

Bylaw 20490

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, 20138, and 20235; 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 subsection 2.5 Council Guidelines on Housing Mix in its entirety;

- b) adding a new subsection after subsection 3.4.1, as follows:

“3.4.2 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 typically 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 through the development of greenways. 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 first paragraph of 3.5.2 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) adding a bullet point after the third bullet point of 4.2.3 Circulation, as follows:

“Encourage pedestrian linkage to be designed in a manner that facilitates multimodal connectivity from Ellerslie to the park spaces within Wernerville, as well as providing wildlife connectivity.”

- e) adding a paragraph after the fourth paragraph of 5.2.2 Medium Density Residential (MDR), as follows:

“A Medium Density Residential site will be located in the cul-de-sac on 75 Street SW

adjacent to Ellerslie Road SW. This cul-de-sac seeks to create a unique, compact, dense urban node with a mix of developments that are well integrated into the surrounding neighbourhoods. The development of this cul-de-sac is guided by the following policy which will help deal with transitions and boundary conditions between urban development and rural residential parcels.

- Encourage larger setbacks than required under the Zoning Bylaw where a medium density site abuts a rural residential site to provide for additional buffering between uses.
- Require landscaping at the edges of medium density sites where abutting a rural residential site to mitigate privacy concerns.
- Encourage shared vehicular site access wherever possible to minimize impacts to pedestrian networks.
- Allow for the continued use of rural residential sites within areas planned for future urban development, until the time that these properties are ready to redevelop.
- Retain existing landscaping and trees wherever possible.
- Encourage active building frontages along Ellerslie Road SW and 75 Street SW to contribute to pedestrian-oriented site design.”

f) deleting the first paragraph in Section 5.2.3 Special Study Area - Wernerville Country Residential 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);
- 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).”

g) adding a paragraph after the first paragraph of 5.5.1 Public Parks & Open Space, as follows:

“A pathway from 77 Street SW into the Wernerville area via 7 Avenue SW will be provided to enhance active modes and wildlife connectivity. Upgrades to the pathways should be required with the urban development of adjacent properties.”

h) adding two paragraphs after the fourth paragraph of 5.6.1 Roadway Network, as follows:  
 “75 Street SW shall be upgraded to an urban standard roadway as per City of Edmonton’s Complete Streets Design and Construction Standards and to the satisfaction of Fire Rescue Services.

The portion of 7 Avenue SW west of 75 Street SW is a dead end roadway, which renders the existing road right-of-way redundant. With rezoning of adjacent lands, a road closure application can be submitted in accordance with the City’s land development process and the interested landowner enters into a purchase agreement with the City of Edmonton.”

i) deleting the map entitled “Bylaw 20235 Ellerslie Neighbourhood Structure Plan” and replacing it with “Bylaw 20490 Amendment to Ellerslie Neighbourhood Structure Plan” attached hereto as Schedule “A”, and forming part of this bylaw;

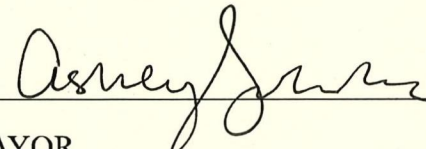
j) deleting the Land Use and Population Statistics entitled “Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20235” and replacing it with “Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20490” attached hereto as Schedule “B”, and forming part of this bylaw;


k) deleting the map entitled “Figure 6 Development Concept” and replacing it with “Figure 6

