

Bylaw 20732

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, 20484, and 20489; 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 third paragraph of “Section 2.1.4 Planned Growth - Preservation and Enhancement of the Natural Environment and Open Spaces”
 - b. deleting the text of “Section 3.5.1 Southeast Woodland Area (SE5016)” and replacing with the following:

“The Inventory identified the 22.51 hectare Southeast Woodland Natural Area

within the central/southeast portion of Section 16-51-24-W4M as a Local Environmentally Sensitive Area. The site was composed of a variety of vegetation communities including white spruce-balsam poplar, balsam poplar aspen and various wetland communities such as cattail and sedges. The Inventory noted that the site has a high plant species and habitat diversity. The Inventory concluded that, due to the size and diversity of the site, any changes to the composition or hydrology of the area would severely impact upon the ecological integrity of the site.

The Inventory further recommended that attempts should be made to ensure that there are no changes to the current composition and structure of this site. Fragmentation of the habitat would severely limit the value of the site for wildlife. Current groundwater regimes should be protected in order to maintain the wetlands at this site.

In order to further document the characteristics of the Southeast Woodland Natural Area, a Stage One (Step One & Step Two) Preliminary Natural Site Assessment was undertaken by Bruce Thompson & Associates Inc. in July of 1998 and submitted under separate cover. The lands that contained the Southeast Woodland Natural Area were held by a number of owners, but not the developer (at the time).

The objective of a Stage One, Step One assessment is to identify important environmental elements on the site and determine the site's natural sustainability in its own right. The report also sought to determine whether any changes have taken place since the 1993 Inventory which would alter the site's significance.

The Stage One, Step One assessment confirmed that the Southeast Woodland Natural Area contained mixed wood forest dominated by poplar/aspen, and as such did not contain particularly unusual ecosystems for this part of Alberta, nor rare species of plant or wildlife. The diversity of wildlife and plants was not

unusually high, given the structural diversity.

In essence, its value and use as an ungulate (deer, moose) and other wildlife habitat was limited by its isolation from other major tracts of cover and feeding habitat. Apart from its size, however, there were features of ecological value. The wetland areas represented good waterfowl habitat. Additionally, the stands of older spruce in the southern/western portion of the site area rated highly.

The Stage One, Step Two assessment further reviewed the important natural elements identified in Step One. It also reviewed the sustainability of the Southeast Woodland Natural Area if it remained as is with no further development and with respect to the potential impacts of future development.

If left in its natural state with no adjacent development, it was anticipated that the mixed wood forest and wetland area of the site would be largely sustainable in their own right.

Relative to its incorporation into potential development, there was potential that any significant alterations to surface water drainage or groundwater patterns could result in a change in water level in the existing wetland, or fluctuations in moisture regimes. Further determination of local ground and surface water patterns would be required to arrive at an optimal drainage design. Opportunities potentially exist to incorporate the wetland area into a future stormwater management facility in this location. More detailed review of the drainage system and sustainability of the wetland area would be necessary to determine feasibility.

As a result of the Stage One, Step One & Step Two assessments, two valued environmental components were identified as potentially sustainable in their own right but potentially affected by human activities and development.

An updated Stage I Preliminary Natural Site Assessment for Lot A, Plan 2056NY, contained within the Southeast Woodland Natural Area (SE 5016) and the Orchards NSP, was conducted for a private developer by Stantec Consulting Ltd. in November 2006. The entire wooded area located in Lot A, identified by Bruce Thompson & Associates Inc in 1998 (~10.61 ha) was found to have been cleared – and only a small, sparse coniferous stand remained near the farmyard, along with a small wetland area in the southern portion of the property, with a shallow drainage course running northwards. The Stage I report concluded that if present conditions persisted and development pressures were limited, the wetland would likely remain similar to its present state for some time. However, continuance in the reduction of the wetland was very likely and that it was possible the open water portion would trend towards a drier sedge-meadow community. Based on the conclusions of the Stage I Preliminary Assessment, no valued environmental elements were identified, and therefore a Stage II Detailed Natural Site Assessment was not recommended for Lot A, Plan 2056NY.

