

Bylaw 20489

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, 20234, and 20484; 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 second sentence of the fifth paragraph of 2.1.5 Planned Growth - Managing Suburban Growth;
 - b. adding a new subsection after subsection 3.5.3, as follows:

“3.5.4 Development of Wernerville Lands

The Wernerville Country Residential area has been surrounded by urban development and is in a rapidly developing neighbourhood. Based on

conversations with existing landowners, the area is home to typical bird and wildlife species commonly found in urban situations that are generally found around treed areas. The majority of treed areas are located around the periphery of lots, and at the Ellerslie Curling Club Park site and will not change as a result of urbanization as it is already designated as park space. The urbanization of the rural residential lands has resulted in fewer sightings of wildlife species recently. Wildlife connectivity has already been fragmented as a result of urban development; however, attempts will be made to maintain linkages between park spaces and urban development areas. Finally, there are no water bodies that are found within this plan area and therefore will not be affected by development.”

- c. adding two paragraphs after the fourth paragraph of 3.6.3 Non-Participating Land Owners, as follows:

“A Phase I Environmental Site Assessment was conducted, submitted, and accepted by the City of Edmonton (2022) for the lands legally described as Lot 4, Block 1, Plan 9321197 in the Wernerville area, within the Ellerslie NSP area. The report concluded that these lands contained no area of environmental concern.

A Phase I Environmental Site Assessment was conducted, submitted, and accepted by the City of Edmonton (2022) for the lands legally described as Lots 1 & 2, Block 1, Plan 9321197 in the Wernerville area, within the Ellerslie NSP area. The report concluded that these lands contained no area of environmental concern.”

- d. deleting the first paragraph in Section 5.5.1 Special Study Area - Wernerville Country Residential and replacing it with the following:

“As noted earlier, Wemerville is an existing country residential development in the northeast corner of the plan area bound by the TUC, 66 Street, and Ellerslie Road. With the exception of the following properties, there are currently no intentions to redevelop the remainder of this quarter section:

- Three properties zoned Urban Services (US) 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);
 - 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);
 - Two properties zoned Low Rise Apartment Zone (RA7) at 6720 - 2 Avenue SW (Lot Q, Block 1, Plan 3027K5) and 608 - 75 Street SW (Lot 4, Block 1, Plan 9321197);
 - Four properties zoned RR (Rural Residential Zone), designated for future Medium Density Residential at 635 - 75 Street SW (Lot 3, Block 1, Plan 9321197), 630 - 75 Street SW (Lot 5A, Block 1, Plan 0420159), 636 - 75 Street SW (Lot 5B, Block 1, Plan 0420159), and 7550 - Ellerslie Road SW (Lot 1, Block 2, Plan 9321197); and
 - Two properties zoned RR (Rural Residential Zone), designated as a park/walkway at 644 - 75 Street SW (Lot 6PUL, Block 1, Plan 9321197) and 643 - 75 Street SW (Lot 7PUL, Block 1, Plan 9321197).”
- e. deleting the fourth sentence of the fourth paragraph in Section 5.5.1 Special Study Area - Wernerville Country Residential and replacing it with the following:
- “With the exception of the mixed uses, institutional uses, commercial uses, medium density residential uses around the 75 Street SW cul-de-sac, and roadway, Wemerville will continue to be a Special Study Area.”
- f. deleting the map entitled “Bylaw 20484 Ellerslie Area Structure Plan” and replacing it with the map entitled “Bylaw 20489 Amendment to Ellerslie Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;

- g. deleting the statistics entitled “Ellerslie Area Structure Plan - Land Use and Population Statistics - Bylaw 20484” and replacing it with the statistics entitled “Ellerslie Area Structure Plan - Land Use and Population Statistics - Bylaw 20489” attached hereto as Schedule “B” and forming part of this Bylaw;
- h. 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;
- i. 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;
- j. 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;
- k. 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;
- l. 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

