

Bylaw 17714  
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, 15069, 15345, 15713, 16446, 16593, 16668, 17085 and 17654; and

WHEREAS an application was received by Sustainable Development 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 words “Private Owner” from row 56 of Table 1 – Land Ownership under Section 1.4 Land Ownership and replacing it with the following: “Private Corporation”.
  - b. adding an additional paragraph at the end of 3.6.3 Non-Participating Land Owners under Section 3.6 Environmental Site Assessments: “A Phase I Environmental Site Assessment was conducted, submitted and accepted by the City of Edmonton (2014) for the lands legally described as Lot B, Plan 2310TR within the Orchards at Ellerslie NSP area. The report concluded that these lands contained no area of environmental concern.”

- c. deleting therefrom the statistics entitled “Ellerslie Area Structure Plan – Land Use and Population Statistics, Bylaw 17687” and substituting with the following:

**ELLERSLIE AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 17714**

|  |                |               |
|--|----------------|---------------|
| <b>GROSS AREA</b>                                    | <b>1450.81</b> | <b>100.0%</b> |
| Natural Area (Environmental Reserve)                 | 0.6            |               |
| Pipeline & Utility Right-of-Way                      | 63.3           | 4.3%          |
| Arterial Road Right-of-Way                           | 72.1           | 5.0%          |
| <b>GROSS DEVELOPABLE AREA*</b>                       | <b>1314.8</b>  | <b>100.0%</b> |
| Existing Land Uses (Country Residential Development) | 54.2           | 4.1%          |
| Commercial   | 64.9           | 4.9%          |
| Parkland, Recreation, School                         |                |               |
| School / Park (Municipal Reserve)                    | 75.7           | 5.8%          |
| Private Open Space & Resident Association            | 25.7           | 2.0%          |
| Transition Area                                      | 2.8            | 0.2%          |
| Institutional / Urban Service                        |                |               |
| Fire Station   | 0.6            | 0.0%          |
| Transportation                                       |                |               |
| Circulation  | 188.0          | 14.3%         |
| Industrial   | 300.9          | 22.9%         |
| Industrial Education Facility                        | 59.0           | 4.5%          |
| Infrastructure and Servicing                         |                |               |
| Public Utility Lots & Stormwater Management          | 61.9           | 4.7%          |
| <b>TOTAL Non-Residential Area</b>                    | <b>833.7</b>   | <b>63.4%</b>  |
| <b>Net Residential Area (NRA)</b>                    | <b>481.1</b>   | <b>36.6%</b>  |

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

| Land Use                         | Area (ha)    | Units/ha | Units         | People/<br>Unit | Population    | % of NRA      |
|----------------------------------|--------------|----------|---------------|-----------------|---------------|---------------|
| Low Density Residential (LDR)    |              |          |               |                 |               |               |
| Single/Semi-Detached             | 410.7        | 25       | 10,268        | 2.8             | 28,750        | 85.4%         |
| Medium Density Residential (MDR) |              |          |               |                 |               |               |
| Row Housing                      | 13.4         | 45       | 603           | 2.8             | 1,688         | 2.8%          |
| Low-rise/Multi-/Medium<br>Units  | 57.0         | 90       | 5,130         | 1.8             | 9,234         | 11.8%         |
| <b>Total Residential</b>         | <b>481.1</b> |          | <b>16,001</b> |                 | <b>39,672</b> | <b>100.0%</b> |

**SUSTAINABILITY MEASURES**

|  |                         |   |              |
|--|-------------------------|---|--------------|
| Population Per Net Residential Hectare (ppnha) |                         | 83  |              |
| Units Per Net Residential Hectare (upnrha)     |                         | 34  |              |
| LDR/ MDR Unit Ratio                            |                         | 63% / 37%                                   |              |
| <b>STUDENT GENERATION</b>                      | <b>Elementary (K-6)</b> | <b>Junior/Senior High School<br/>(7-12)</b> | <b>Total</b> |
| Public   | 1580                    | 1580  | 3160         |
| Separate                                       | 632                     | 316   | 948          |
| Total  | 2212                    | 1896  | 4108         |