Another wetland assessment of Lot A, Plan 2056NY was conducted for a private developer by Stantec Consulting in October 2010. This assessment determined that the remaining wetland areas on this property, identified as Wetlands W1 and W2, were of “moderate” and “low” ecological value, respectively. Approval for the removal of both wetland areas was subsequently sought and received from Alberta Environment and Sustainable Resource Development. A constructed natural area 0.6 hectares in size was provided in the same general area as the original wetlands. A modified Natural Area Management Plan has been completed detailing the maintenance of the constructed natural area, including the native vegetation that will be planted.

Rationale:

A Natural Area originally located within the Orchards NSP area was significantly altered following its inventory in 1993. Most of the trees that

comprised this portion of the Natural Area were cleared for agricultural purposes leaving behind two small wetland areas. These areas received Water Act approval from Alberta Environment and Sustainable Resource Development for removal. Compensation has been paid based on a replacement ratio of 3:1.

Technical Summary:

A portion of Southeast Woodland Natural Area (SE 5016), as identified by the City's Inventory of Environmentally Sensitive and Significant Natural Areas (Geowest, 1993), was originally located within the plan area. This portion of the natural area was significantly altered from the original natural state by a landowner who was not the proponent of the Orchards NSP, ultimately resulting in this Natural Area being not worthy of retention.

The most recent assessment prepared in 2023 (Phase 2 Ecological Network Report by Stantec Consulting Ltd.) concluded that no natural features within the subject area are identified for retention. However, two tree stands (both owned by the City of Edmonton) are located east and west of the subject site and could possibly be incorporated into the future development of the surrounding area and contribute to the reestablishment of ecological connections within this portion of the Ellerslie ASP.

The 4.09 ha westerly adjacent tree stand is the last remnant portion of the Southeast Woodland Natural Area (SE 5016) and is assured of retention, while the easterly adjacent tree stand is a remnant of a historic farmyard / homestead (Lot D, Plan 3186TR) and is identified for future industrial development within the current ASP. The ENR further recommends that the easterly tree stand be inspected prior to making a formal decision about its conservation, in order to assess the health and suitability of retention (level of human disturbance, extent of weed infestations, etc.).

Regardless of whether the remnant piece of the homestead tree stand is deemed worthy of retention, some form of east – west connection between the remnant piece of SE-5016 and the southwestern-most park in the Orchards neighbourhood (Lot R1, Block 3186TR) would be desirable as identified in the ENR. The options to re-establish connectivity should be investigated as part of any future plan amendments, rezoning, or subdivisions affecting this area. Such a connection would supplement the north-south ecological connection that is planned along the Transition Area (western edge of the Orchards neighbourhood) between SWMF-18 and the southwestern Orchards park (Lot R1, Block 3186TR). The east to west connection could be provided through a variety of forms such as SWMFs, greenways, park space, planted medians and boulevards, and others.

Beyond this, the ENR acknowledges that the extension of SWMF-18 (as proposed by this amendment) will also contribute to the restoration of east – west ecological connectivity in this area. This, along with similar naturalization measures within semi-natural features (SWMF's, greenways, park space, planted medians & boulevards, etc.) should be incorporated through

future development proposals to reestablish as much connectivity as possible. Designing SWMF-18 as a constructed wetland, naturalizing the transition zone between the residential and industrial development, and incorporating drought tolerant landscaping could positively contribute to ecological and climate adaptation objectives.

The last remaining intact piece of the Southeast Woodland Natural Area (SE5016) is a 4.09 ha property (Lot 15MR, Block 5, Plan 1620902) owned by the City of Edmonton. This tree stand will be protected and retained within the future development of the surrounding area.

- c. Add a new paragraph to the end of “Section 6.1 Stormwater Drainage” as follows:

An amendment to the Ellerslie ASP in 2023 adjusted the size and configuration of SWMF-18 by extending the pond in a westerly linear direction. This resulted in a corresponding minor reduction to the size of SWMF-19. The purpose of this amendment was to address slope and grade challenges and improve the functional connection between these two ponds.

