

Bylaw 17715

A Bylaw to amend Bylaw 11870, as amended, being the
Ellerslie Area Structure Plan, through an amendment to Bylaw 14724,
Being The Orchards at 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 November 15, 2007, Council adopted as Appendix "C" to Bylaw 11870, as amended, The Orchards at Ellerslie Neighbourhood Structure Plan by passage of Bylaw 14724; and

WHEREAS Council found it desirable to amend Bylaw 14724, as amended, The Orchards at Ellerslie Neighbourhood Structure Plan through the passage of Bylaws 16447, 16799, 17086, 17655 and 17687; and

WHEREAS an application was received by Sustainable Development to amend The Orchards at Ellerslie Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to further amend the Ellerslie Area 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 "C" to Bylaw 11870, as amended, is hereby further amended as follows:

- a. deleting all headings and paragraphs, and tables under Section 3.3.7 Urban Services/Institutional Uses.
- b. deleting the fifth paragraph of Section 3.5.2 Stormwater Drainage and replacing it with the following: “The sixth SWMF is located in the southwestern part of the NSP. This facility is flanked by Residential uses and will serve as an additional amenity feature for the neighborhood.”
- c. adding an additional row to Table 3 – Phase I Environmental Site Assessment under Section 4.1.4 Environmental Site Assessment :

| “Owner | Location | Comments |
|-------------------------|-------------------|---------------------------------------|
| Private Corporate Owner | Lot B Plan 2310TR | No further investigation is required” |

- d. deleting the sentence of the first row of the Table for Compliance with Strategy under Section 4.2.2 Ellerslie Area Structure Plan (ASP) and replacing it with the following: “The Orchards provides opportunities for a variety of LDR and MDR housing.”
- e. deleting the fourth paragraph of Section 4.2.4 Smart Choices for Developing Our Community and replacing it with the following: “The Orchards NSP promotes pedestrian connectivity that encourages choice among places to work, live, and play, with an emphasis on promoting pathway/multi-trail usage. Residential, natural and open space and commercial land uses have been designed to function harmoniously and efficiently. The following principles are applied in support of walkability in the Orchards at Ellerslie.”

- f. deleting Table 2 “Land Ownership”, and replacing with Table 2 “ Land Ownership” and forming part of this Bylaw;

Table 2 – Land Ownership

| | Titled Owner | Legal Description |
|----|---|--------------------------------------|
| 1 | Her Majesty the Queen in Right of Alberta | Block E Plan 872 1140 |
| 2 | Private Corporate Owners | Part of the NE ¼ Sec. 16-51-24-4 |
| 3 | Private Corporate Owners | Part of the NW ¼ Sec. 15R-51-24-4 |
| 4 | Private Corporate Owners | N. Part of the NE ¼ Sec. 15R-51-24-4 |
| 5 | Private Non-Corporate Owners | Lot A Plan 3422TR |
| 6 | Private Non-Corporate Owners | Lot A Plan 2056NY |
| 7 | Private Corporate Owners | Part of the NW, NE ¼ Sec. 15-51-24-4 |
| 8 | Private Corporate Owners | Part of the NE, SE ¼ Sec. 15-51-24-4 |
| 9 | Private Corporate Owners | Lot B Plan 2310TR |
| 10 | City of Edmonton | Lot R-1 Plan 3186TR |
| 11 | Private Non-Corporate Owners | Lot C Plan 3186TR |
| 12 | Private Corporate Owners | Lot 2, Block 2, Plan 062 5035 |
| 13 | Private Corporate Owners | Part of SW ¼ Sec. 15-51-24-4 |
| 14 | Private Corporate Owners | Lot E, Plan 3185TR |
| 15 | Private Corporate Owners | OT; N1/2 Sec. 16-51-24-4 |

- g. deleting therefrom the statistics entitled “The Orchards at Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 17688” and replacing with the following:

**THE ORCHARDS AT ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 17715**

| | | |
|--|--------------|--------------|
| Gross Area | 249.8 | |
| Arterial Roadways / Road Right-of-Way | 10.4 | |
| Utility/Pipeline Corridors | 5.5 | |
| 30 Avenue SW Road Right-of-Way | 2.0 | |
| Environmental Reserve | 0.6 | |
| Gross Developable Area | 231.3 | 100 |
| Parkland, Recreation, School (Municipal Reserve) | 23.9 | 10.3 |
| School/Park | | 14.2 |
| Pocket Parks | | 2.1 |
| Linear Park (MR Credit for Greenways) | | 1.9 |
| Urban Village Park (Lot R1, Plan 3186TR) | | 5.8 |
| Private Open Space (Resident’s Association) | 3.4 | 1.5 |
| Commercial | 4.4 | 1.9 |
| Transition Area | 1.8 | 0.8 |
| Stormwater Management Facilities | 17.3 | 7.5 |
| Circulation (local roads, walkways and lanes) | 34.8 | 15.0 |
| Total | 85.6 | 37.0% |
| Net Residential Area | 145.7 | 63.0% |

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 | 125.8 | 25 | 3,145 | 2.8 | 8,806 | 86.73 |
| Medium Density Residential (MDR) | | | | | | |
| Row Housing | 5.6 | 45 | 252 | 2.8 | 706 | 3.9 |
| Low-rise/Multi-/Medium Units | 14.3 | 90 | 1,287 | 1.8 | 2,316 | 9.8 |
| Total Residential | 145.7 | | 4,684 | | 11,828 | 100.0% |

| | |
|--|-----------|
| Population Per Net Hectare (ppnha) | 81.2 |
| Units Per Net Residential Hectare (upnrha) | 32.1 |
| LDR/ MDR Unit Ratio | 67% / 33% |

| | Elementary (K-6) | Junior/Senior High School (7-12) | Total |
|---------------------------|------------------|-------------------------------------|-------------|
| STUDENT GENERATION | | | |
| Public | 462 | 462 | 924 |
| Separate | 231 | 230 | 461 |
| Total | 693 | 692 | 1385 |