- d. deleting the Map entitled “Bylaw 17654 – Amendment to Ellerslie Area Structure Plan (as amended)” and substituting therefore the Map entitled “Bylaw 17714 – Amendment to Ellerslie Area Structure Plan (as amended)” attached hereto as Schedule “A” and forming part of this Bylaw;
- e. deleting “Figure 6.0 – Development Concept” and substituting it with “Figure 6.0 – Development Concept”, attached hereto as Schedule “B”; and forming part of this Bylaw;
- f. deleting “Figure 7.0 – Storm Drainage” and substituting it with “Figure 7.0 – Storm Drainage”, attached hereto as Schedule “C”; and forming part of this Bylaw;
- g. deleting “Figure 8.0 – Sanitary Drainage” and substituting it with “Figure 8.0 – Sanitary Drainage”, attached hereto as Schedule “D”; and forming part of this Bylaw;
- h. deleting “Figure 9.0 – Water Distribution” and substituting it with “Figure 9.0 – Water Distribution”, attached hereto as Schedule “E”; and forming part of this Bylaw;
- i. deleting “Figure 10.0 – Circulation System” and substituting it with “Figure 10.0 – Circulation System”, attached hereto as Schedule “F”; and forming part of this Bylaw;
- j. deleting “Figure 11.0 –Neighbourhood & Staging Concept” and substituting it with “Figure 11.0 –Neighbourhood & Staging Concept”, attached hereto as Schedule “G”;” and forming part of this Bylaw.

|                         |        |               |
|-------------------------|--------|---------------|
| READ a first time this  | day of | , A. D. 2016; |
| READ a second time this | day of | , A. D. 2016; |
| READ a third time this  | day of | , A. D. 2016; |
| SIGNED and PASSED this  | day of | , A. D. 2016. |