- d. deleting the map entitled “Bylaw 20489 Ellerslie Area Structure Plan” and replacing it with the map entitled “Bylaw 20732 Amendment to Ellerslie Area Structure Plan”, attached hereto as Schedule “A” and forming part of this Bylaw;
- e. deleting the statistics entitled “Ellerslie Area Structure Plan - Land Use and Population Statistics - Bylaw 20489” and replacing it with the statistics entitled “Ellerslie Area Structure Plan - Land Use and Population Statistics - Bylaw 20732” attached hereto as Schedule “B” and forming part of this Bylaw;
- f. 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;
- g. 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;
- h. 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;
- i. 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;
- j. 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

- k. 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.

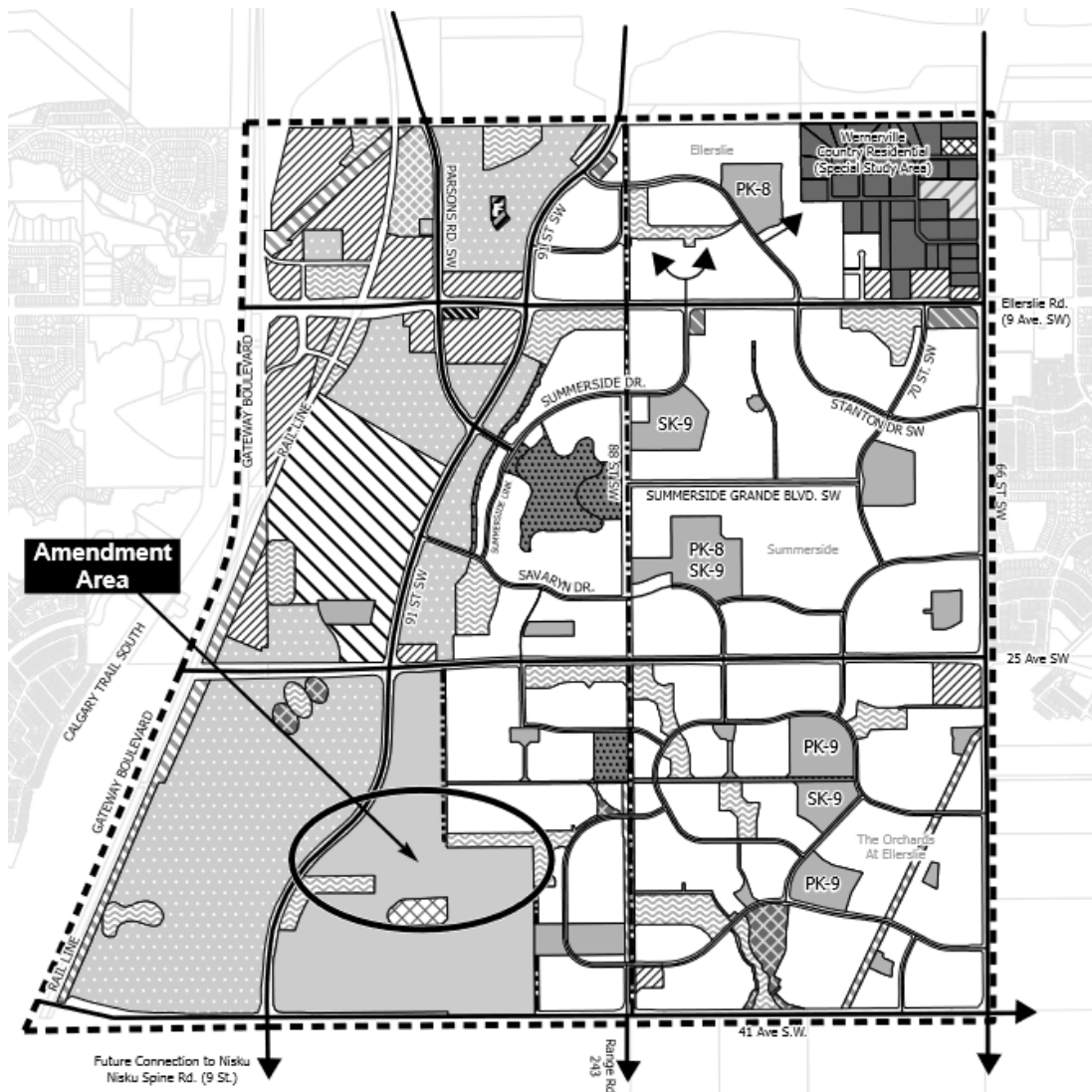
READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