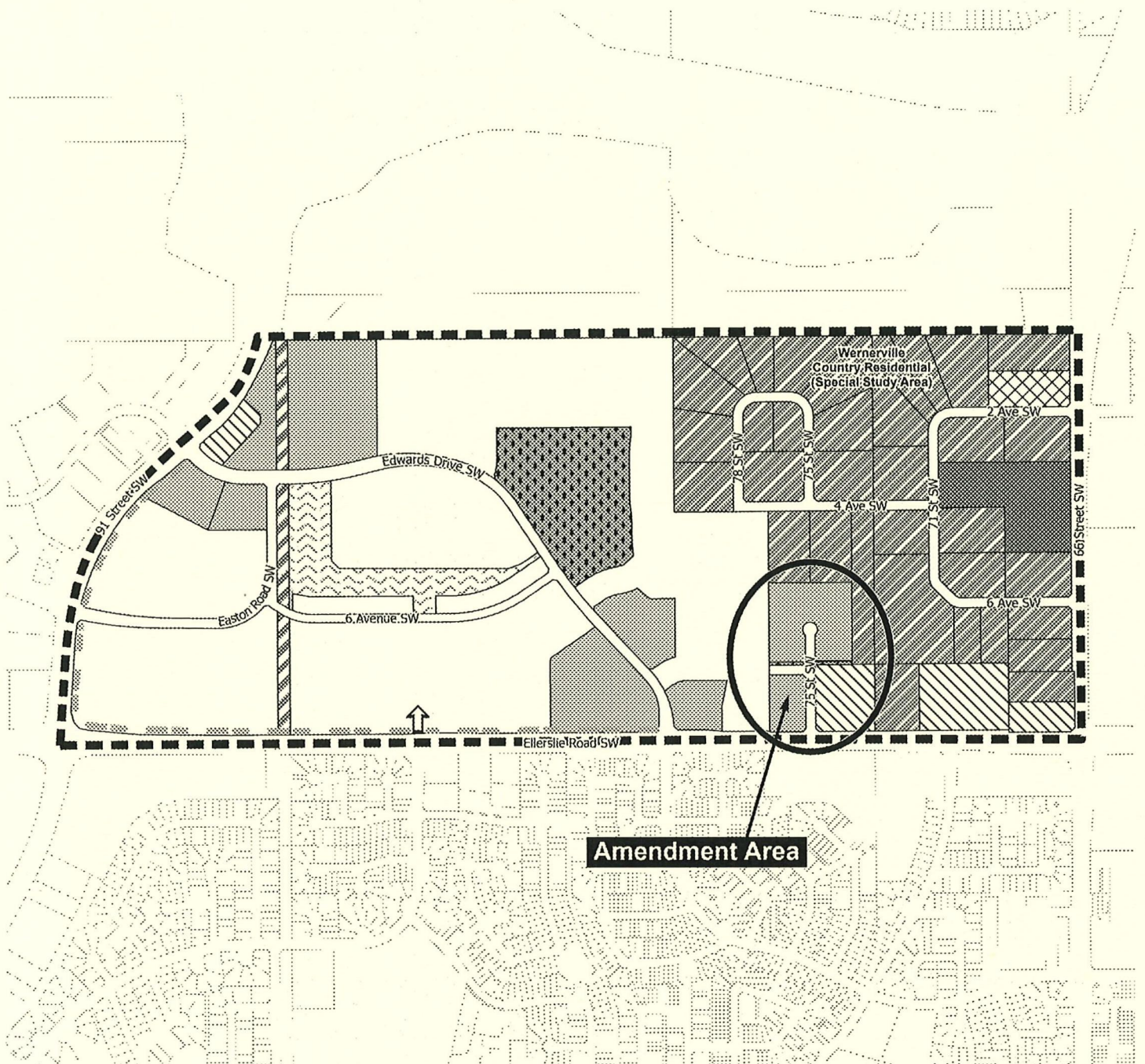
- Development Concept” attached hereto as Schedule “C”, and forming part of this bylaw;
- l) deleting the map entitled “Figure 7 Circulation System” and replacing it with “Figure 7 Circulation System” attached hereto as Schedule “D”, and forming part of this bylaw;
  - m) deleting the map entitled “Figure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

READ a first time this	12th day of June	, A. D. 2023;
READ a second time this	12th day of June	, A. D. 2023;
READ a third time this	12th day of June	, A. D. 2023;
SIGNED and PASSED this	12th day of June	, A. D. 2023.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
D/ MAYOR

  
\_\_\_\_\_  
A/ CITY CLERK



**Amendment Area**

**BYLAW 20490  
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 20490**

	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)	41.98	28.25%
Parks and Schools	6.74	4.54%
Circulation	19.27	12.97%
Public Utility - stormwater facility	4.10	2.76%
<b>Net Developable Area</b>	<b>76.52</b>	<b>51.49%</b>
Institutional	3.64	2.45%
Commercial/Residential Mixed Use *	0.35	0.24%
Commercial	5.61	3.77%
Residential	66.92	45.03%