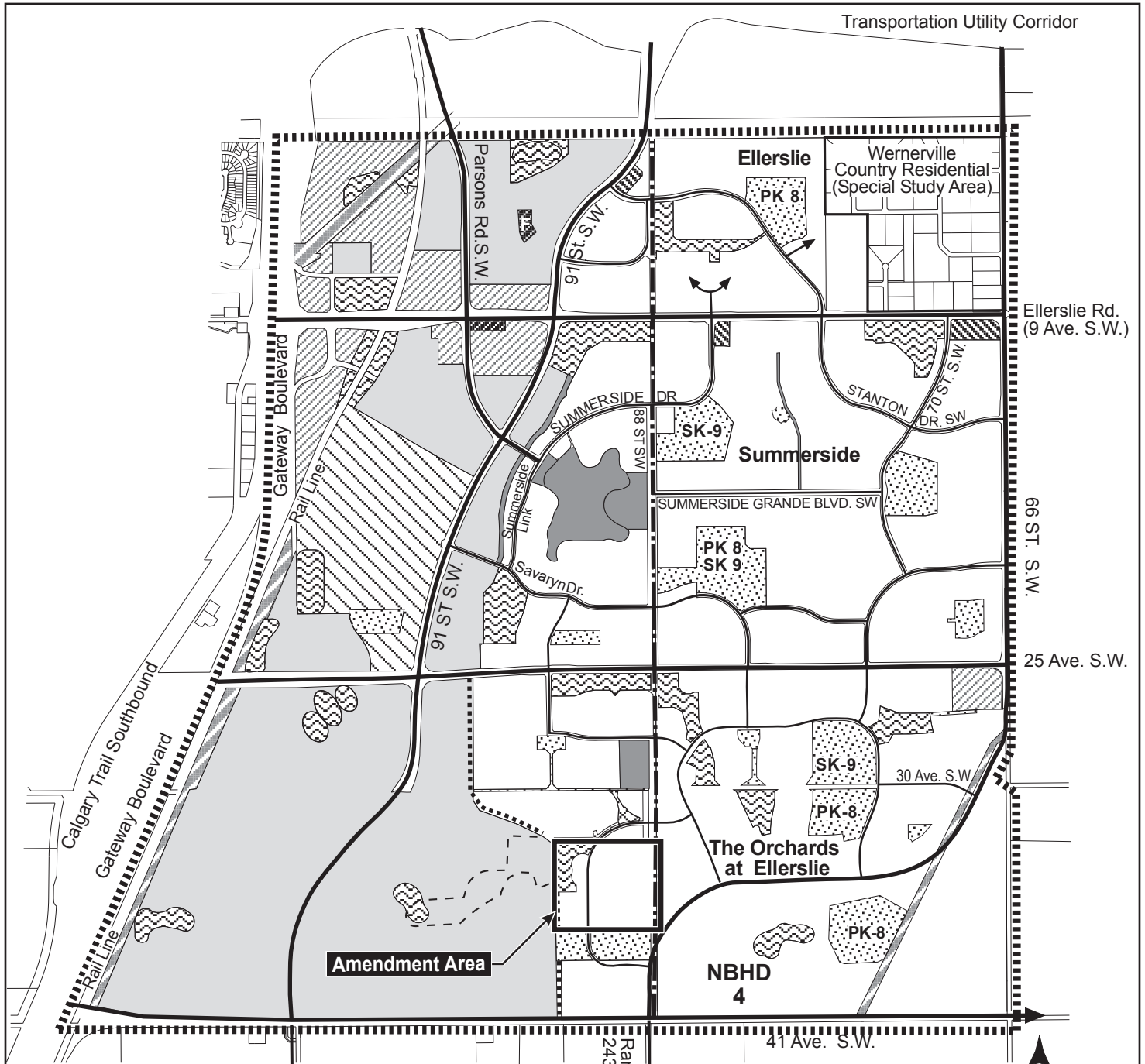
THE CITY OF EDMONTON

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MAYOR

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CITY CLERK



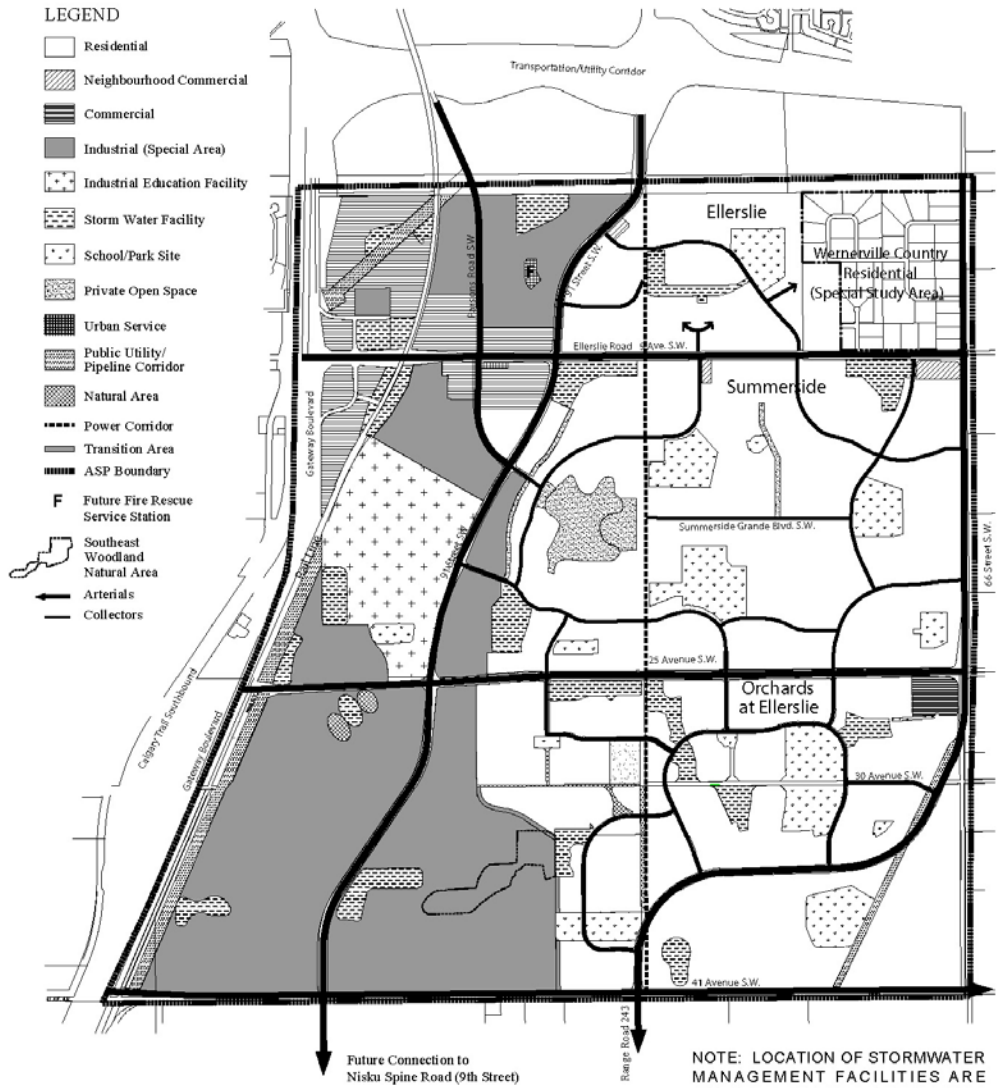
- Residential
- Neighbourhood Commercial
- Commercial
- Industrial (Special Area)
- Stormwater Facility
- School/Park Site
- Private Open Space
- Natural Area
- Transition Area
- Industrial Education Facility

