

# Welcome to 75 Street SW

Wernerville Special Study Area



Street View

# Our Family & Our Home:

Completed in Sept 2021



# No collaboration between direct Neighbors

The current Ellerslie NSP/ASP states in regards to Wernerville Special Study:

## Ellerslie ASP Section 5.5 page 45

However, should the Wernerville landowners collectively decide; to redevelop their holdings in whole or in part, the area lends itself to a continuation of the residential development to the west in Neighbourhood Two (*Ellerslie*). Given the potential for Wernerville to redevelop as a contiguous part of the Ellerslie ASP, it has been identified in Figure 6.0 as a Special Study Area. A possible collector roadway linkage has been identified in the plan to provide a connection into the area from the west.

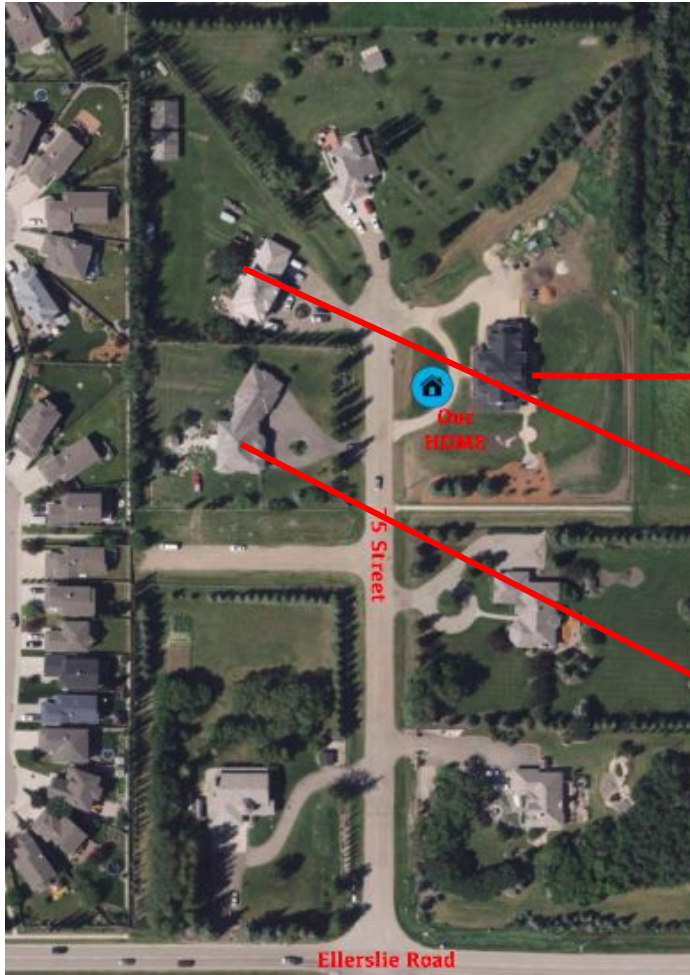
Amended by Editor

*Future development opportunities within Wernerville will depend on the participation and interest of the area residents. Extensive input from Wernerville landowners would be required. As a general guideline, the land should be developed for low and medium density residential uses with an opportunity for commercial and institutional land uses, where appropriate. Future development should be consistent with the complementary to the areas in the northeast portion of Ellerslie.*

Bylaw 18919  
July 15, 2019



## Petition from affected surrounding Neighbors:



June 7, 2023

Do you **HAVE CONCERNS** regarding the rezoning of 608 75 St SW?

Do you **OPPOSE** the amendment to the Ellerslie NSP/ASP to include my private property in the Ellerslie Gate Redevelopment plan?

Name: Brandley & Mikelle Payne  
Address: 635 75 Street SW  
Contact Number: 780-966-9883 / 780-974-4162  
Signature: [Signature] / Mikelle Payne

Name: KEVIN JOHANNSEN  
Address: 630 75 STREET SW  
Contact Number: 780-707 8480  
Signature: [Signature]

Name: JASWINDER. BHATTI  
Address: 636 75 St SW  
Contact Number: 587-710-4957  
Signature: [Signature]

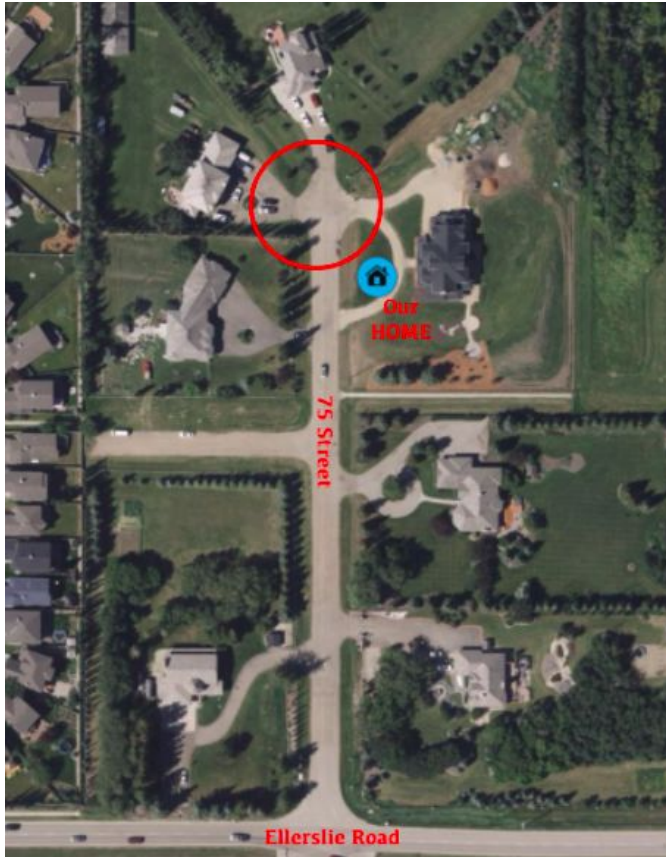
# City Administration Report Public Engagement Shows Opposition