- h. deleting the Map entitled “Bylaw 17687 –Amendment to The Orchards at Ellerslie Neighbourhood Structure Plan” and substituting therefore the Map entitled the “Bylaw 17715 – Amendment to The Orchards at Ellerslie Neighbourhood Structure Plan ” attached hereto as Schedule “A” and forming part of this Bylaw;
- i. deleting “Figure 3 – Land Use Concept” and substituting it with “Figure 3 – Land Use Concept,” attached hereto as Schedule “B” and forming part of this Bylaw;
- j. deleting “Figure 4 – Neighbourhood Concept” and substituting it with “Figure 4 – Neighbourhood Concept”, attached hereto as Schedule “C” and forming part of this Bylaw;
- k. deleting “Figure 5 – Collector Roads” and substituting it with “Figure 5 – Collector Roads”, attached hereto as Schedule “D” and forming part of this Bylaw;
- l. deleting “Figure 6 – Linkage Concept” and substituting it with “Figure 6 – Linkage Concept”, attached hereto as Schedule “E” and forming part of this Bylaw;
- m. deleting “Figure 7 – Pedestrian Network” and substituting it with “Figure 7 – Pedestrian Network”, attached hereto as Schedule “F” and forming part of this Bylaw;
- n. deleting “Figure 8 – Transportation Network” and substituting it with “Figure 8 – Transportation Network”, attached hereto as Schedule “G” and forming part of this Bylaw;
- o. deleting “Figure 9 – Servicing Concept Plan” and substituting it with “Figure 9 – Servicing Concept Plan”, attached hereto as Schedule “H” and forming part of this Bylaw; and
- p. deleting “Figure 10 – Staging Plan” and substituting it with “Figure 10 – Staging Plan”, attached hereto as Schedule “I” and forming part of this Bylaw;
- q. deleting “Figure 11 – Ownership Plan” and substituting it with “Figure 11 – Ownership Plan” attached hereto as Schedule “J” and forming part of this Bylaw; and

- r. deleting "Figure 14 – Environment Site Overview" and substituting it with "Figure 14 – Environment Site Overview" attached hereto as Schedule "K" 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. |

