

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**

GROSS AREA	1450.81	100.0%
Natural Area (Environmental Reserve)	0.6	
Pipeline & Utility Right-of-Way	63.3	4.3%
Arterial Road Right-of-Way	72.1	5.0%
GROSS DEVELOPABLE AREA*	1314.8	100.0%
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%
TOTAL Non-Residential Area	833.7	63.4%
Net Residential Area (NRA)	481.1	36.6%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/ 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 Units	57.0	90	5,130	1.8	9,234	11.8%
Total Residential	481.1		16,001		39,672	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnha)	83
Units Per Net Residential Hectare (upnrha)	34
LDR/ MDR Unit Ratio	63% / 37%

STUDENT GENERATION	Elementary (K-6)	Junior/Senior High School (7-12)	Total
	Public	1580	1580
Separate	632	316	948
Total	2212	1896	4108

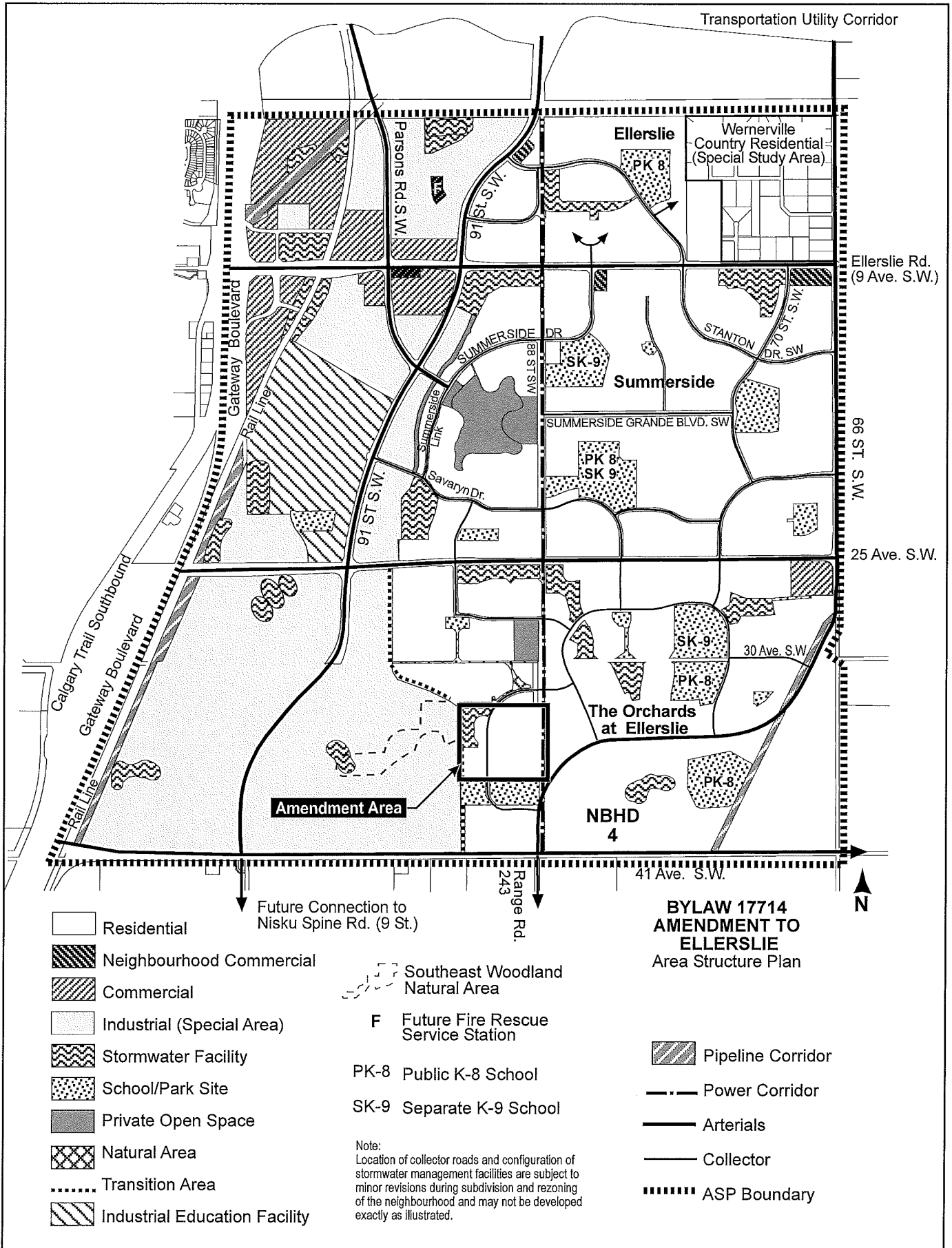
- d. deleting the Map entitled “Bylaw 17654 – Amendment to Ellerslie Area Structure Plan (as amended)” and substituting therefore the Map entitled “Bylaw 17714 – Amendment to Ellerslie Area Structure Plan (as amended)” attached hereto as Schedule “A” and forming part of this Bylaw;
- e. deleting “Figure 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.