- Southeast Woodland Natural Area
- F** Future Fire Rescue Service Station
- PK-8 Public K-8 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.

**BYLAW 17714  
AMENDMENT TO  
ELLERSLIE  
Area Structure Plan**

- Pipeline Corridor
- Power Corridor
- Arterials
- Collector
- ASP Boundary

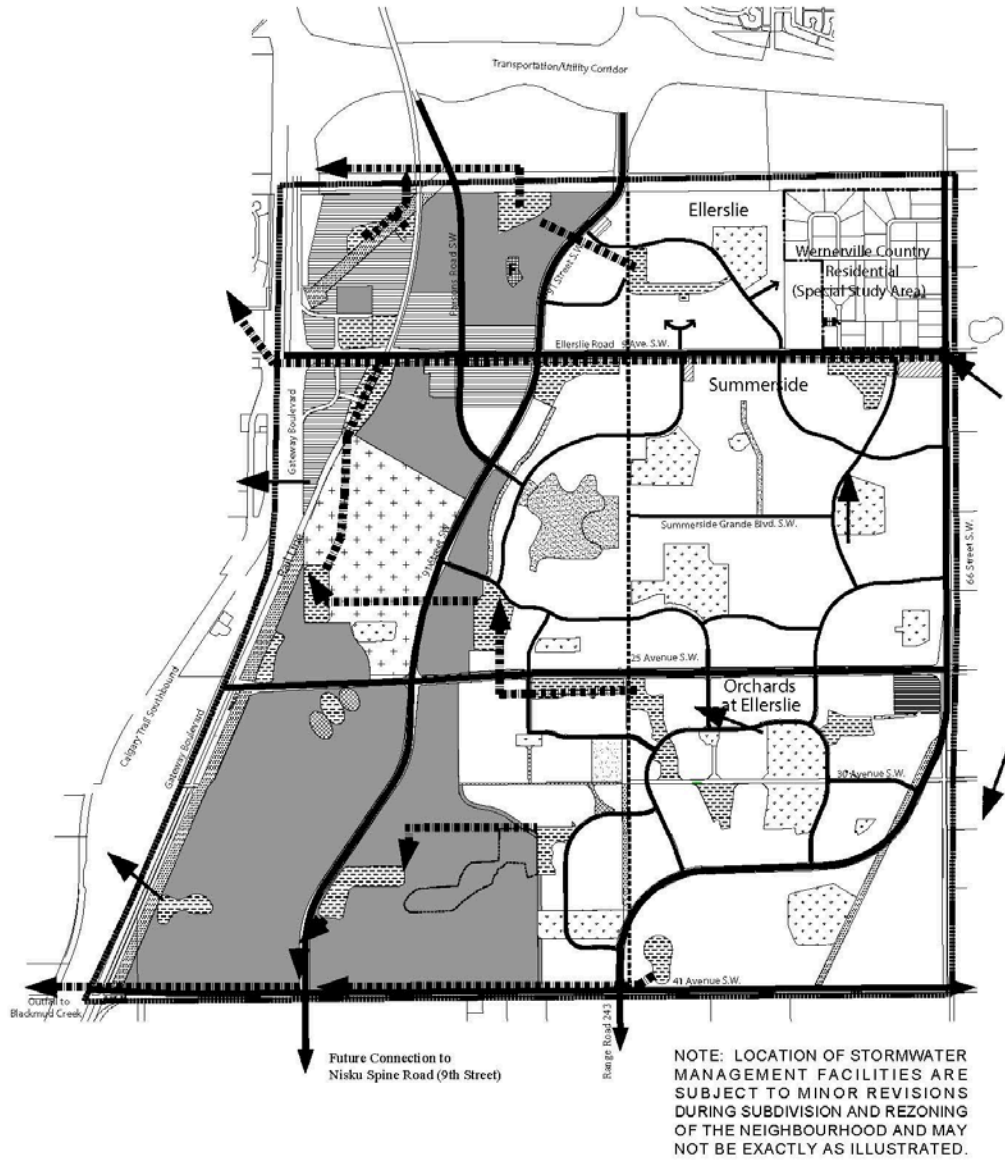


\* Possible High School Site - Should a High School not develop, a transition area will be required between the residential and industrial land uses. This transition is to be provided at time of development by the respective landowners.