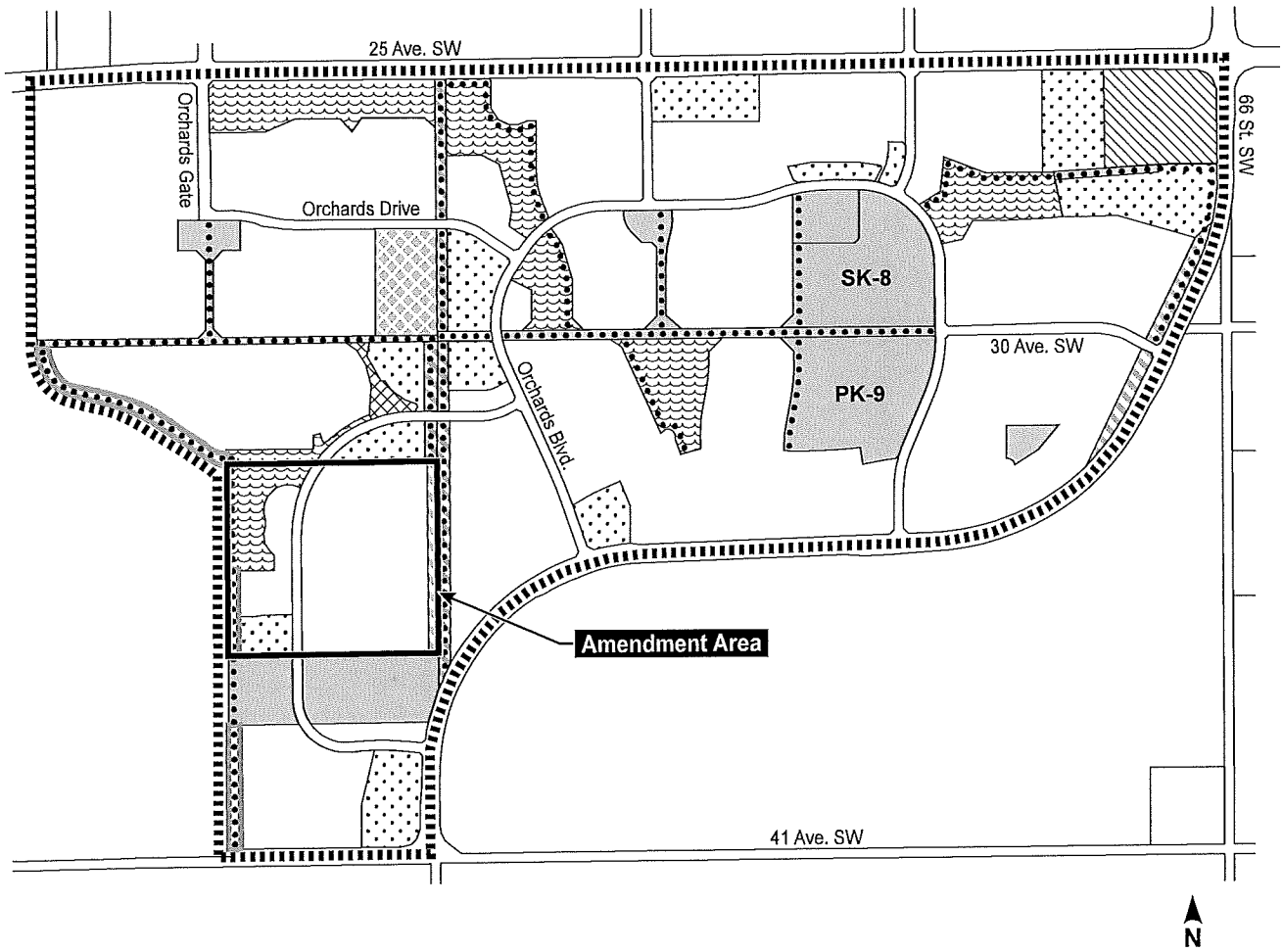
THE CITY OF EDMONTON















MAYOR



(-01- CITY CLERK

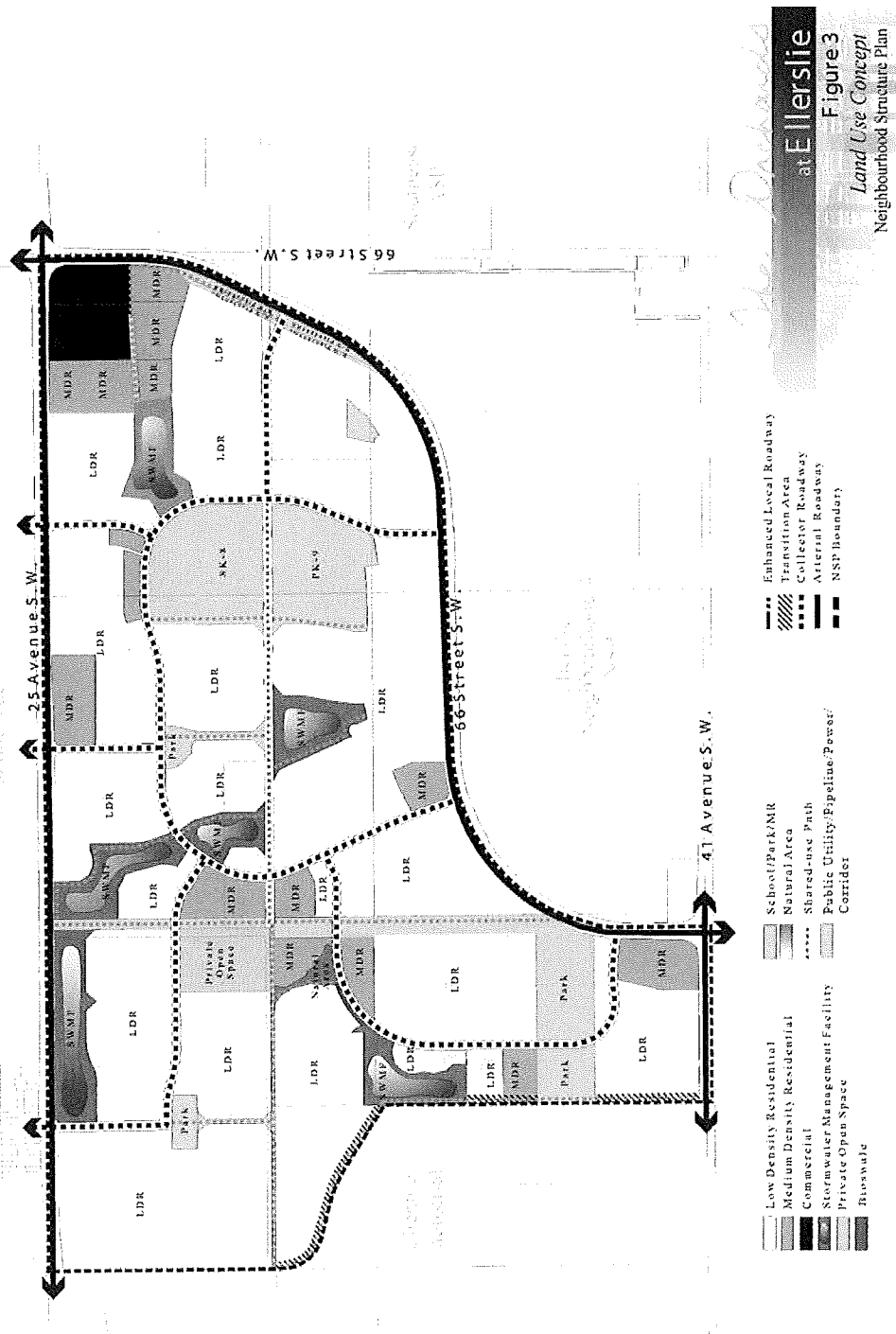


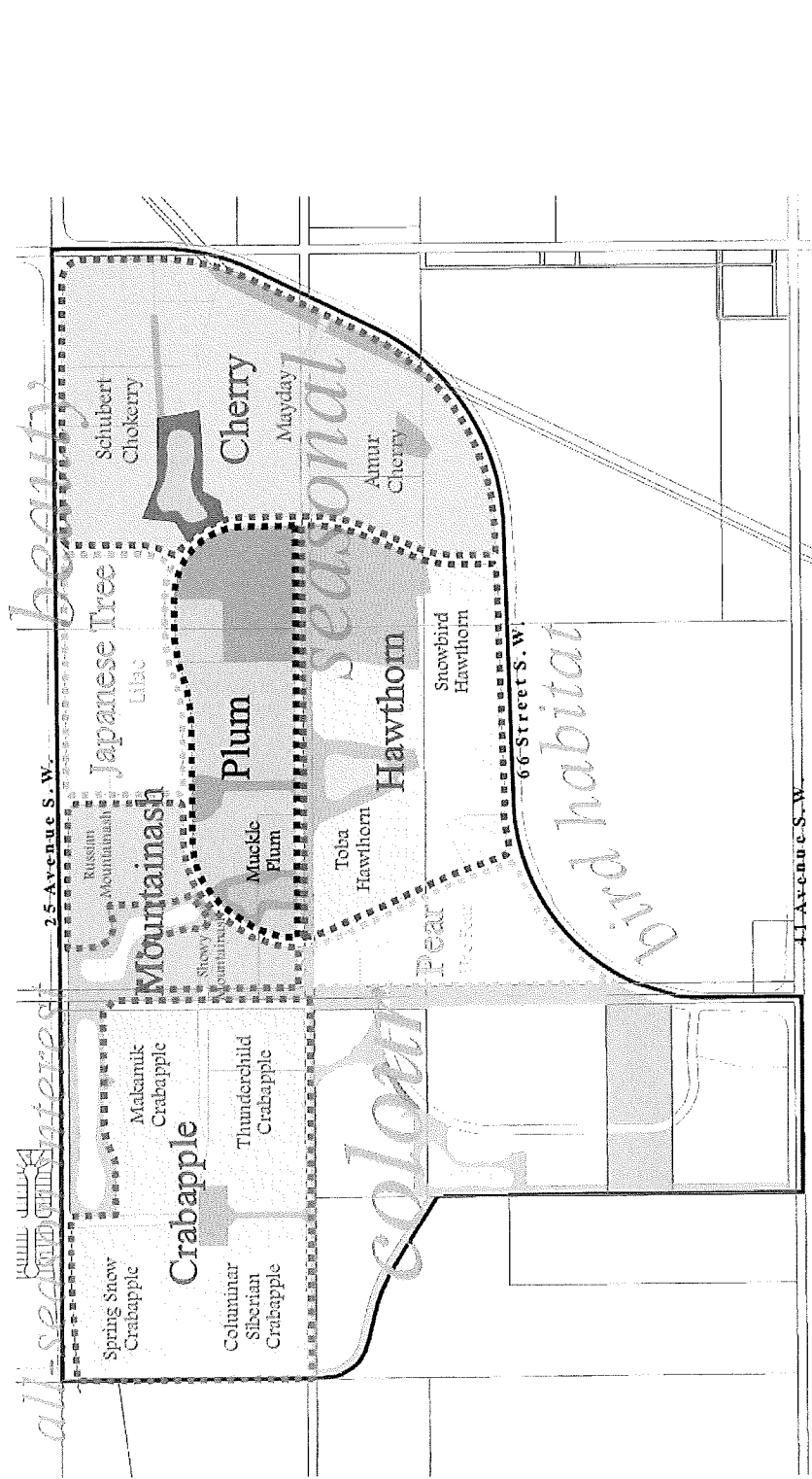
**BYLAW 17715
AMENDMENT TO
THE ORCHARDS AT ELLERSLIE
Neighbourhood Structure Plan
(as amended)**

- | | | | |
|---|----------------------------|--|--|
|  | Low Density Residential |  | School/Park/MR |