## Feedback Summary

This section summarizes the main themes collected.

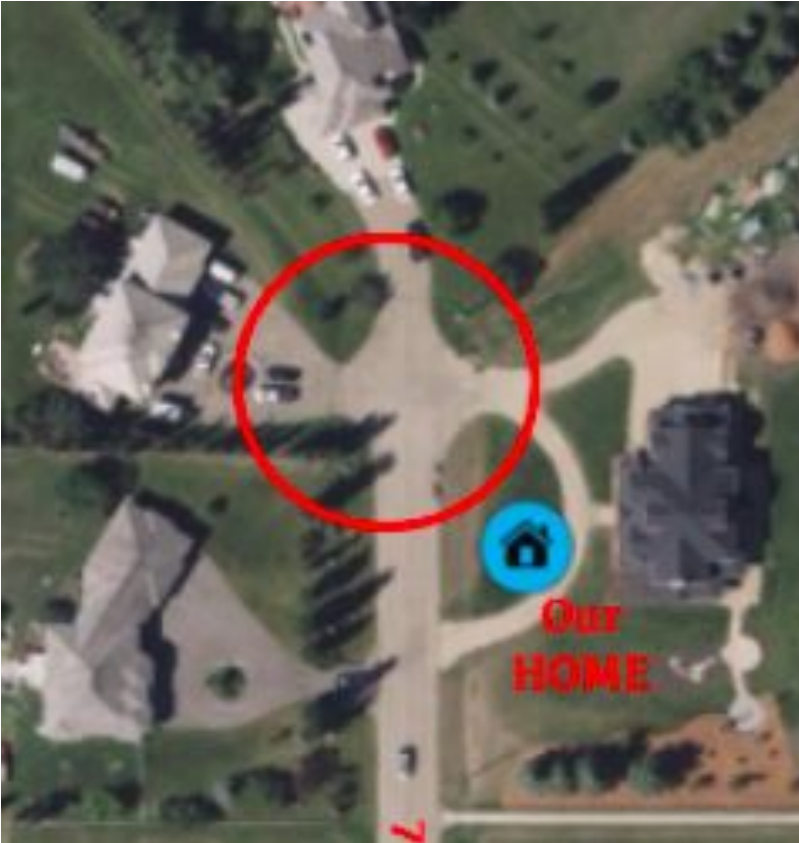
- Number of Responses to initial Notice of Proposed Land Use Changes: 8
- Number of Responses to Engaged Edmonton Web Page: 12
- Number of Unique Respondents: 16 <sup>1</sup>
- All responses were in opposition to the proposal

## Safety in our neighborhoods should be a priority:



- At the end of a no exit cul-de sac
- Road needs significant upgrades
- Road cannot hold capacity of potential 36+ units
- Limited space for parking = unsafe street parking
- Pedestrians at risk gaining access to nearby park
- Fire/emergency hazard safety with limited access and turnaround

## Bylaw Encroachment Issues:



- End of cul-de-sac
- Three private driveways intersect
- Bylaw 12800 = proper setbacks for deliveries and service vehicles
- Properties, vehicles and pedestrians at risk



# Medium Density Bylaw Infringement Issues

## 5.2.2 Medium Density Residential (MDR)

Opportunities exist within the *Ellerslie NSP* for a variety of medium density housing forms and densities including townhouses, stacked townhouses and low rise apartment buildings. Future market demands will determine the type of medium density residential pursued in each medium density designated area.