Client/Project  
 ELLERSLIE  
 AREA STRUCTURE PLAN

Figure No.  
**6.0**

Title  
**Development Concept**  
 May 31, 2016



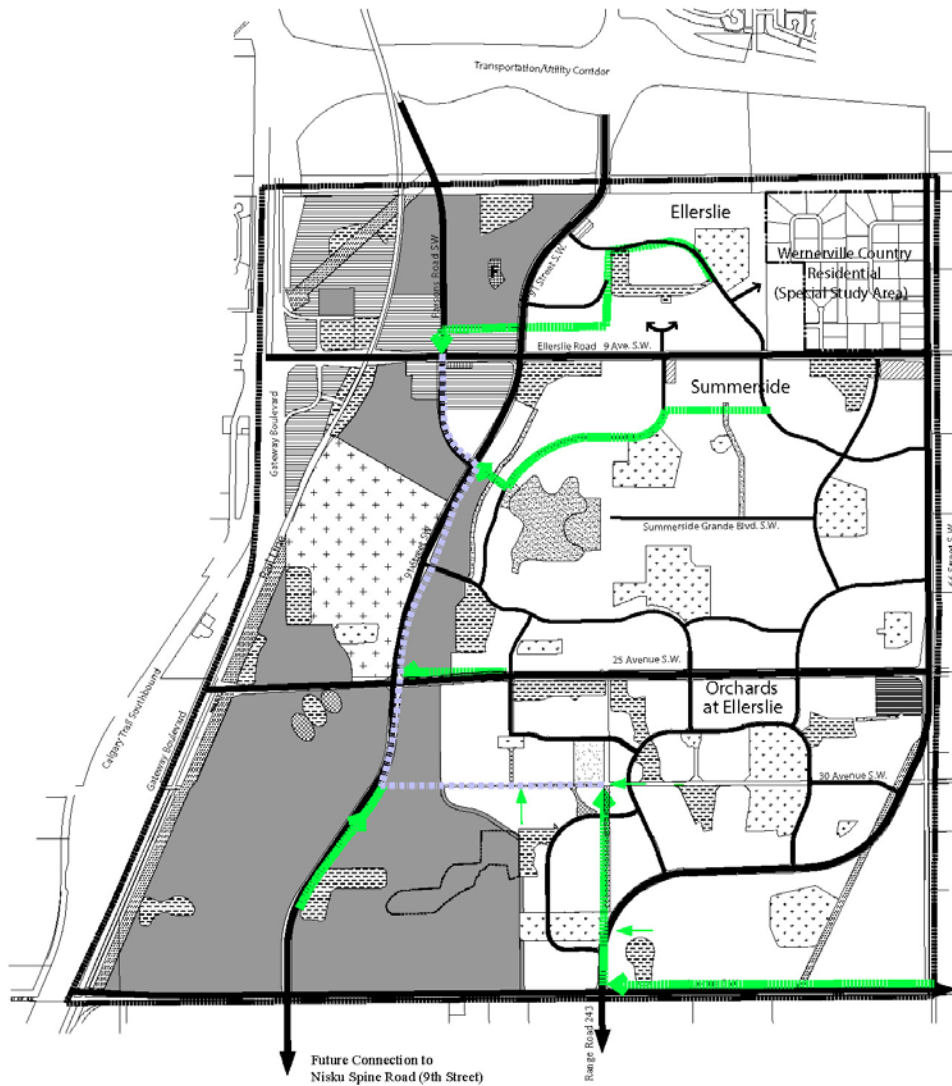
LEGEND

- ← Direction of Drainage
- [Hatched Box] Storm Water Facility
- [Thick Dashed Line] Storm Sewers

Client/Project  
 ELLERSLIE  
 AREA STRUCTURE PLAN

Figure No.  
**7.0**

Title  
**Storm  
 Drainage**  
 May 31, 2016



LEGEND

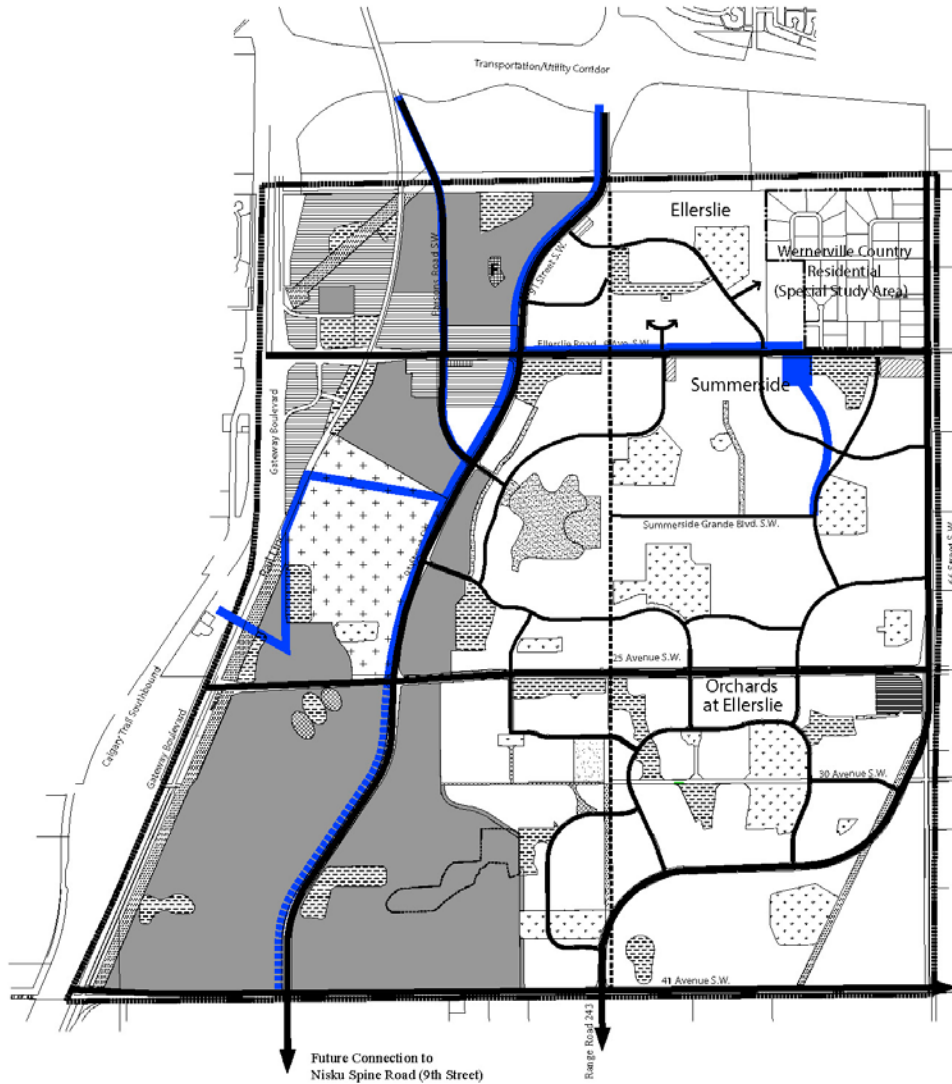
-  Direction of Drainage
-  On-site Trunks
-  SESS Sewer