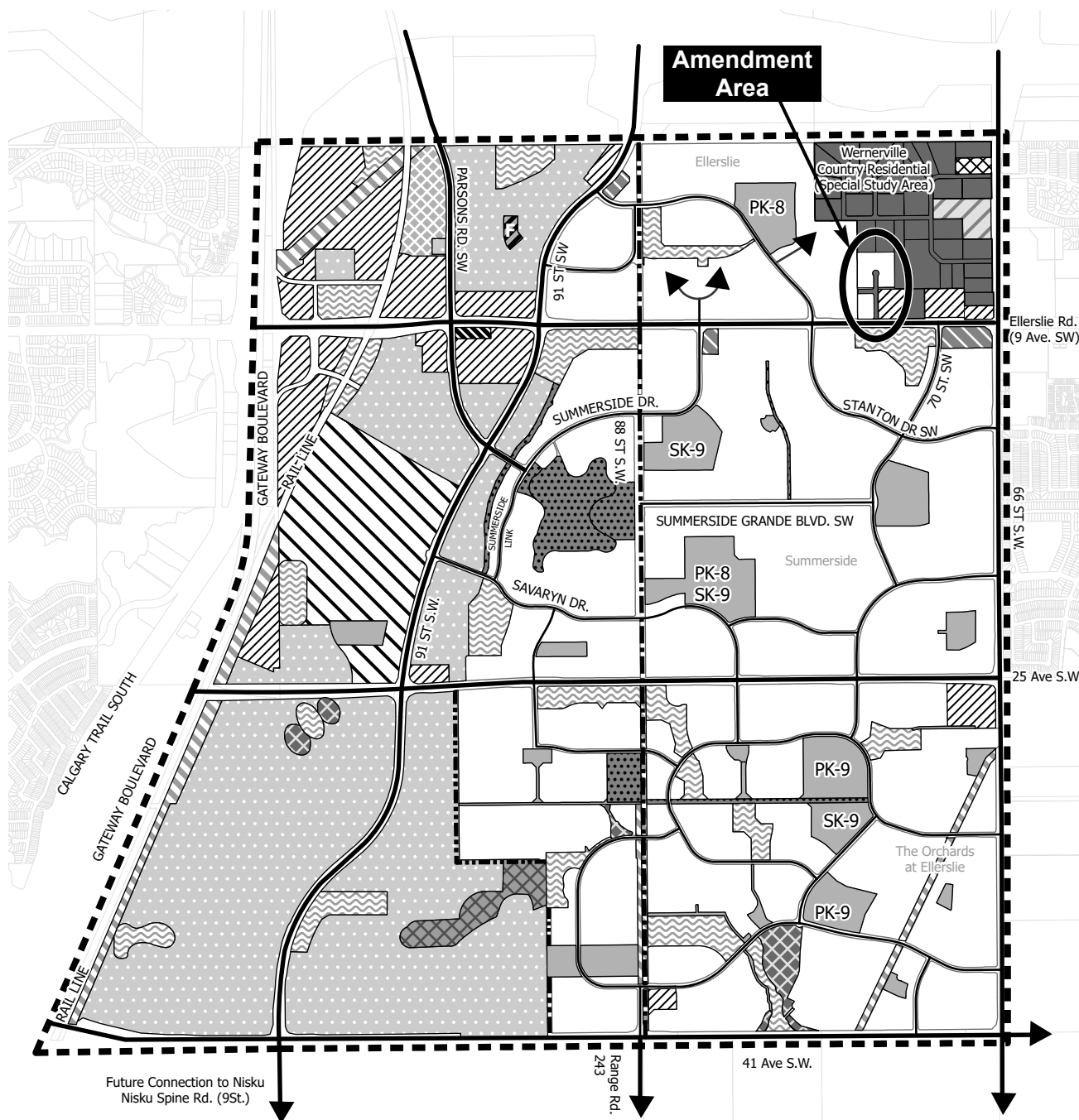
- m. deleting the map “Figure 11 Neighbourhood and Staging Concept” and replacing with the map “Figure 11 Neighbourhood and Staging Concept” attached hereto as Schedule “H”, and forming part of this Bylaw.

