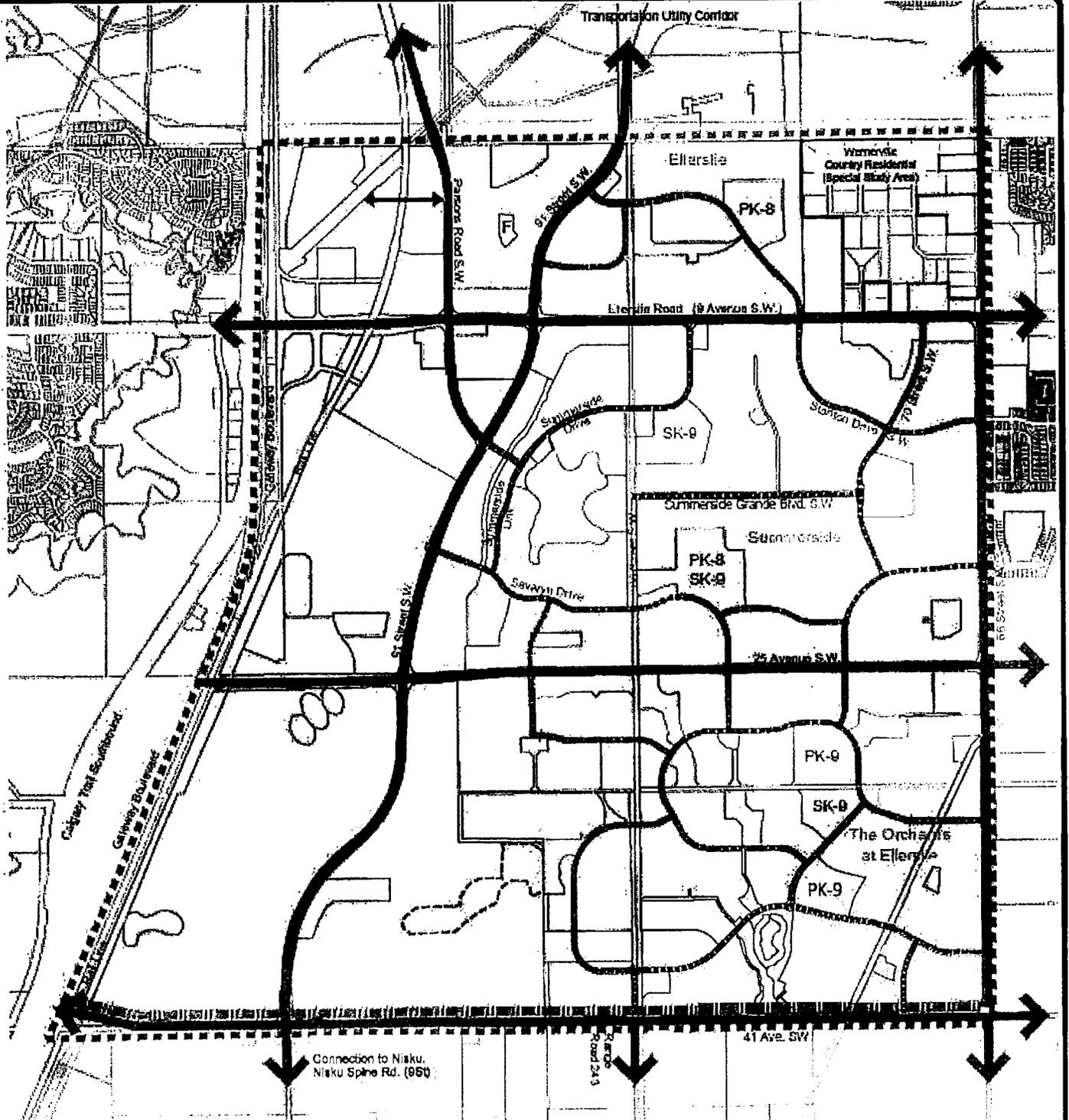
CITY OF EDMONTON

N.T.S.