Client/Project  
ELLERSLIE  
AREA STRUCTURE PLAN

Figure No.  
**8.0**

Title  
**Sanitary  
Drainage**  
May 31, 2016





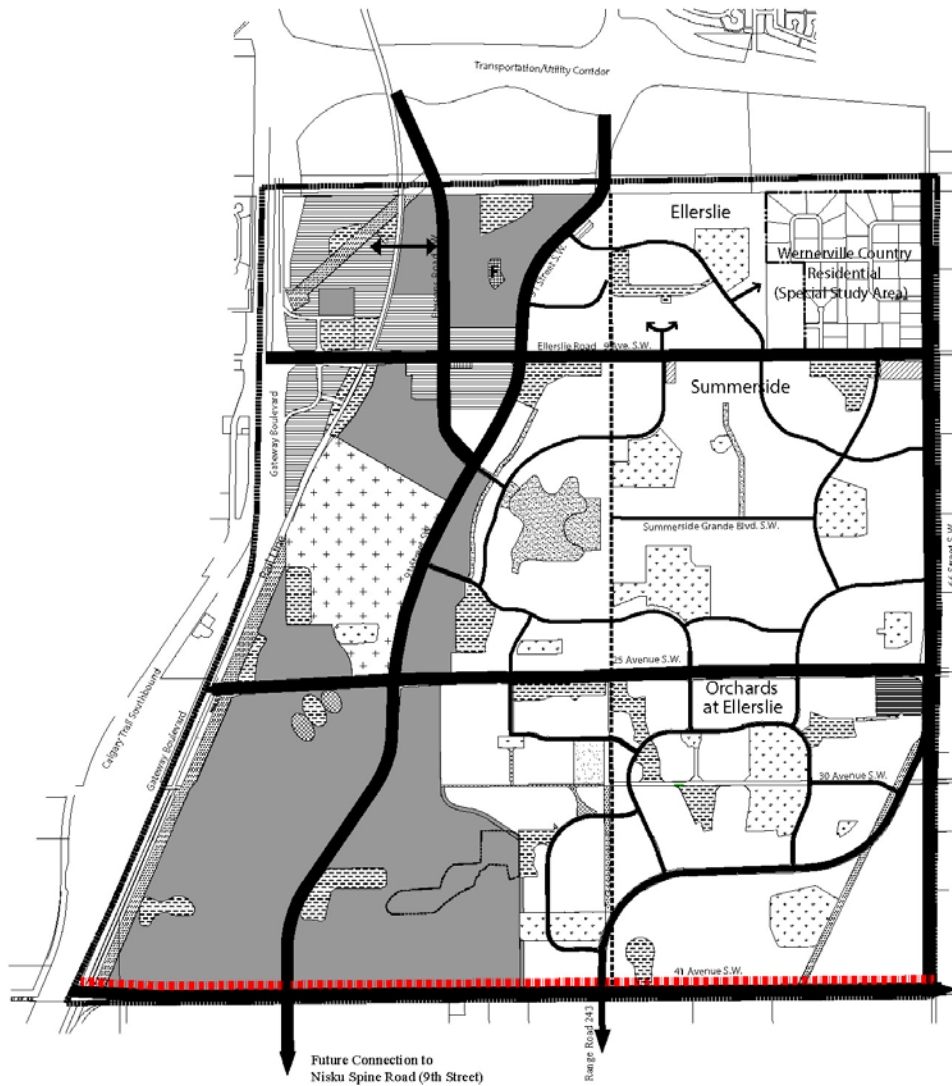
- LEGEND**
-  Water Transmissi on Main
  -  Future Water Transmission Main
  -  Booster Station