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

THE CITY OF EDMONTON

MAYOR

CITY CLERK



**BYLAW 20489
AMENDMENT TO
ELLERSLIE
Area Structure Plan
(as amended)**

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

A.0

**ELLERSLIE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20489**

	Area (ha)	%
GROSS AREA	1451.5	100.0%
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 Right-of-Way)	2.0	0.1%
GROSS DEVELOPABLE AREA*	1314.1	100%
Existing Land Uses (Country Residential Development)	40.55	3.1%
Commercial / Residential Mixed Use **	0.40	0.03%
Commercial	81.70	6.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	77.11	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	194.72	14.8%
Industrial	286.36	21.8%
Industrial Education Facility	59.00	4.5%
Infrastructure and Servicing		
Public Utility Lots and Stormwater Management	66.04	5.0%
TOTAL Non-Residential Area	838.94	63.8%
Net Residential Area (NRA)	475.11	36.2%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% 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	1.7%
Medium Density Residential (MDR)	56.2	90	5,054	1.8	9,096	11.3%
Total Residential	475.11		15,829		39,267	100%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnrha)	83
Units Per Net Residential Hectare (upnrha)	33
LDR/MDR Unit Ratio	63% / 37%

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.

STUDENT GENERATION

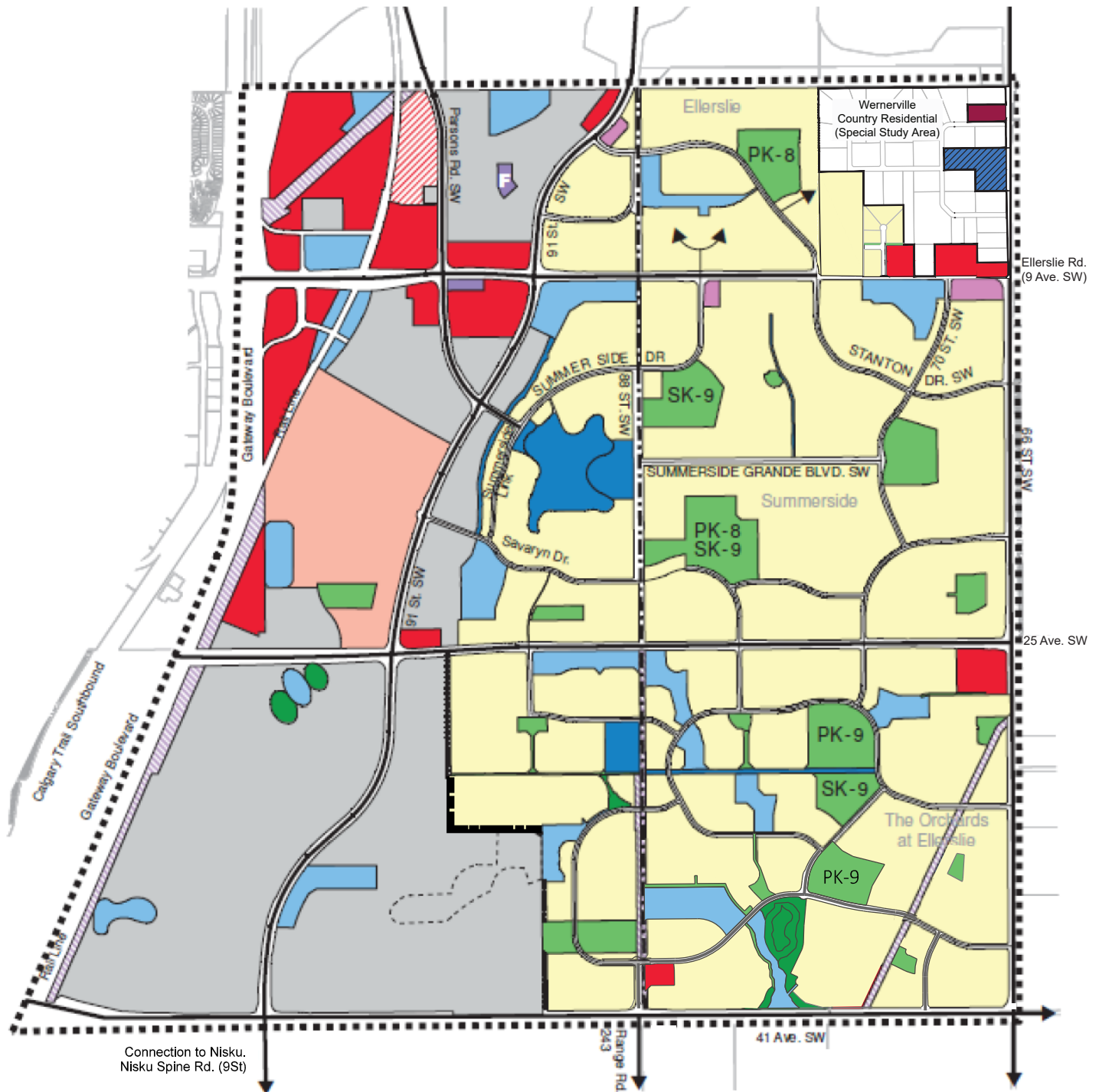
	Area (ha)	Units
Total Residential	475.11	15,829