|  | Medium Density Residential |  | Shared Use Path |
|  | Commercial |  | Transition Area |
|  | Stormwater Facility |  | Public Utility/Powerline/Pipeline Corridor |
|  | Natural Area |  | NSP Boundary |
|  | Private Open Space |  | Area of Amendment |

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.

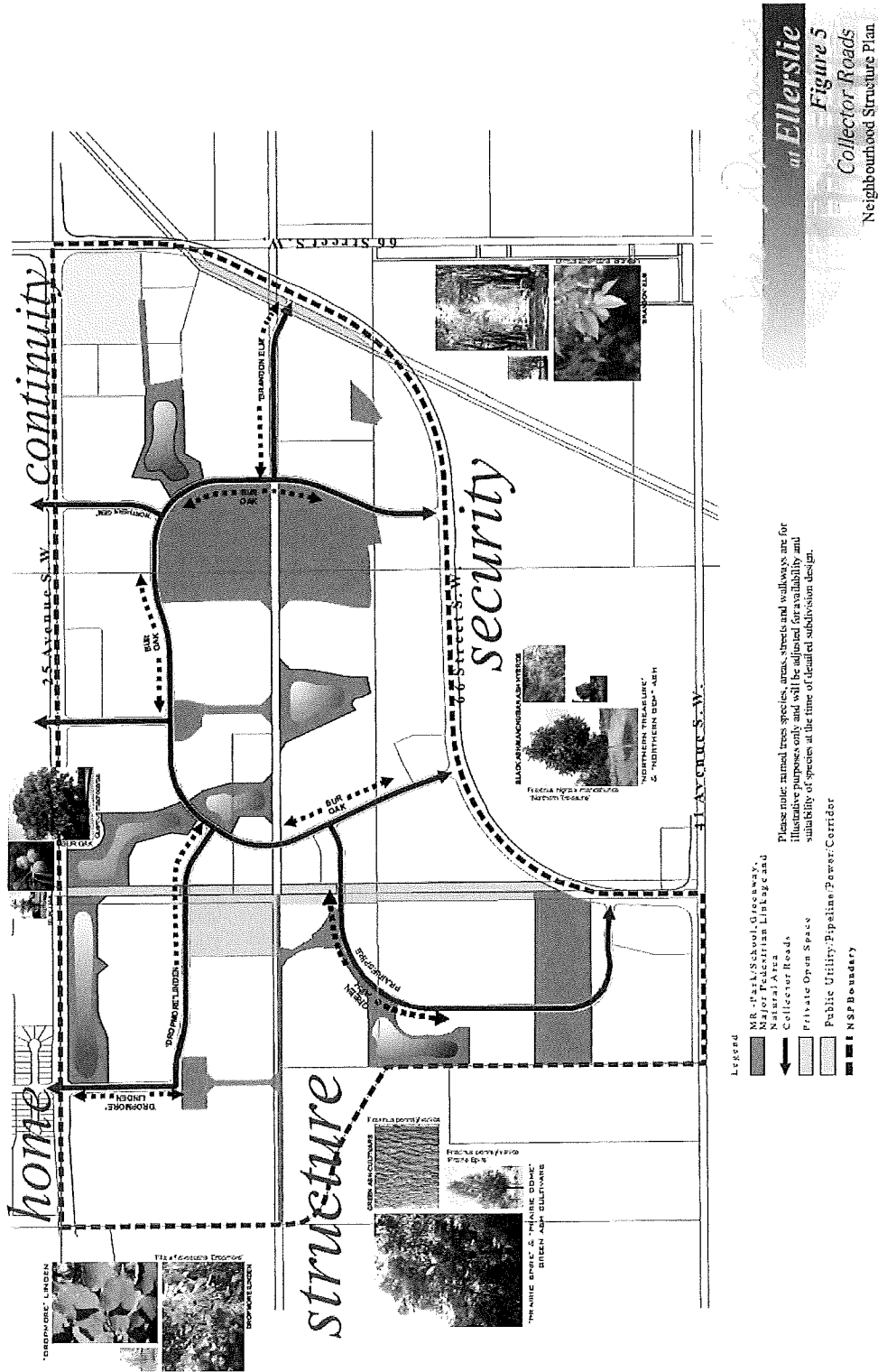
SCHEDULE "B"