Client/Project  
ELLERSLIE  
AREA STRUCTURE PLAN


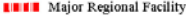


Figure No.  
**9.0**

Title  
**Water  
Distribution**  
May 31, 2016





**LEGEND**

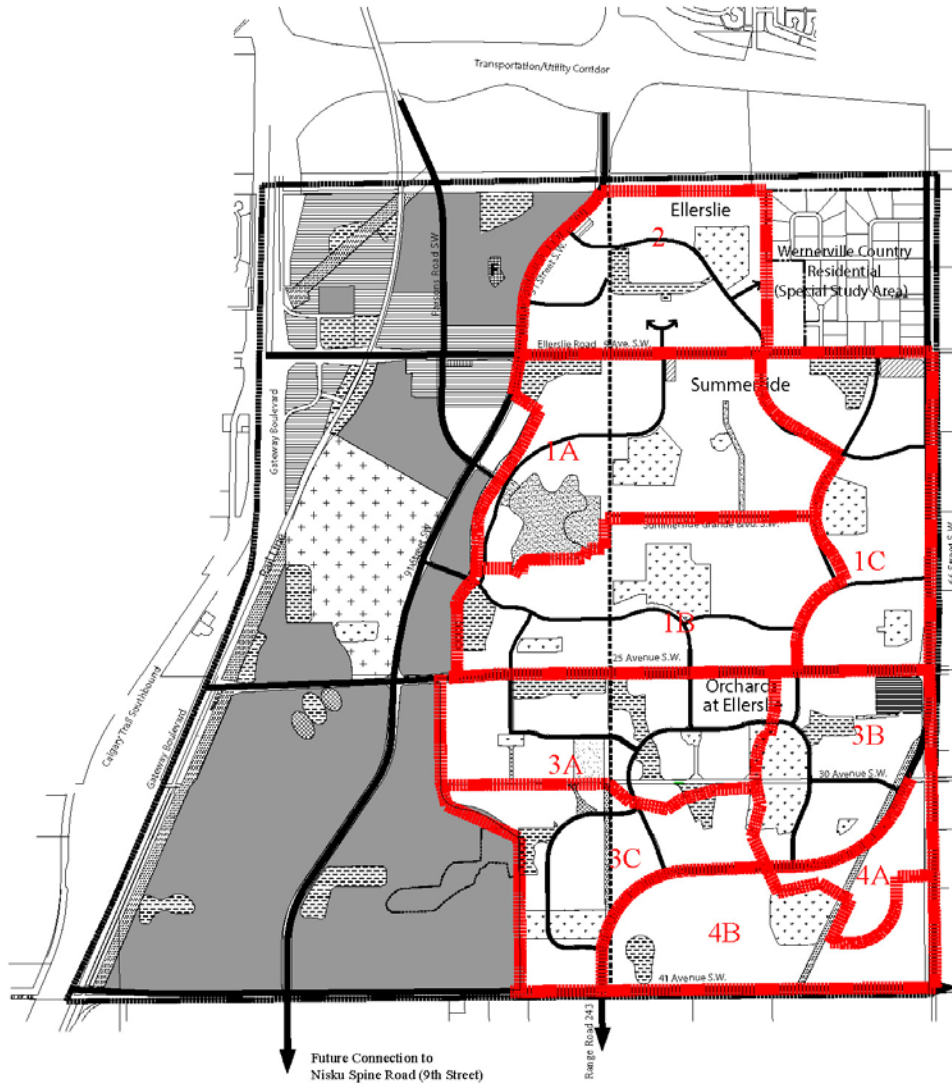
-  Arterial Roadway
-  Major Regional Facility
-  Collector - Undivided
-  Access (Exact Location to be Determined in Consultation with Transportation Department and Railway Company)

Client/Project  
 ELLERSLIE  
 AREA STRUCTURE PLAN

Figure No.  
**10.0**

Title  
**Circulation System**

May 31, 2016



LEGEND

Stage Boundary

Client/Project  
ELLERSLIE  
AREA STRUCTURE PLAN

Figure No.  
**11.0**

Title  
**Neighbourhood & Staging Concept**  
May 31, 2016