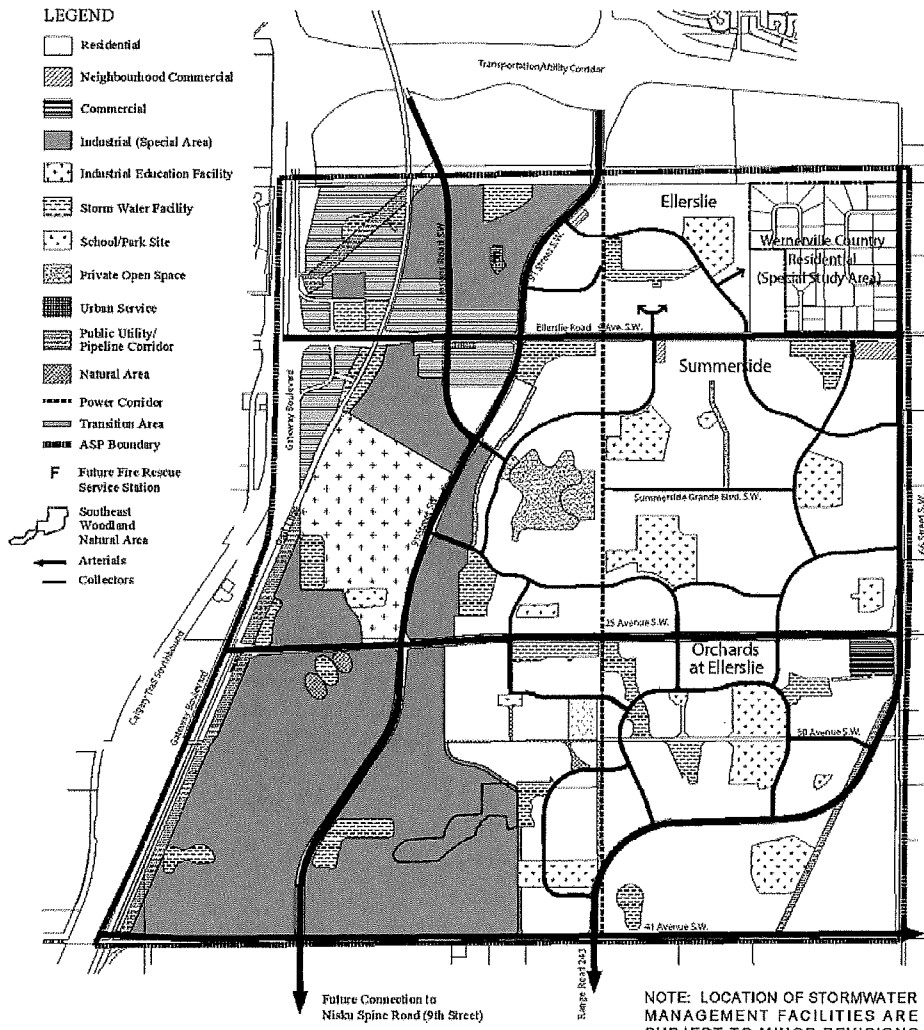
READ a first time this	22nd	day of	August	, A. D. 2016;
READ a second time this	22nd	day of	August	, A. D. 2016;
READ a third time this	22nd	day of	August	, A. D. 2016;
SIGNED and PASSED this	22nd	day of	August	, A. D. 2016.