	Students Generated from Net Residential HA	Students Generated from Number of Units
Public School Board		
Elementary School	1,900	3,166
Junior High School	950	1,583
Senior High School	950	1,583
Total Public Student Population	3,801	6,332

Separate School Board		
Elementary School	950	1,583
Junior High School	475	791
Senior High School	475	791
Total Separate Student Population	1,900	3,166

Francophone School Board		
Elementary School	59	79
Junior High School	32	32
Senior High School	32	32
Total Francophone Student Population	124	142

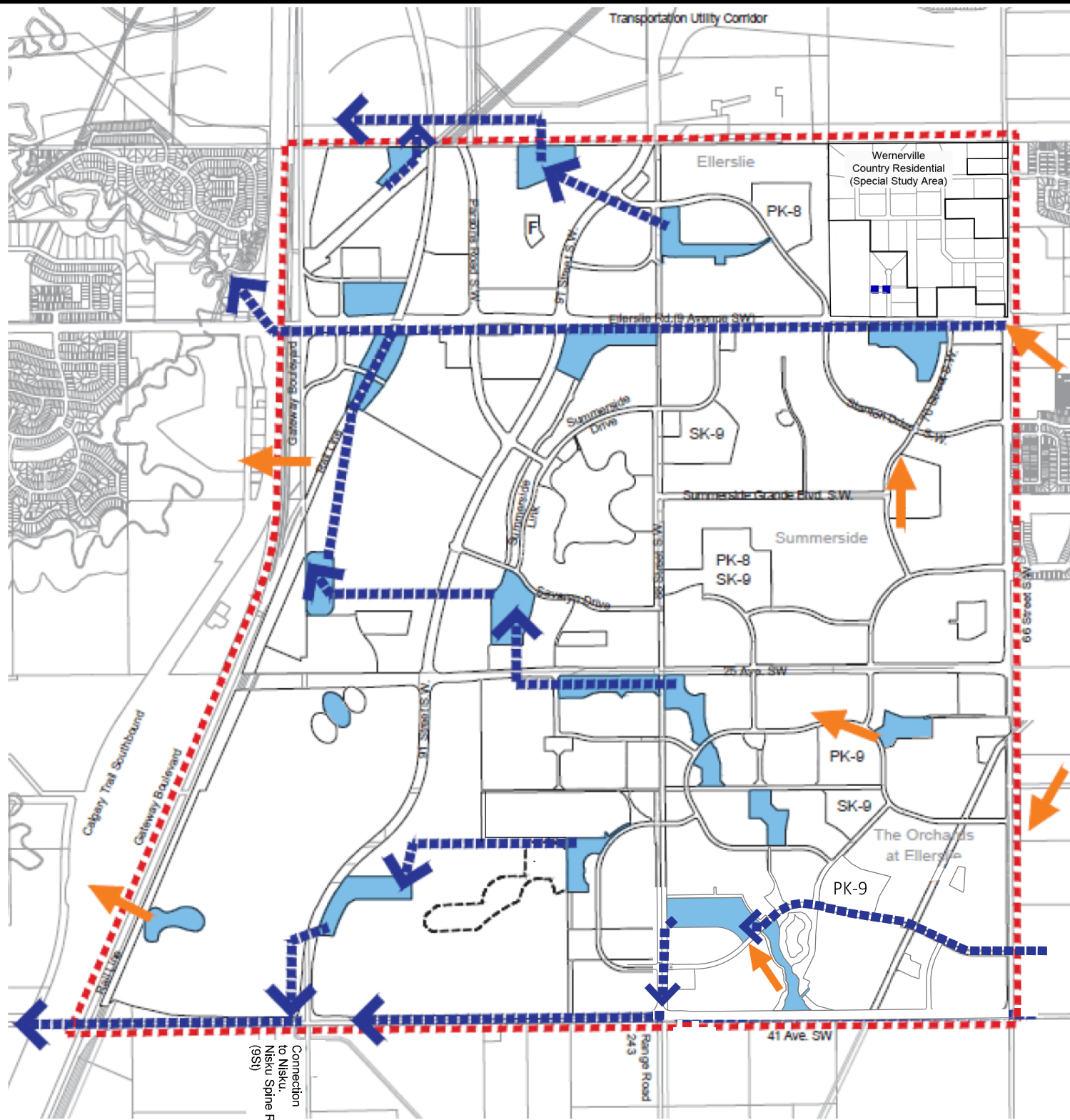
Total Student Population based on NRA	5,825
Total Student Population based on Units	9,640