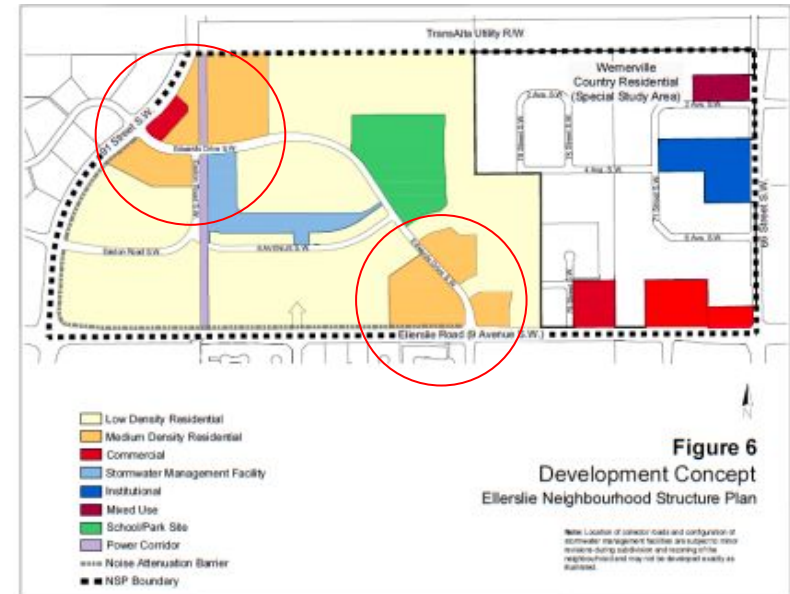
As shown on Figure 6.0, many of the medium density residential sites have been located at or near neighbourhood entrances located along the collector and arterial roadways which in most cases will not result in substantial through traffic in low density residential enclaves. Locations adjacent to walkway corridors help ensure exposure to many residents. Medium density residential development also serves as a transitional land use in select portions between low density residential development, commercial parcels, utility rights of ways and arterial roadways.

While many of the medium density parcels are likely to be developed on a self contained basis, opportunities exist to develop street-oriented townhousing designs.

MDR sites will be integrated into the community through the implementation of appropriate site design and transition / buffer treatments. Specifically, MDR developments will be integrated along side low density residential housing through sensitive streetscape design and attention to transitioning.

## MEDIUM DENSITY Ellerslie NSP BYLAW 12878 (Sept 2001)

- Over 2 blocks (200m+) from arterial road (Ellerslie Road)
- Will pass 4 Rural Residential zoned lots before the arterial road





# Housing Mix Over-Capacity Issues:

## 2.5 COUNCIL GUIDELINES ON HOUSING MIX

The City of Edmonton Council's Guidelines on Housing mix require that no less than 15% and no greater than 35% of the total number of units in an area be medium density residential housing. The *Ellerslie NSP* area is in accordance with the guideline with 35% of the total units proposed as medium density residential.

Bylaw 12878  
September 5, 2001

Ellerslie Neighbourhood Structure Plan *Office Consolidation*

**Applicant is anticipating a 49% medium density statistic, an OVER CAPACITY leap from the current bylaw of 35% medium density for the Ellerslie NSP**

ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS <i>(Bylaw 2022, October 18, 2022)</i>			
	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 (County 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>78.18</b>	<b>49.28%</b>	
Institutional	3.64	2.45%	
Commercial/Residential Mixed Use *	0.35	0.24%	
Commercial	5.61	3.73%	
Residential	63.58	42.78%	
	Area	Units	% of Total Units
Low Density Residential (RF1, RS1, RFL, and RFL)	46.44	1,211	62%
Medium Density Residential (RF3, RA7)	15.14	756	38%
<b>Total</b>	<b>63.58</b>	<b>1,967</b>	<b>100%</b>
Density:	43.3 persons per gross developable area		
	30.9 units per net residential hectare		
<small>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.</small>			
<b>Student Generation Statistics</b>			
Level	Public	Separate	Total
Grades K-8	334	278	1112
Grades 9-12	124	188	632
<b>Total</b>	<b>1138</b>	<b>186</b>	<b>1545</b>

ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN LAND USE AND POPULATION STATISTICS <b>BYLAW 2025</b>			
	Area (ha)	% of GDA	
<b>Gross Area</b>	<b>161.25</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 (County Residential Development)	46.04	31.5%	
Parks/Schools/Circulation	6.72	4.5%	
Circulation	18.65	12.55%	
Public Utility - stormwater facility	4.10	2.76%	
<b>Net Developable Area</b>	<b>72.1</b>	<b>48.51%</b>	
Institutional	3.64	2.45%	
Commercial/Residential Mixed Use *	0.35	0.24%	
Commercial	5.61	3.73%	
Residential	66.32	43%	
	Area	Units	% of Total Units
Low Density Residential (RF1, RS1, RFL, and RFL)	46.44	1,211	51%
Medium Density Residential (RF3, RA7)	18.45	1,147	49%
<b>Total</b>	<b>64.89</b>	<b>2,358</b>	<b>100%</b>
Density:	51.1 persons per gross developable area		
	35.9 units per net residential hectare		
<small>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.</small>			
<b>Student Generation Statistics</b>			
Level	Public	Separate	Total
Grades K-8	468	178	670
Grades 9-12	302	188	670
<b>Total</b>	<b>1170</b>	<b>186</b>	<b>1650</b>

○ = Stat Amendments

**CURRENT NSP STATISTICS**

**NSP STATISTICS AT FULL BUILD OUT OF ELLERSLIE GATE**

# Keep the Natural Areas In the City reserved!



- Large mature tree stands
- Abundant wildlife
- Large park use to the east

**RA7 Zoning is not the  
correct zoning to  
integrate appropriately  
with this  
mature neighborhood**