SCHEDULE "A"



**BYLAW 20732
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.

ELLERSLIE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
Bylaw 20732

	Area (ha)	%
GROSS AREA	1451.5	100.0%
Natura 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	100.0%
Existing Land Uses (Country Residential Development)	40.6	3.1%
Commercial / Residential Mixed Use**	0.4	0.0%
Commercial	81.7	6.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	77.1	5.9%
Private Open Space / Resident Association	25.7	2.0%
Transition Area	2.4	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.0%
Institutional and Community Service	3.6	0.3%
Transportation		
Circulation	194.7	14.8%
Industrial	285.4	21.7%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots and Stormwater Management	67.8	5.2%
Total Non-Res	838.9	63.8%
Net Residential Area	475.2	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	10036	2.8	28102	84.5%
Street Oriented Residential (SOR)	9.77	40	391	2.8	1094	2.1%
Row Housing	7.74	45	348	2.8	975	1.6%
Medium Density Residential (MDR)	56.2	90	5054	1.8	9097	11.8%
Total Residential	475.16		15829		39268	100.0%

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 1.18 ha. The assumed split between residential and non-residential (retail and office)

STUDENT GENERATION

	Area (ha)	Units
Total Residential	475.16	15829
	Students Generated from Net Residential ha	Students Generated from Number of Units
Public School Board		
Elementary School	1901	3166
Junior High School	950	1583
Senior High School	950	1583
Total Public Student Population	3801	6332
Separate School Board		
Elementary School	950	1583
Junior High School	475	791
Senior High School	475	791
Total Separate Student Population	1901	3166
Francophone School Board		
Elementary School	59	79
Junior High School	32	32
Senior High School	32	32
Total Francophone Student Population	123	142
Total Student Population based on NRA	5825	
Total Student Population based on Units	9640	