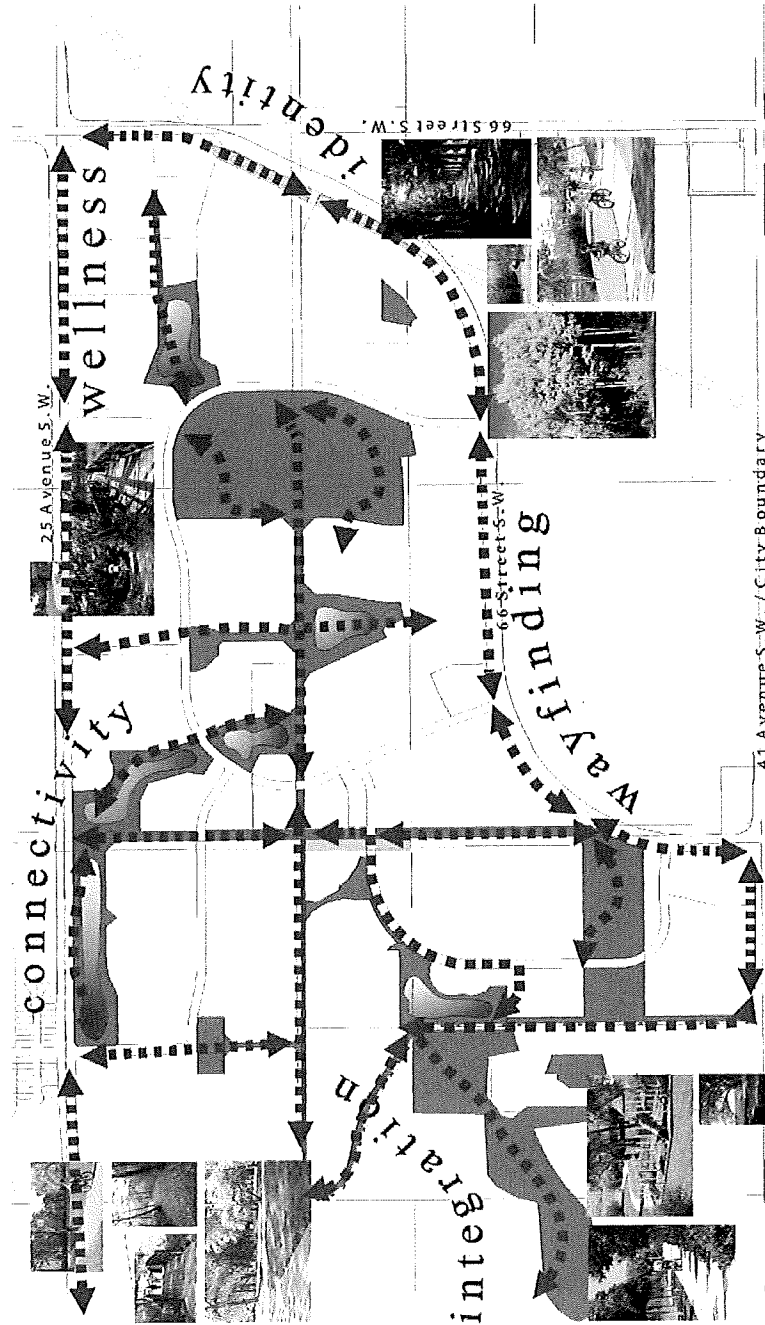




Please note: named trees species, areas, streets and walkways are for illustrative purposes only and will be adjusted for availability and suitability of species at the time of detailed subdivision design.

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Figure 4
Neighbourhood Concept
 Neighbourhood Structure Plan