	Area	Units	% of Total Units	Population
Low Density Residential (RF1, RSL, RPL, and RF4)	48.44	1,211	53%	4,190
Medium Density Residential (RF5, RA7)	18.49	1,058	47%	2,795
<b>Total</b>	<b>66.92</b>	<b>2,269</b>	<b>100%</b>	<b>6,985</b>

Density:        47.0 persons per gross developable area  
                     33.9 units per net residential hectare

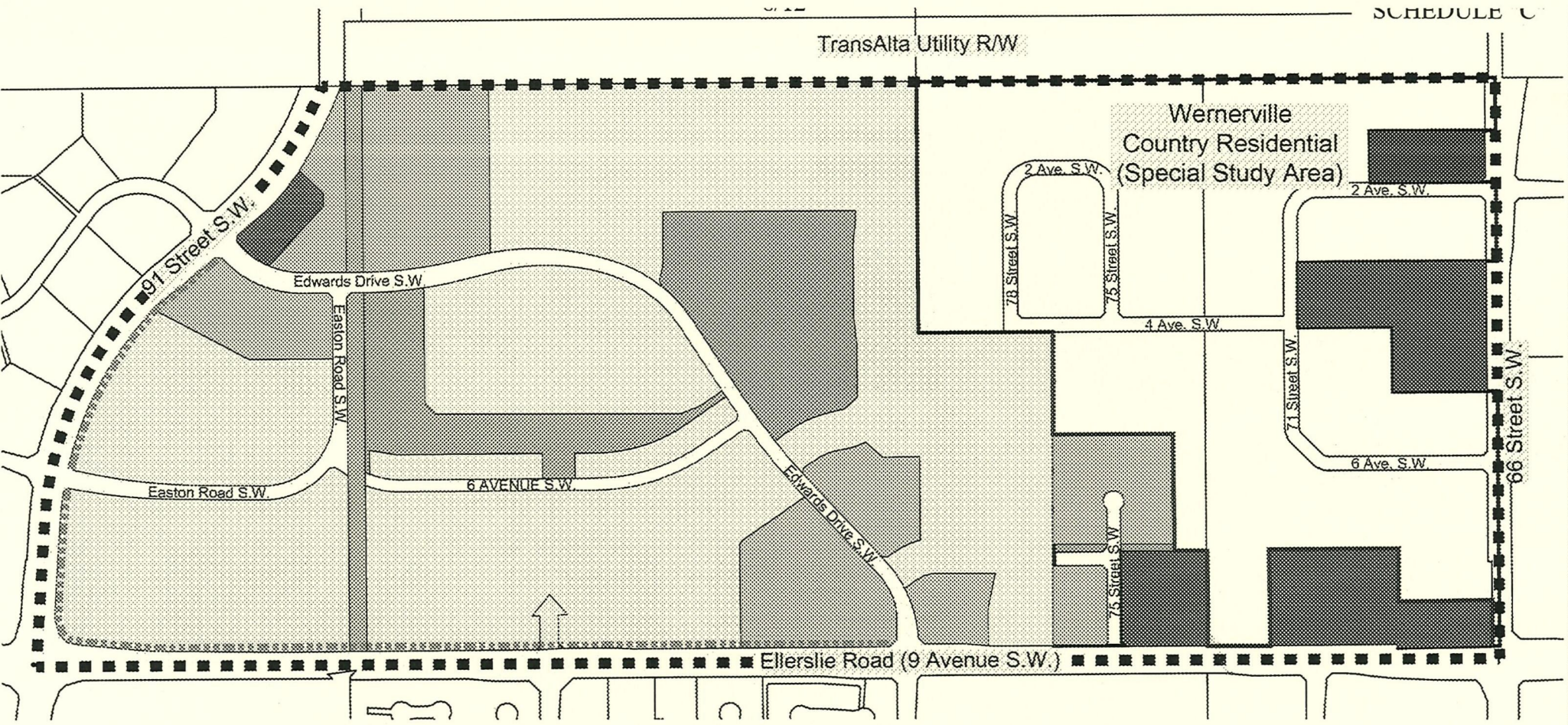
**Notes:**











*\*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



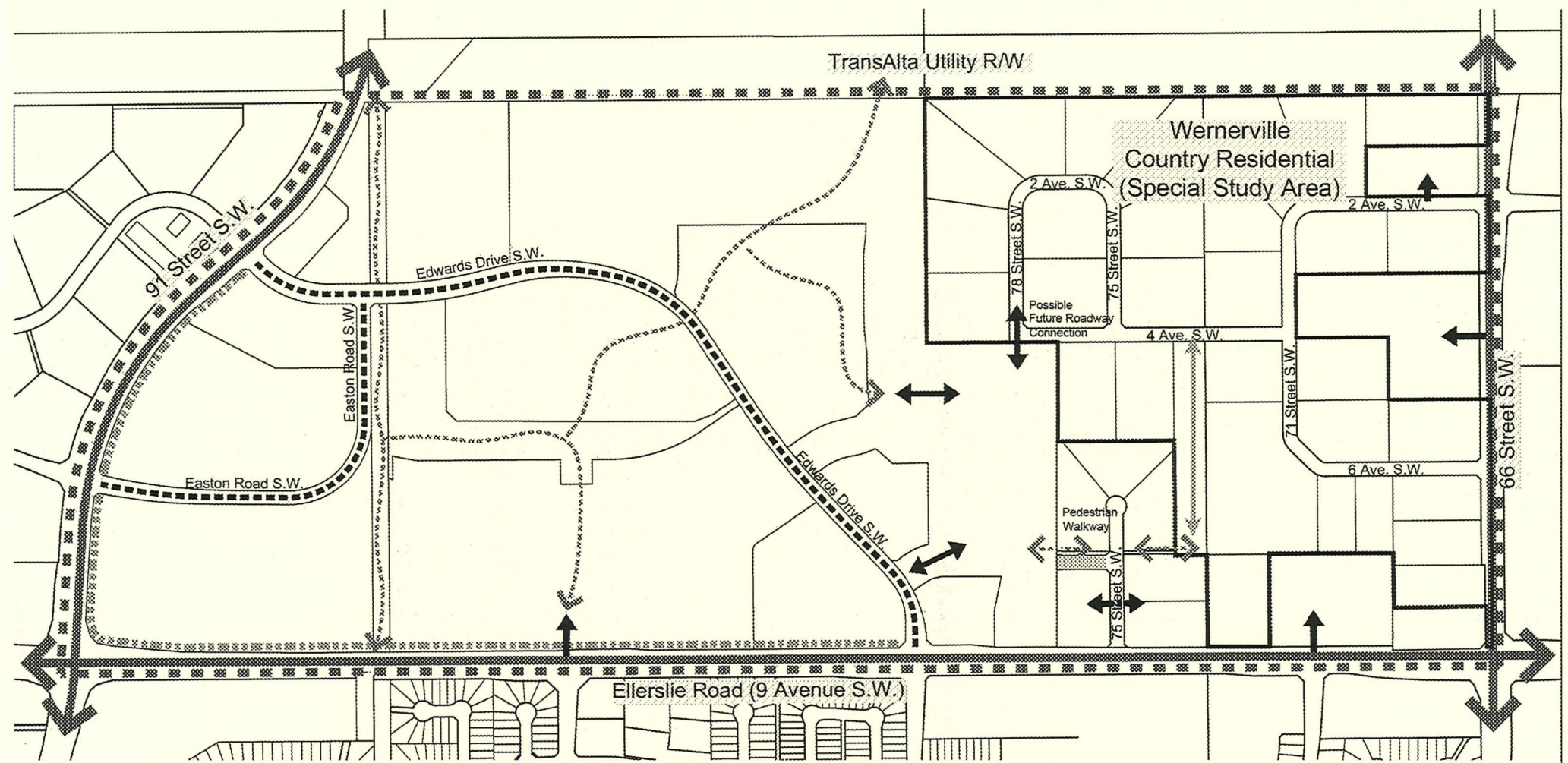
-  Low Density Residential
-  Medium Density Residential
-  Commercial
-  Stormwater Management Facility
-  Institutional
-  Mixed Use
-  School/Park Site
-  Power Corridor
-  Noise Attenuation Barrier
-  NSP Boundary