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



Legend

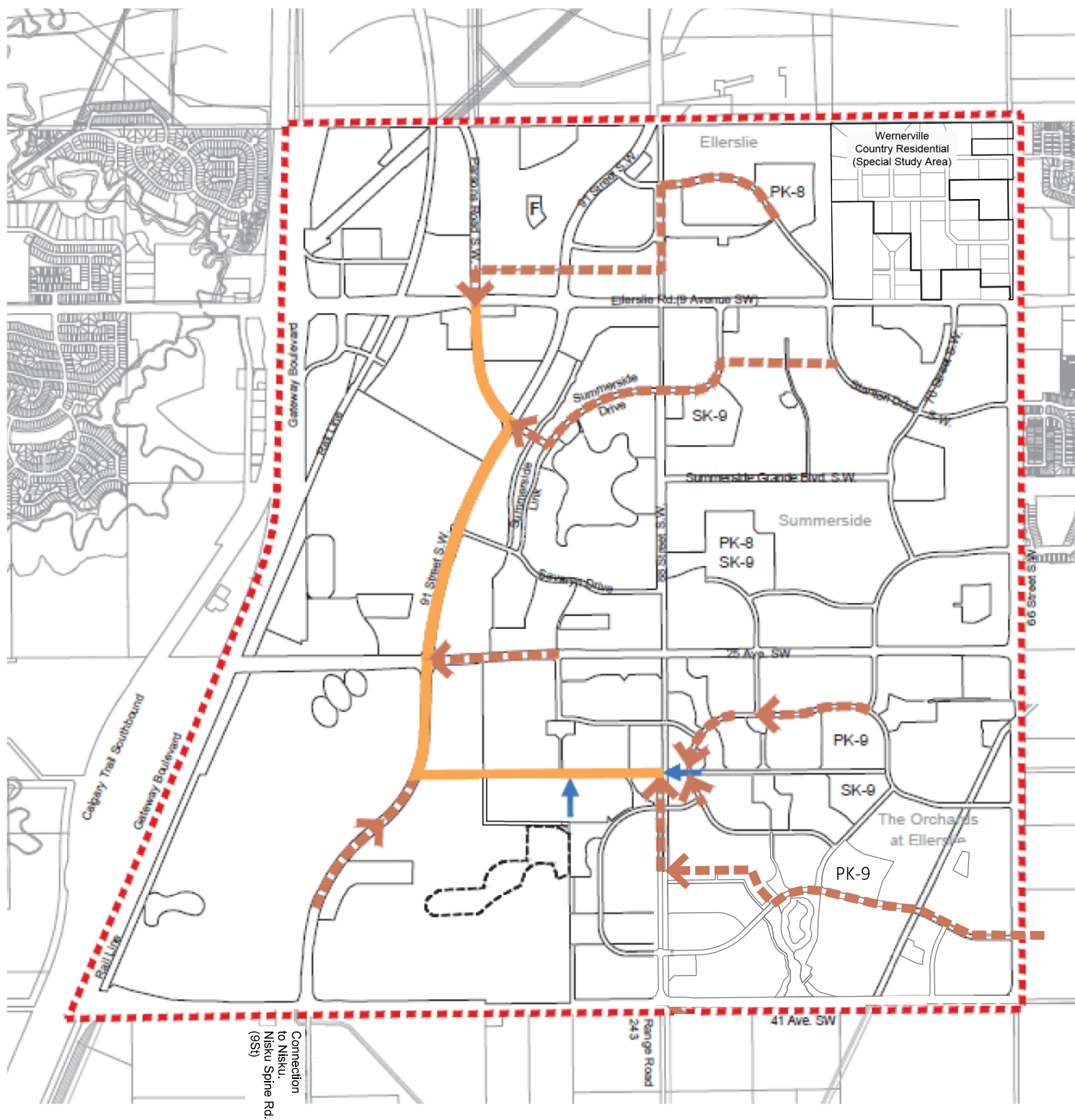
- Stormwater Facility
- Direction Of Drainage
- Storm Sewers
- ASP Boundary

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.