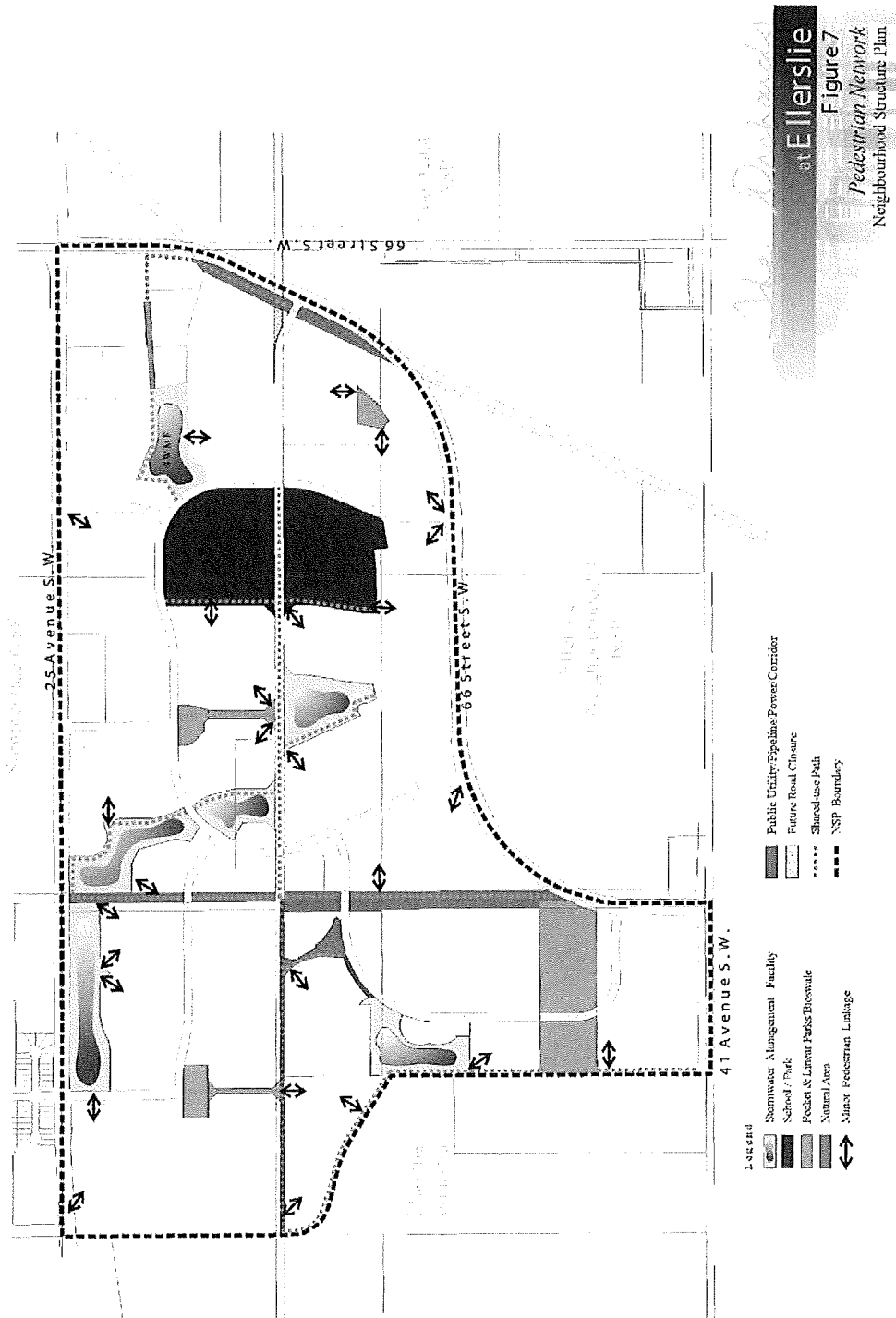
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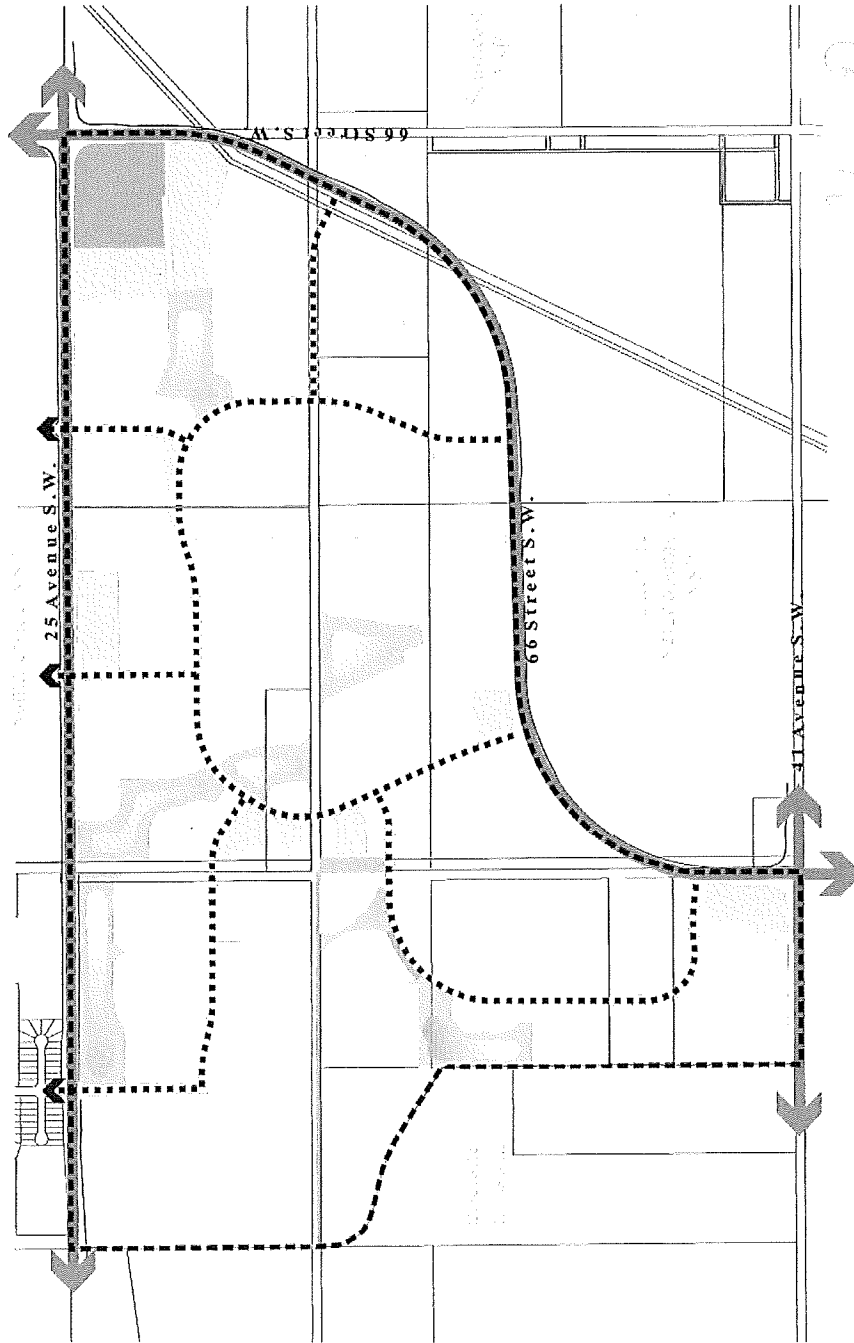
at **Ellerslie**