**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.



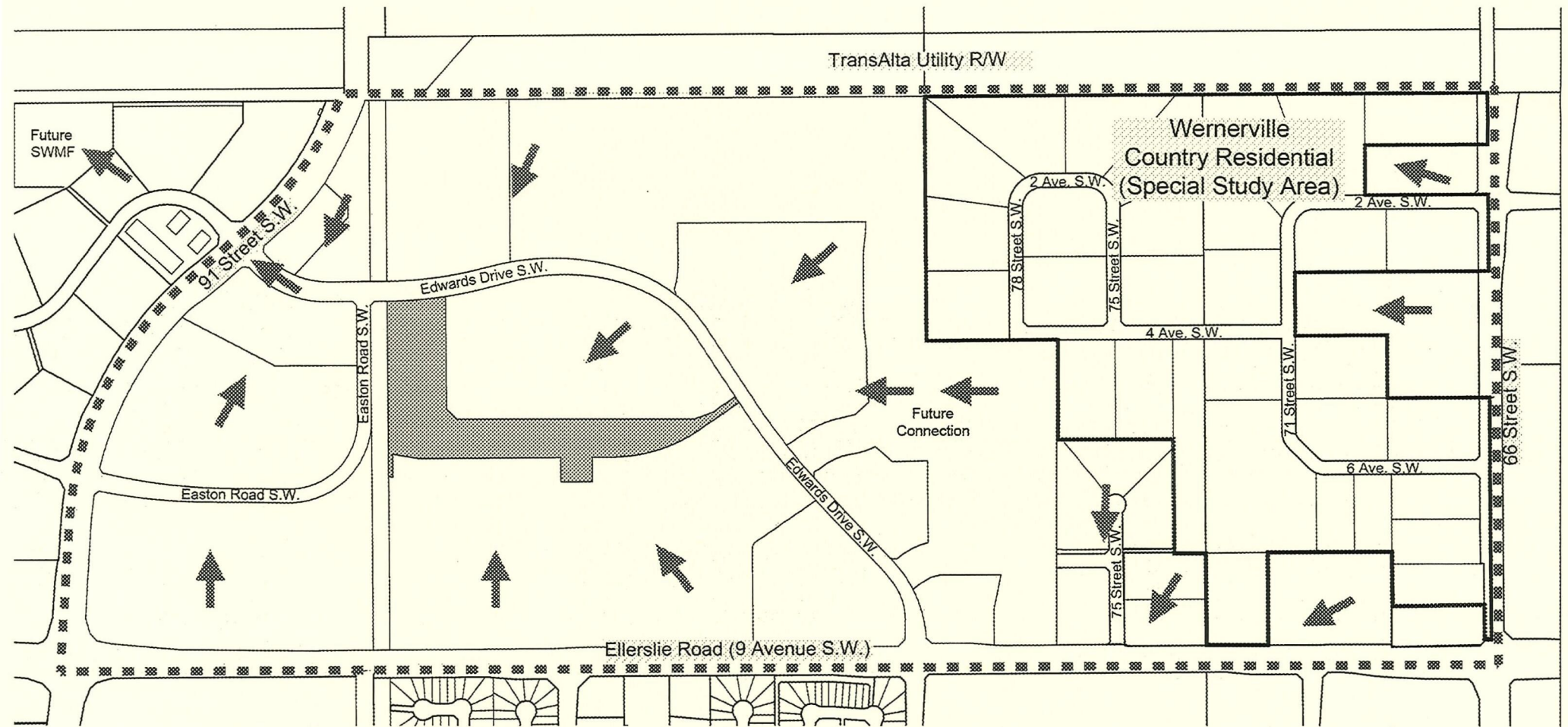


- ▬▬▬▬ Arterial Roadway / Truck Route
- ▬▬▬▬ Collector Roadway
- ▬▬▬▬ Pedestrian Walkway
- ↔ Access Points
- ▬▬▬▬ Noise Attenuation Barrier
- ▬▬▬▬ NSP Boundary
- ▬▬▬▬ Potential Road Closure Area
- ↔ Active Mode Connection