Legend

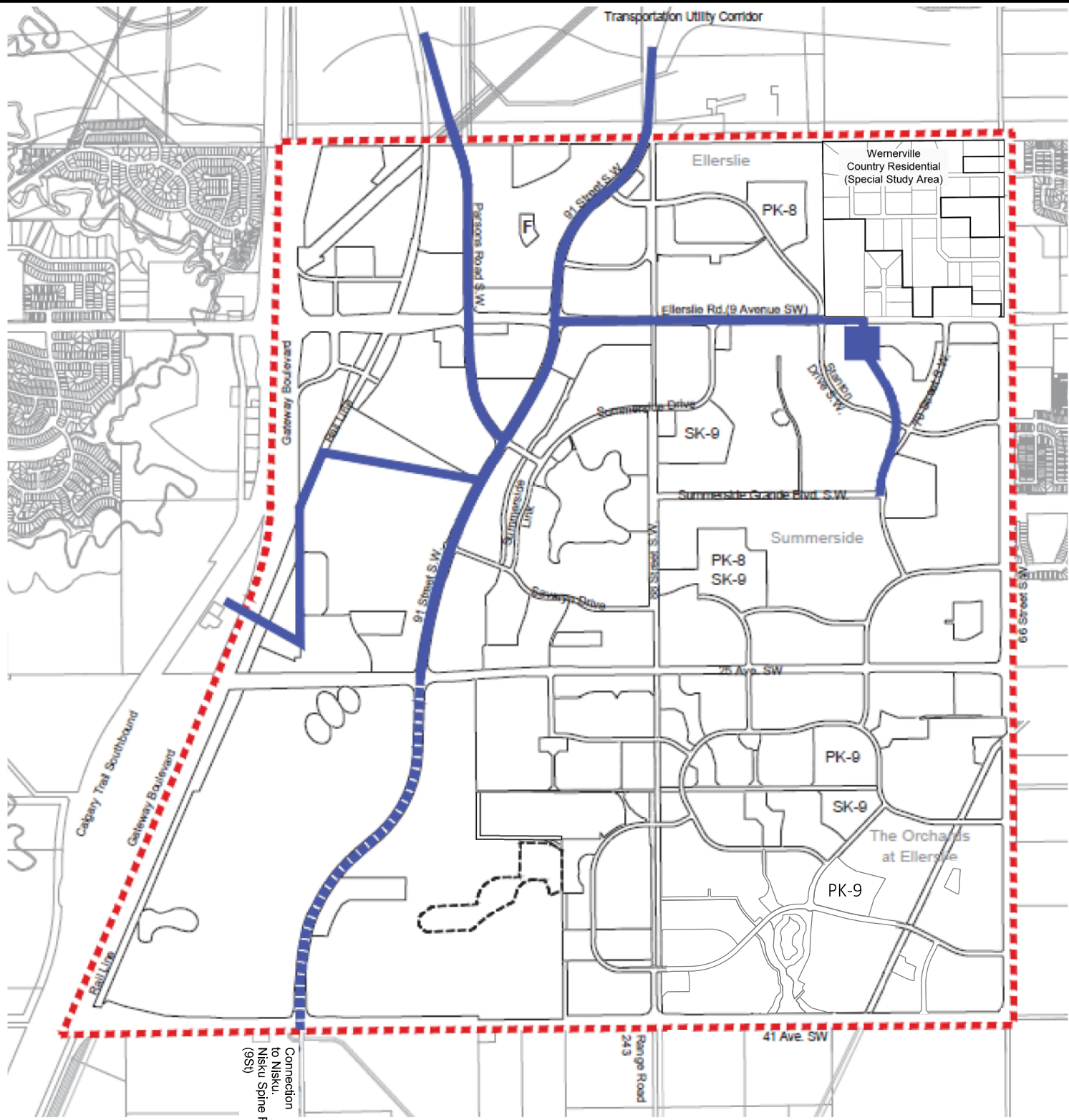
- Direction Of Drainage
- On-site Trunks
- SESS Sewer
- ASP Boundary

Note:

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ELLERSLIE AREA STRUCTURE PLAN

Figure 8
Sanitary Drainage
CITY OF EDMONTON
N.T.S.