THE CITY OF EDMONTON


MAYOR


CITY CLERK





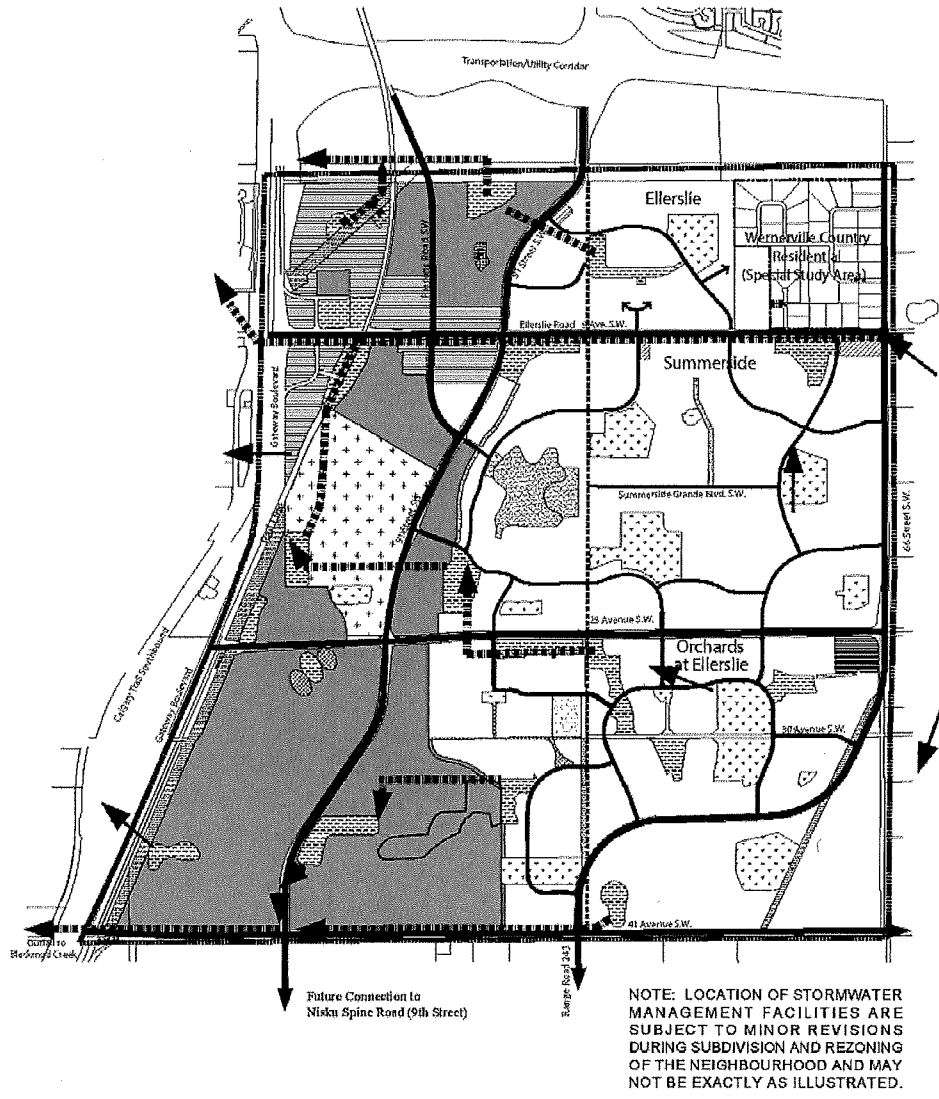
*For a high school site - should a high school not develop, a transition area will be required between the residential and industrial land uses. This transition is to be provided at time of development by the respective landowners

NOTE: LOCATION OF STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO MINOR REVISIONS DURING SUBDIVISION AND REZONING OF THE NEIGHBOURHOOD AND MAY NOT BE EXACTLY AS ILLUSTRATED.