Figure 6

Linkage Concept

Neighbourhood Structure Plan





- Legend
- Collector Roadway
 - Arterial Roadway
 - Enhanced Local Roadway
 - NSP Boundary

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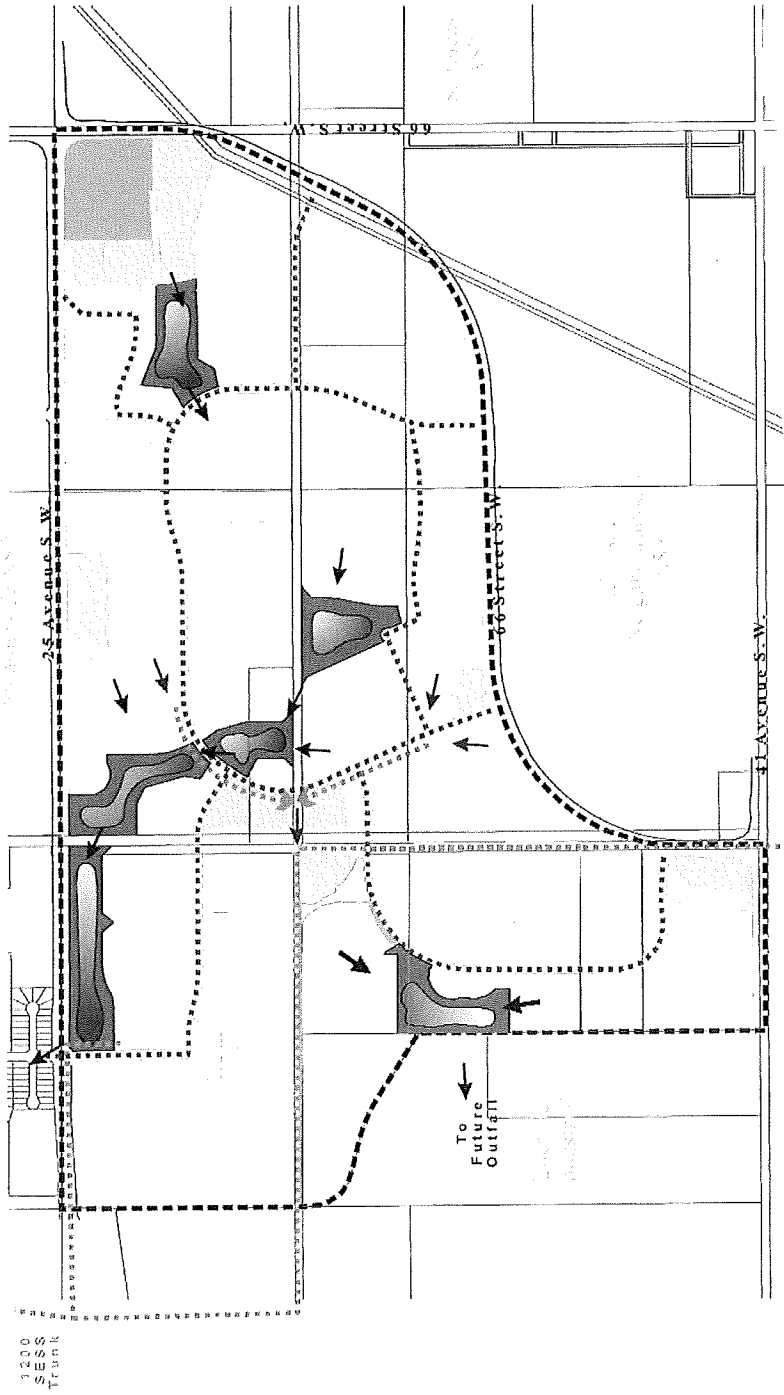
Ellerslie

Figure 8

Transportation Network

Neighbourhood Structure Plan

SCHEDULE "H"



- Legend
- Stormwater Management Facility
 - Sanitary Trunk
 - Watermain
 - Sanitary Points of Service
 - Stormwater Flow Direction
 - NSP Boundary