Legend

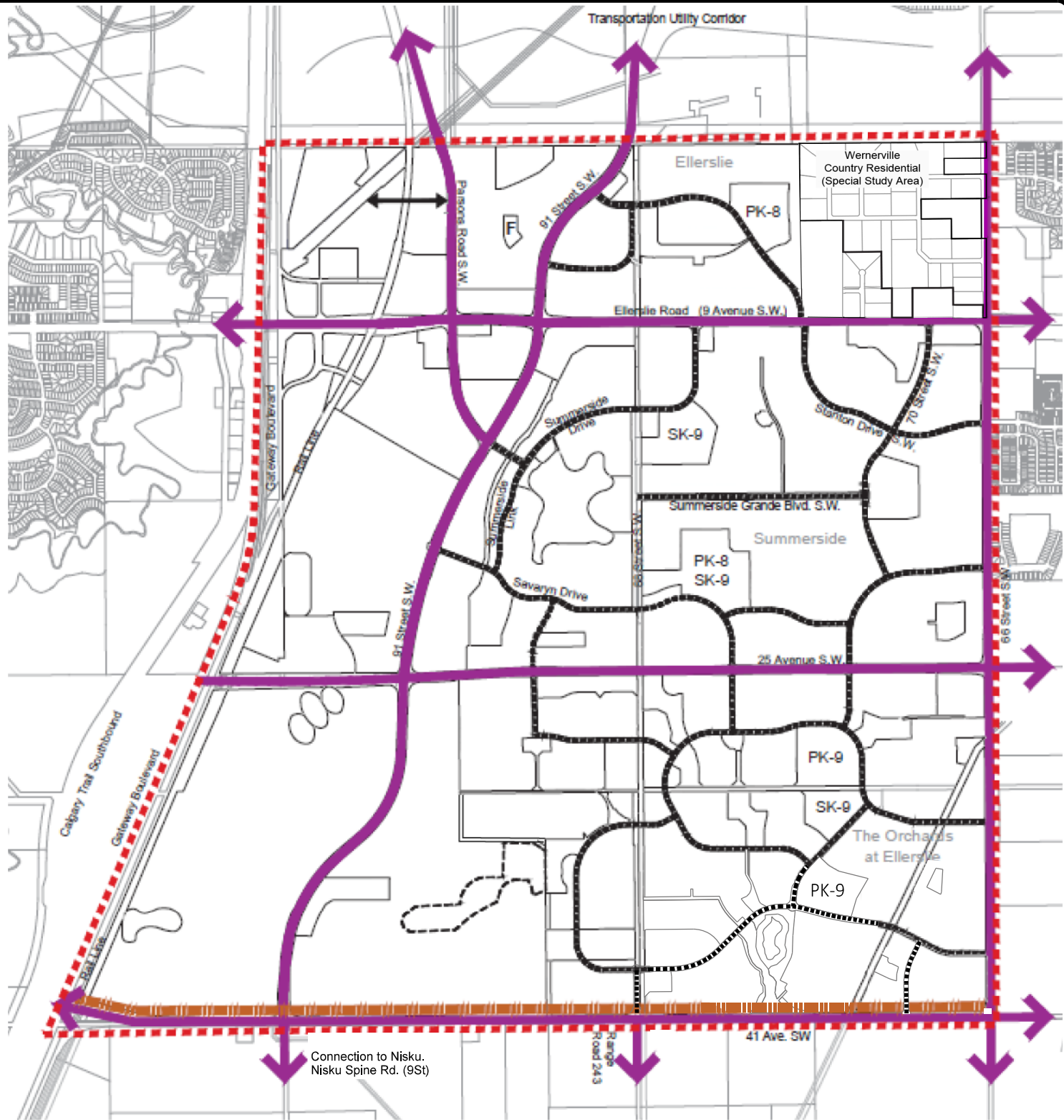
- Water Transmission Main
- Future Water Transmission Main
- Booster Station
- ASP Boundary

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 9
Water Distribution
CITY OF EDMONTON
N.T.S.