Client/Project
 ELLERSLIE
 AREA STRUCTURE PLAN

Figure No.
6.0

Title
Development Concept
 May 31, 2016



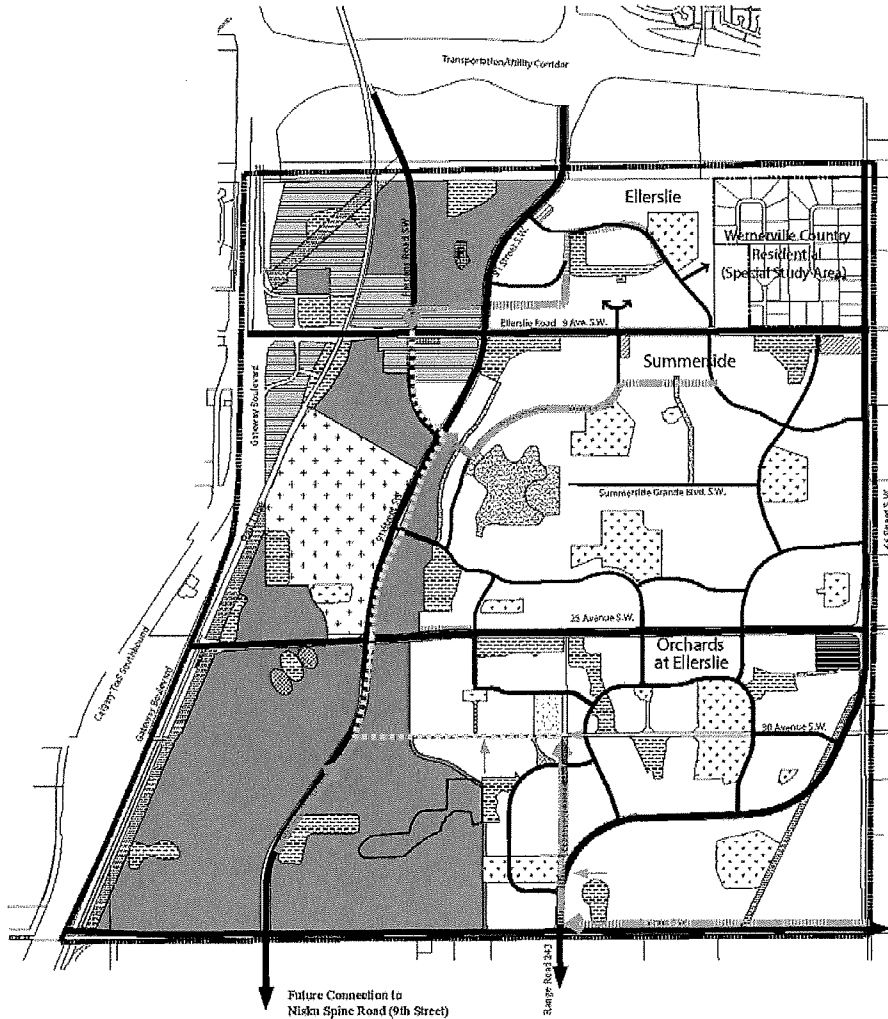
LEGEND

- ← Direction of Drainage
- ▨ Storm Water Facility
- ▤ Storm Sewers

Client/Project
 ELLERSLIE
 AREA STRUCTURE PLAN

Figure No.
7.0

Title
Storm Drainage
 May 31, 2016