See Drawings

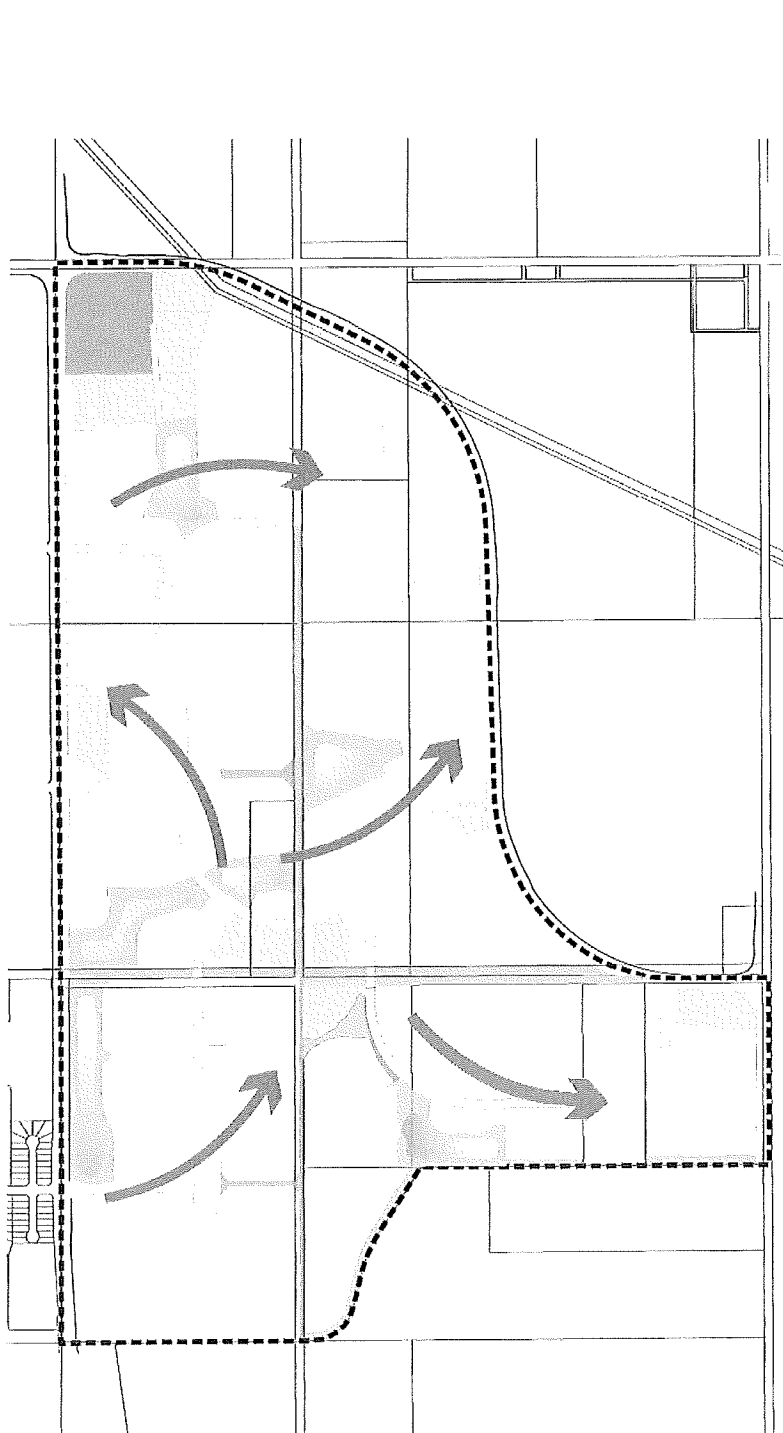
in Ellerslie

Figure 9

Servicing Concept Plan

Neighbourhood Structure Plan

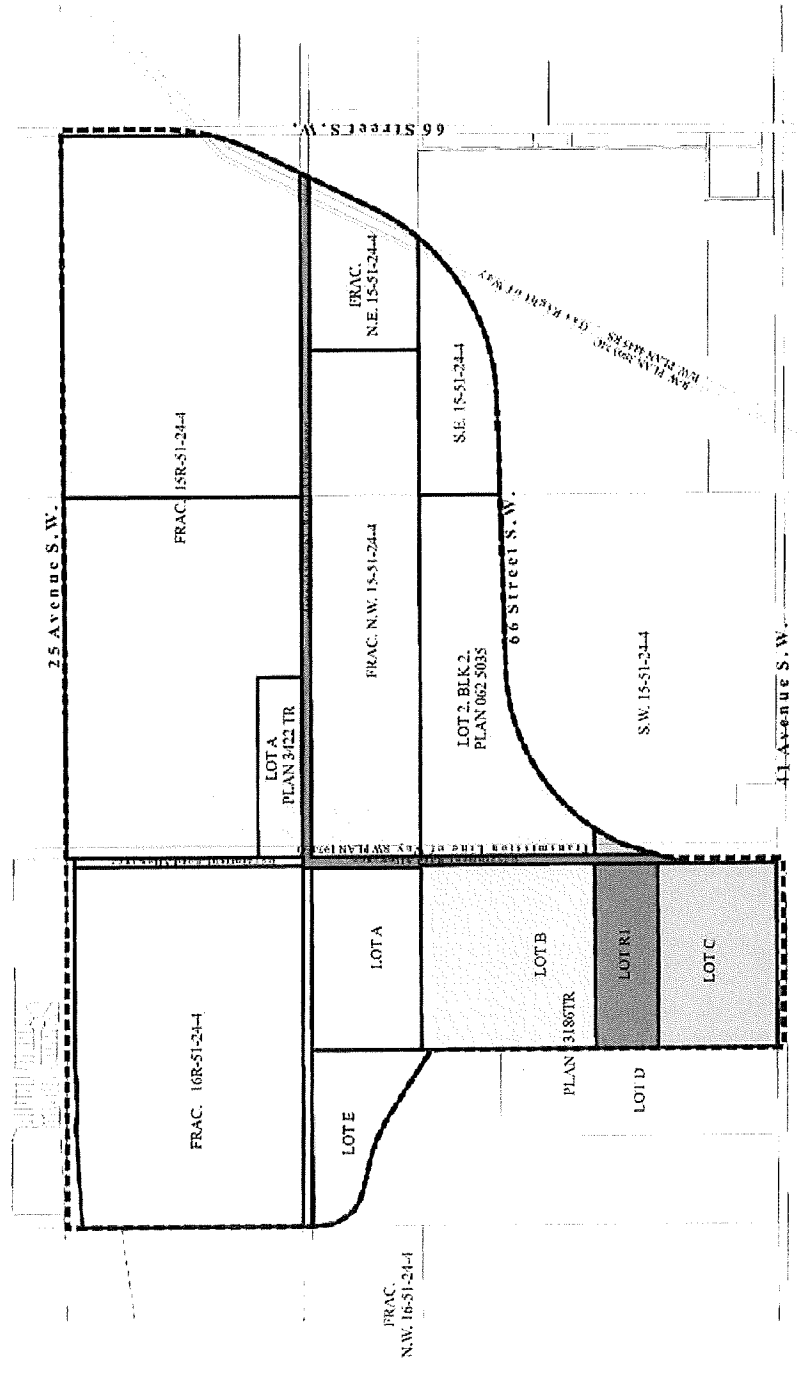
SCHEDULE "T"



Legend
← General Direction of Development
--- NSP Boundary

at Ellerslie
Figure 10
Staging Plan
Neighbourhood Structure Plan

SCHEDULE "J"



The Richards
at Ellerslie
Figure 11
Ownership Plan
Neighbourhood Structure Plan

- Legend
- Private Corporate Ownership
 - Private NonCorporate Ownership
 - Public/ Government Ownership
 - NSP Boundary