**Figure 7**  
**Circulation System**  
 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.



 Stormwater Management Facility

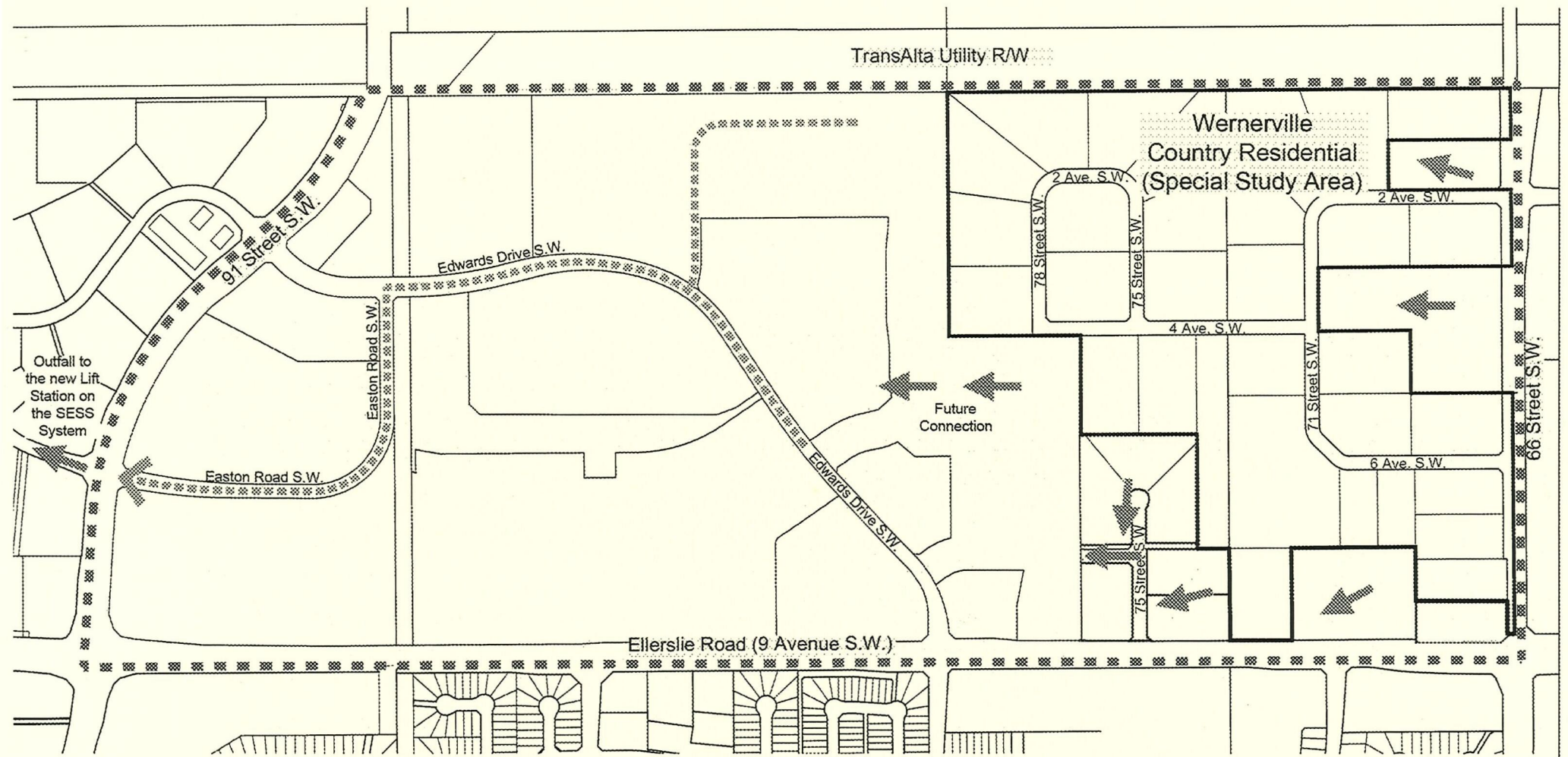
 Direction of Flow

 NSP Boundary



**Figure 8**  
**Storm Servicing**  
**Etherslie 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.