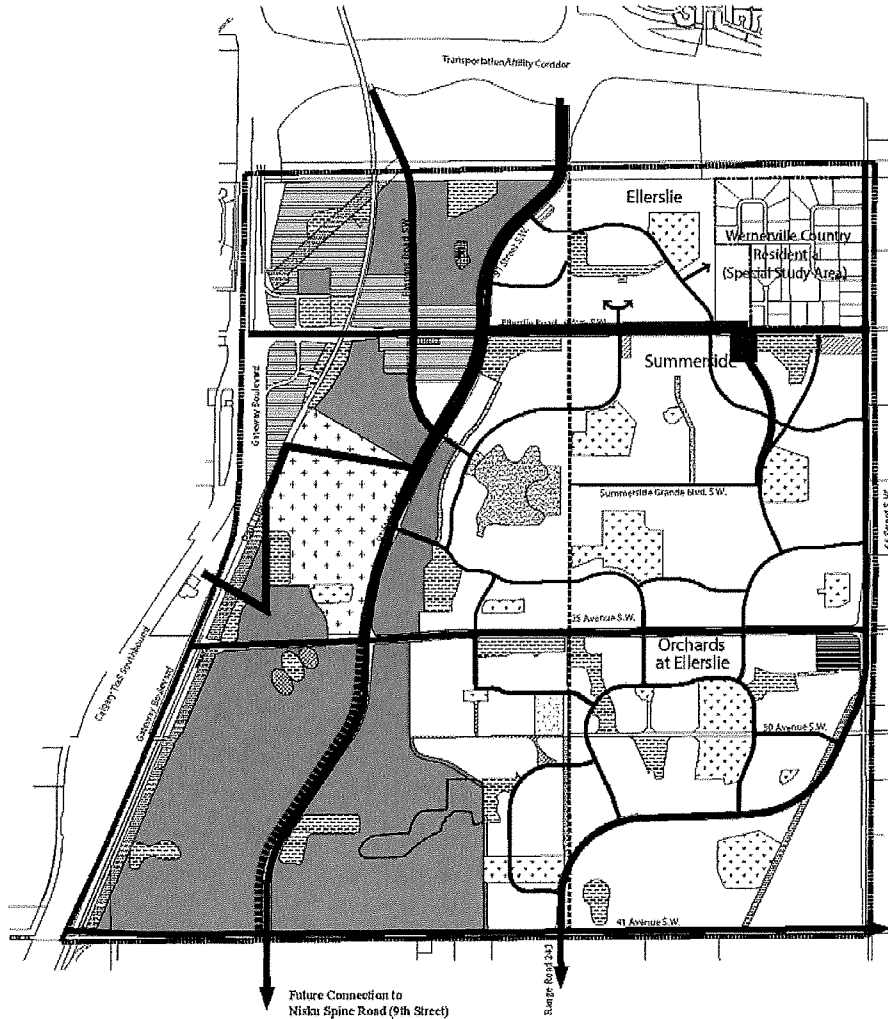
LEGEND

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




Client/Project
ELLERSLIE
 AREA STRUCTURE PLAN

Figure No.
8.0

Title
Sanitary Drainage
 May 31, 2016



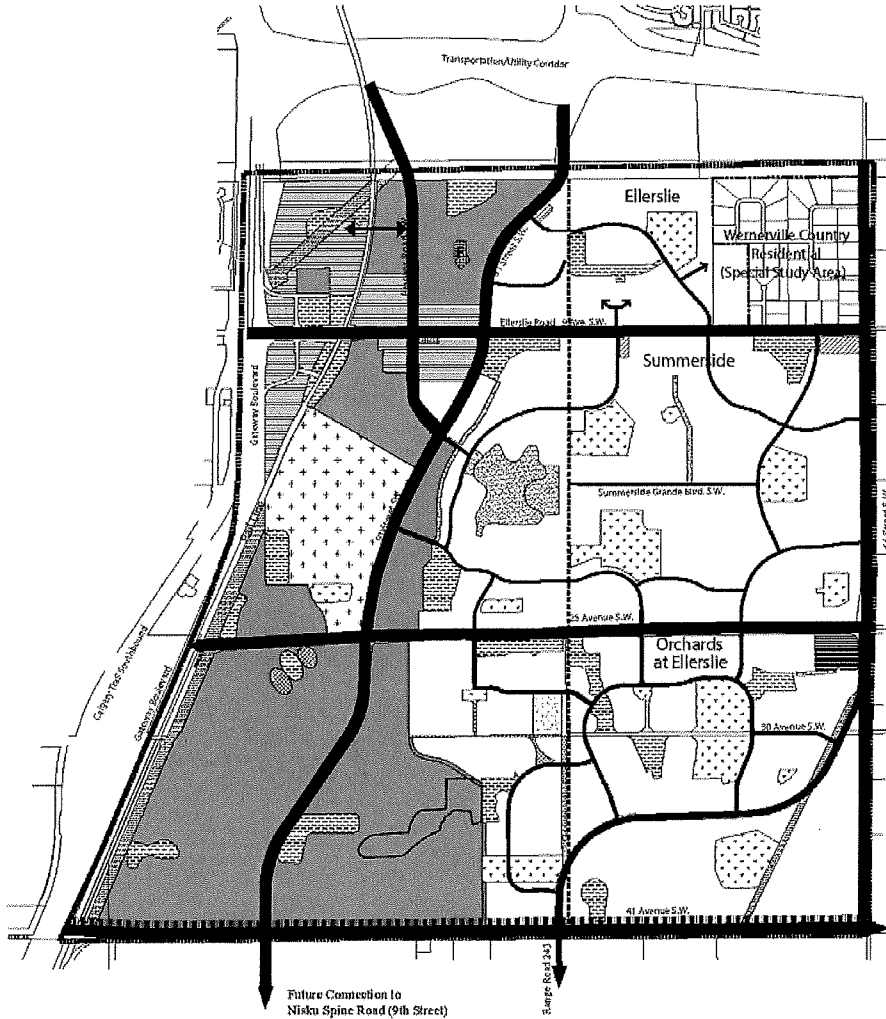
LEGEND

-  Water Transmission Main
-  Future Water Transmission Main
-  Booster Station