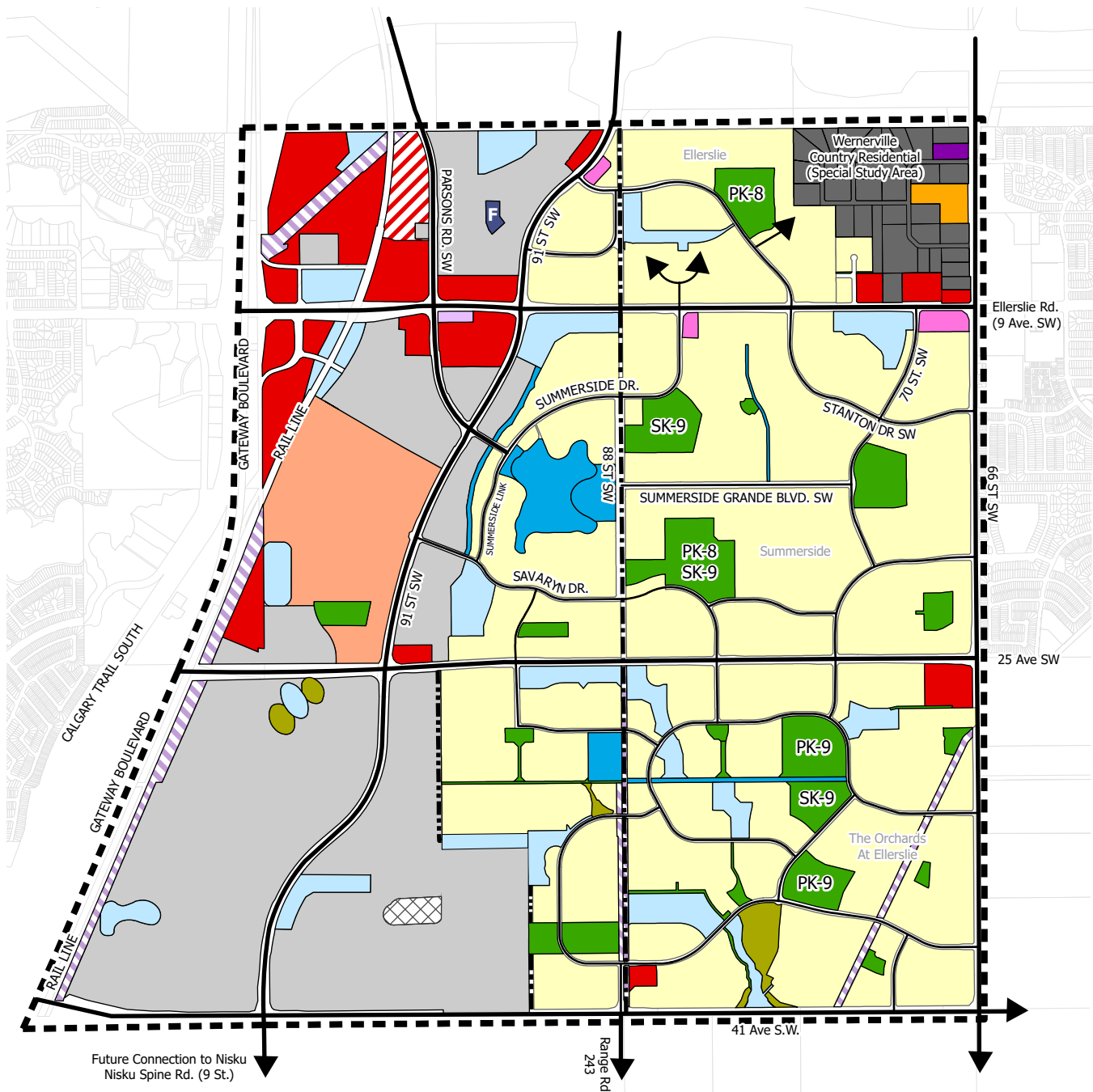
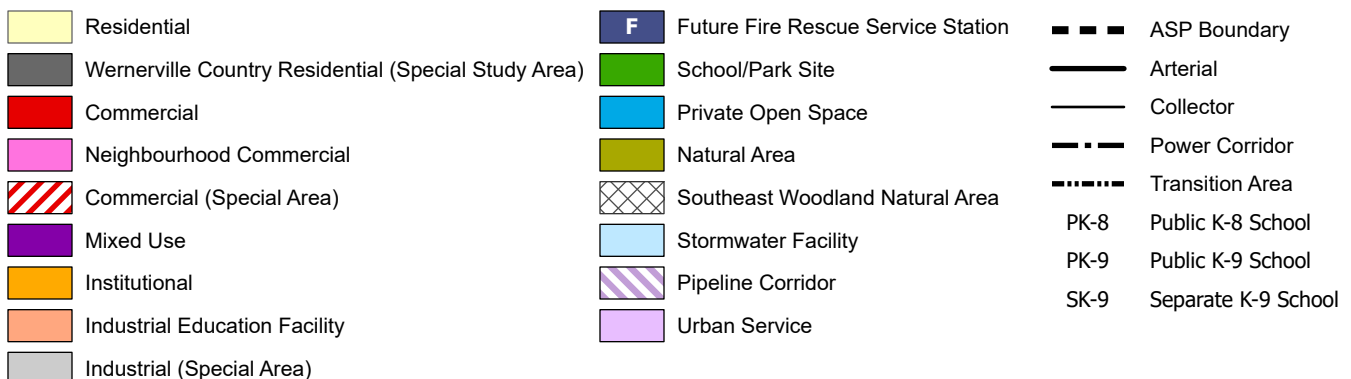


FIG 6. DEVELOPMENT CONCEPT
ELLERSLIE
 Area Structure Plan
 (as amended)



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.