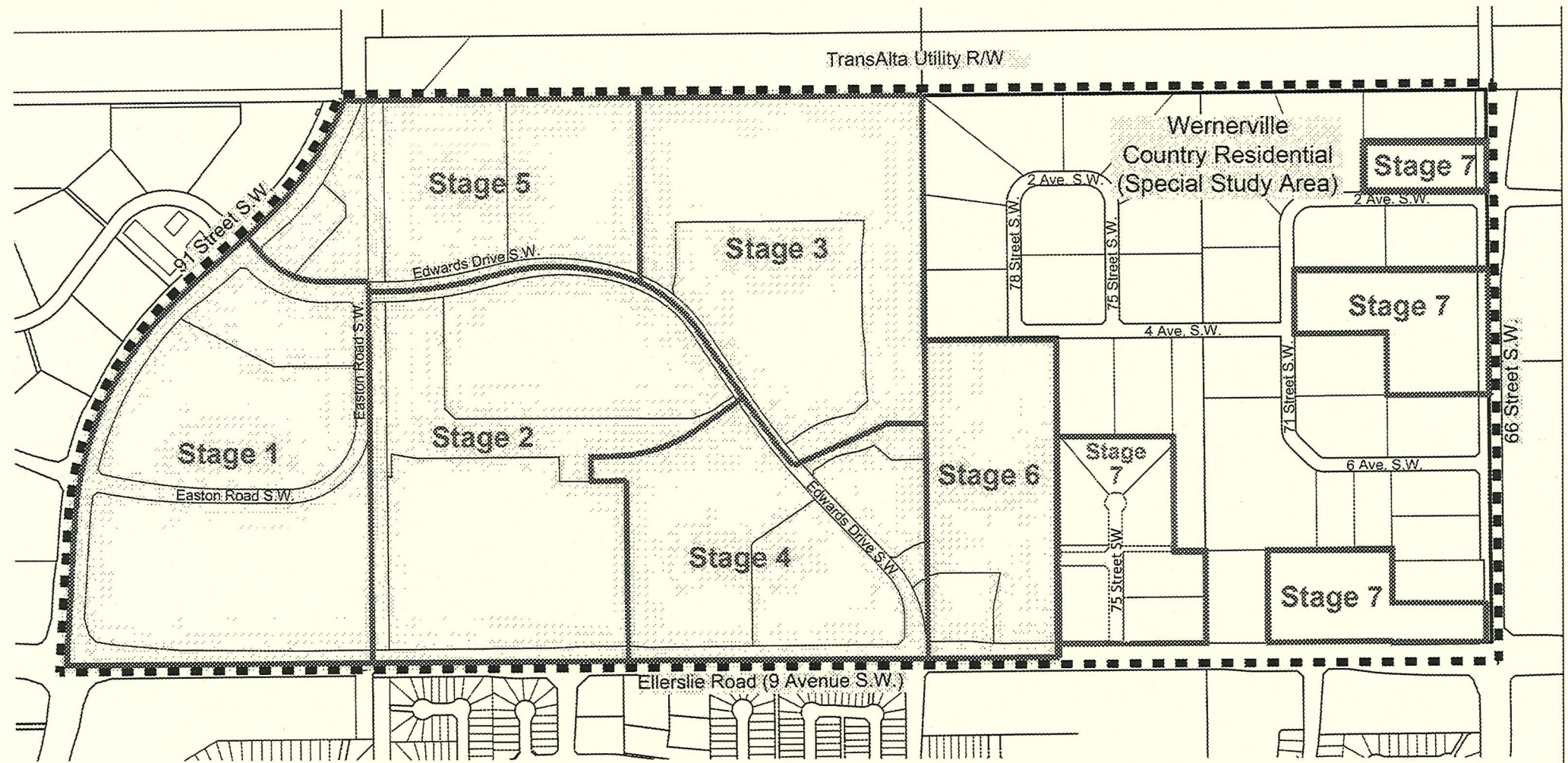




- > Sanitary Trunk Sewer
- Direction of Flow
- NSP Boundary




**Figure 9**  
**Sanitary Servicing**  
 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.



-  Staging Boundary
-  NSP Boundary

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