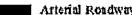
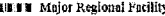
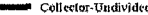

Client/Project
ELLERSLIE
AREA STRUCTURE PLAN

Figure No.
9.0

Title
**Water
Distribution**
May 31, 2016



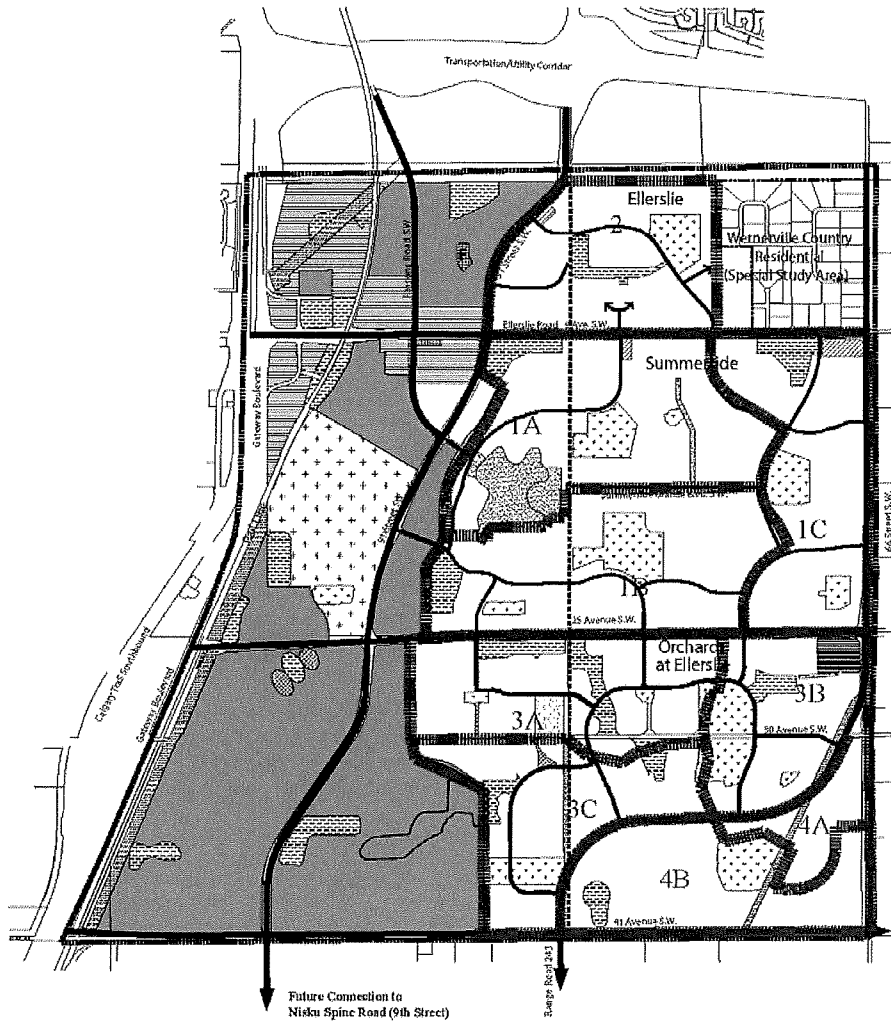
LEGEND

-  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