February 2, 2023

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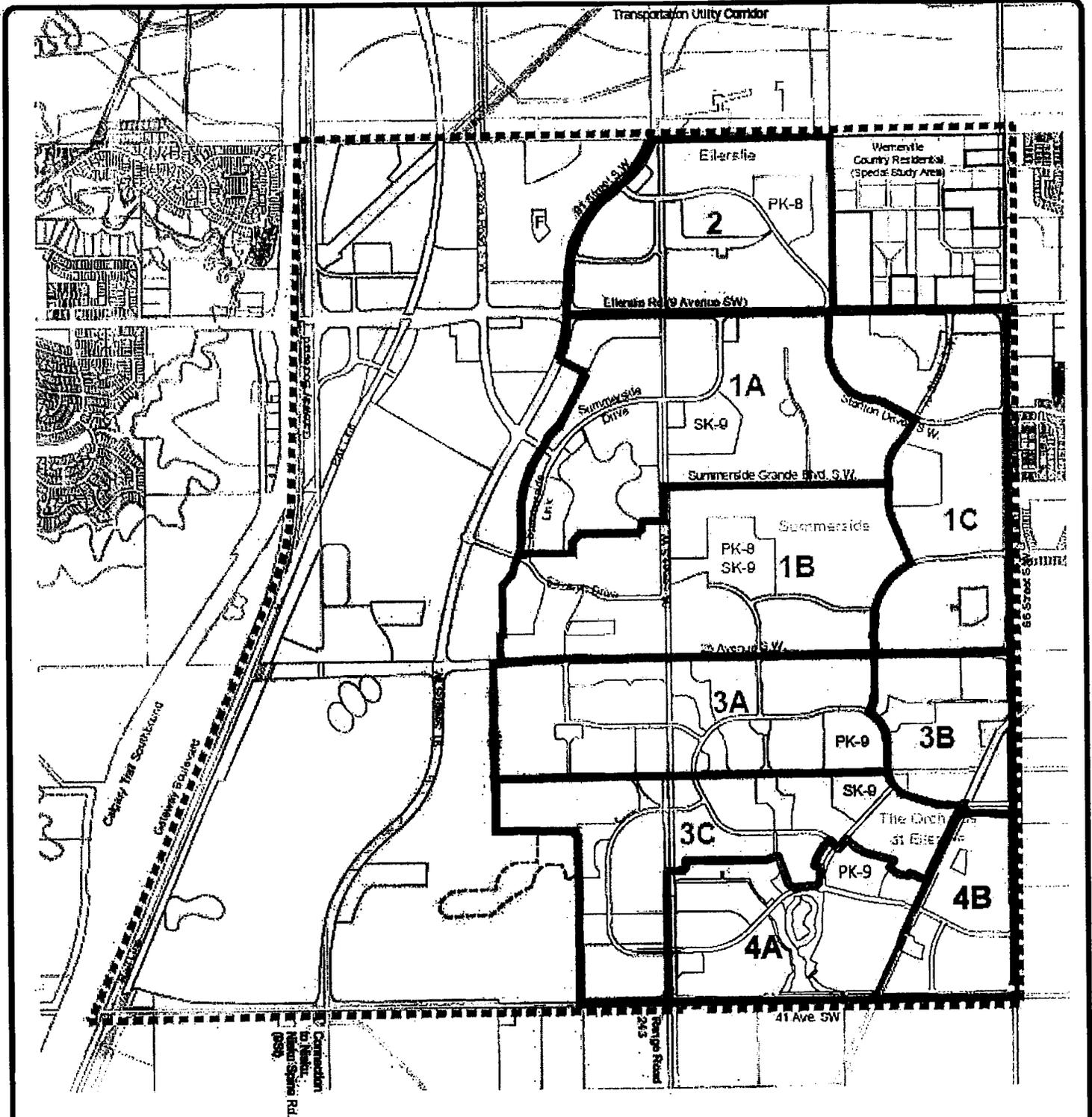
Legend

- Arterial Roadway
- Major Regional Facility
- Collector-Undivided
- Access (Exact Location to be Determined in Consultation with Transportation Department and Railway Company)
- ASP Boundary

**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 AREA STRUCTURE PLAN

Figure 10  
 Circulation System  
 CITY OF EDMONTON



Legend

- Stage Boundary
- - - -** ASP Boundary

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 AREA STRUCTURE PLAN

## Figure 11 Neighbourhood & Staging Concept

CITY OF EDMONTON

N.T.S.  
February 2, 2023  
103226007-27-ASP.dgn