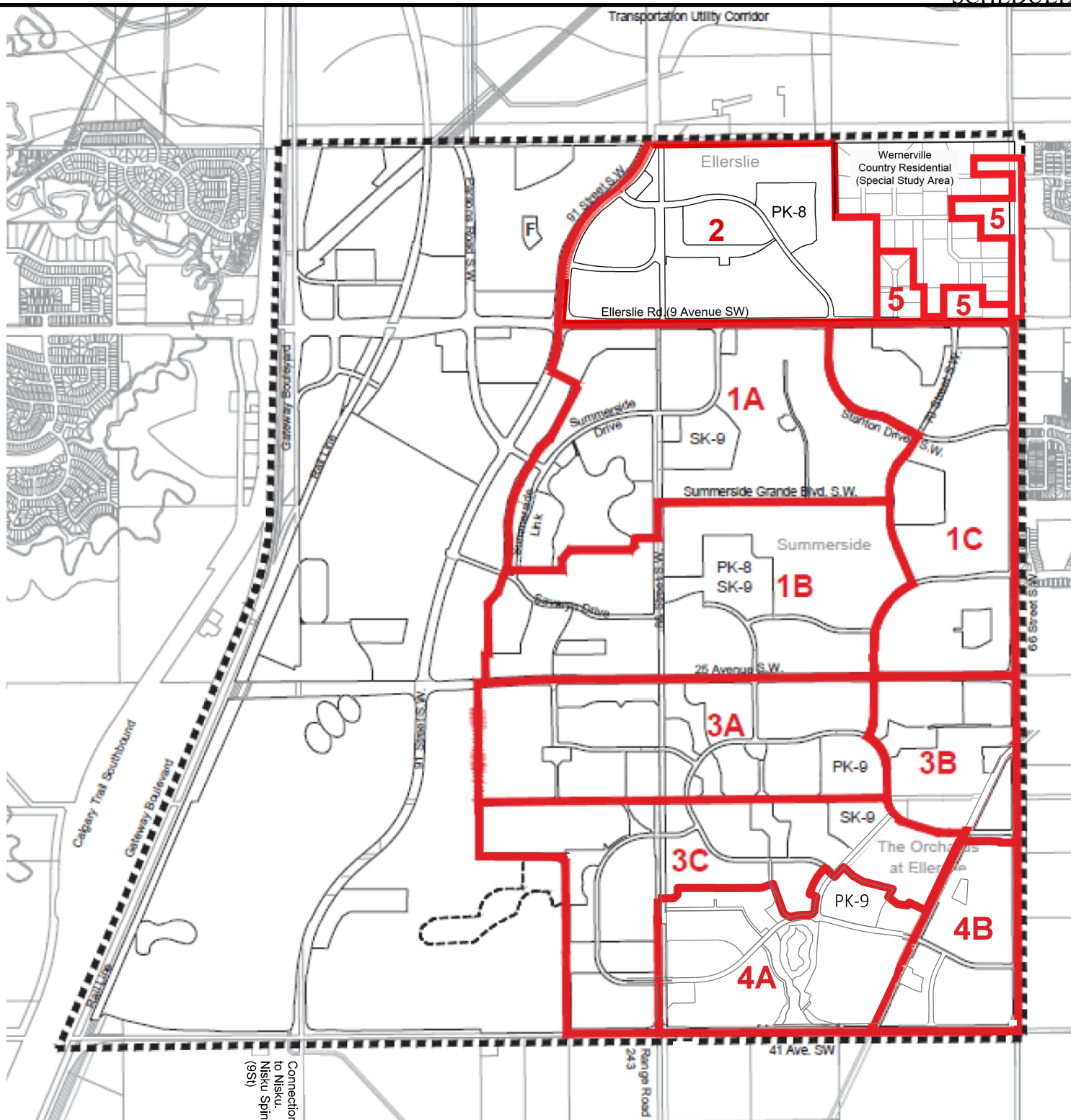
Legend

- 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
 N.T.S.



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