

Bylaw 21293

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, 20489, 20732, and 20948; 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 entirety of Strategy 1.4.4 on page 12;
 - b. deleting the last sentence of the third paragraph, starting on page 23 and replacing it with:

“The tree stand will be maintained as a natural area within the industrial area development.”

- c. deleting the third paragraph of section 3.6.3 Non Participating Land Owners and replacing it with:

“A Phase I Environmental Site Assessment was conducted, submitted and accepted by the City of Edmonton (2024) for the lands associated with the Urban Services and surrounding Industrial uses. The report concluded that no areas of potential environmental concern were identified.”

- d. deleting the second bullet point of section 4.1 Development Objectives replacing it with:

“to provide a framework to deliver a high quality, comprehensively planned industrial, business, commercial, and residential area by defining the basic roadway network, general pattern and composition of land uses, location of school/park sites and servicing concepts.”

- e. deleting the third bullet point of section 4.2.1 Industrial and replacing it with:

“Apply the development criteria of the Major Commercial Corridors Overlay and Highway 2 Corridor Landscape Design Guidelines to ensure that the industrial development in proximity to Calgary Trail is of high visual quality and appearance.”

- f. deleting the sixth bullet point of section 4.2.1 Industrial;
- g. deleting the seventh bullet point of section 4.2.3 Residential;
- h. deleting the fourth bullet point of section 4.2.5 Education Facilities;
- i. deleting the fifth paragraph of section 4.3 Transitional Land Use Planning Principles;
- j. deleting the fourth paragraph of section 5.1.2 Land Use & Absorption (Site Economics Report);

- k. deleting the second paragraph of section 5.3 Industrial;
- l. deleting the last sentence of the paragraph under Section 5.6 Education Facilities;
- m. deleting the entirety of section 5.6.2 Industrial Education Facility including the accompanying figure titled Preliminary Development Concept (Bylaw 14583, August 24, 2007);
- n. Adding the following paragraph to the end of Section 5.7 Urban Services:

“A transit garage will be located north of 25 Avenue and west of 91 Street. The transit garage will allow for the continued expansion of the transit fleet and service Primary access will be off of 91 Street, with secondary access off of 101 Street, to be confirmed at the detailed design stage.”

- o. Adding the following paragraph to the end of Section 6.1 Stormwater Drainage:

“The Ellerslie Industrial Basin 13 - Phase 3 Neighbourhood Design Report (NDR) Amendment was prepared by Stantec Consulting Ltd. to support the 2025 amendment to the Ellerslie ASP and the development of the transit facility. The amendment builds on and amends the Ellerslie Industrial NDR Basin 13 and 16 dated November 2017. The two proposed SWMFs adjacent to the rail line and Ellerslie Road have been consolidated to form a larger facility within the Basin 13 boundary. The SWMF at the southwest boundary of Basin 13 has been removed. The amended Figure 7.0 Storm Drainage reflects the revised storm drainage as per the revised NDR.”

- p. deleting the fifth paragraph of section 7 Transportation;
- q. Adding the following sentences to end of the seventh paragraph of Section 7.2.4 Arterial Roadway Network:

“Industrial collector and local roadways will generally require sidewalks on both sides (or a shared pathway in place of a sidewalk on one side), and must include pedestrian crossing infrastructure where appropriate. Roadway alignments and

cross-section requirements will be reviewed as development progresses in the Industrial Special Area.”

- r. Adding the following paragraph to the end of Section 7.2.4 Arterial Roadway Network:

“25 Avenue is identified as an arterial roadway but may be staged as a collector roadway until there are further details known about the future flyover across the QEII highway.”

- s. deleting the second paragraph of section 7.4 Transit Service and replacing it with:

“Public transit service will be provided along the arterial and loop collector roadway systems, providing convenient service between neighbourhoods, commercial zones, and employment precincts. Pedestrian connectivity shall be provided to ensure that access to transit service is within the current acceptable walking distance, as outlined in the Transit Service Standards City Procedure. Transit service routes will be more clearly defined at the Neighbourhood Structure Plan Stage.”

- t. deleting the fifth paragraph of section 7.4 Transit Service;

- u. deleting the last paragraph of section 7.4 Transit Service;

- v. Adding the following paragraph to the end of Section 7.4 Transit Service:

“Industrial local and collector roadways will be reviewed as development progresses to determine whether transit service and bus stops are required.”

- w. deleting the last paragraph of section 8.2 Rezoning and Subdivision;

- x. deleting both instances of page number “53” and replacing with “51” on the Table of Contents.

- y. deleting page number “54” and replacing with “52” on the Table of Contents.

- z. deleting both instances of page number “55” and replacing with “53” on the Table of Contents.

- aa. deleting page number “57” and replacing with “55” on the Table of Contents.
- bb. deleting page number “58” and replacing with “56” on the Table of Contents.
- cc. deleting page number “61” and replacing with “59” on the Table of Contents.
- dd. deleting both instances of page number “62” and replacing with “60” on the Table of Contents.
- ee. deleting page number “63” and replacing with “61” on the Table of Contents.
- ff. deleting page number “67” and replacing with “65” on the Table of Contents.
- gg. deleting page number “69” and replacing with “67” on the Table of Contents.
- hh. deleting both instances of page number “70” and replacing with “68” on the Table of Contents.
- ii. deleting page number “71” and replacing with “69” on the Table of Contents.
- jj. deleting all three instances of page number “72” and replacing with “70” on the Table of Contents.
- kk. deleting page number “75” and replacing with “73” on the Table of Contents.
- ll. deleting page number “76” and replacing with “74” on the Table of Contents.
- mm. deleting page number “78” and replacing with “76” on the Table of Contents.
- nn. deleting page number “79” and replacing with “77” on the Table of Contents.
- oo. deleting page number “80” and replacing with “78” on the Table of Contents.
- pp. deleting the map entitled “Bylaw 20732 Ellerslie Area Structure Plan” from the plan;
- qq. deleting the figure entitled “Figure 6 Development Concept” and replacing it with the figure entitled “Figure 6 Development Concept Ellerslie Area Structure Plan” attached hereto as Schedule “A” and deleting the “amendment area” indicator, and forming part of this Bylaw;
- rr. deleting the figure entitled “Figure 7 Storm Drainage” and replacing it with the figure entitled “Figure 7 Storm Drainage” attached hereto as Schedule “B”, and forming part of this Bylaw;
- ss. deleting the figure entitled “Figure 10 Circulation System” and replacing it with the figure entitled “Figure 10 Circulation System” attached hereto as Schedule “C”, and forming part of this Bylaw; and

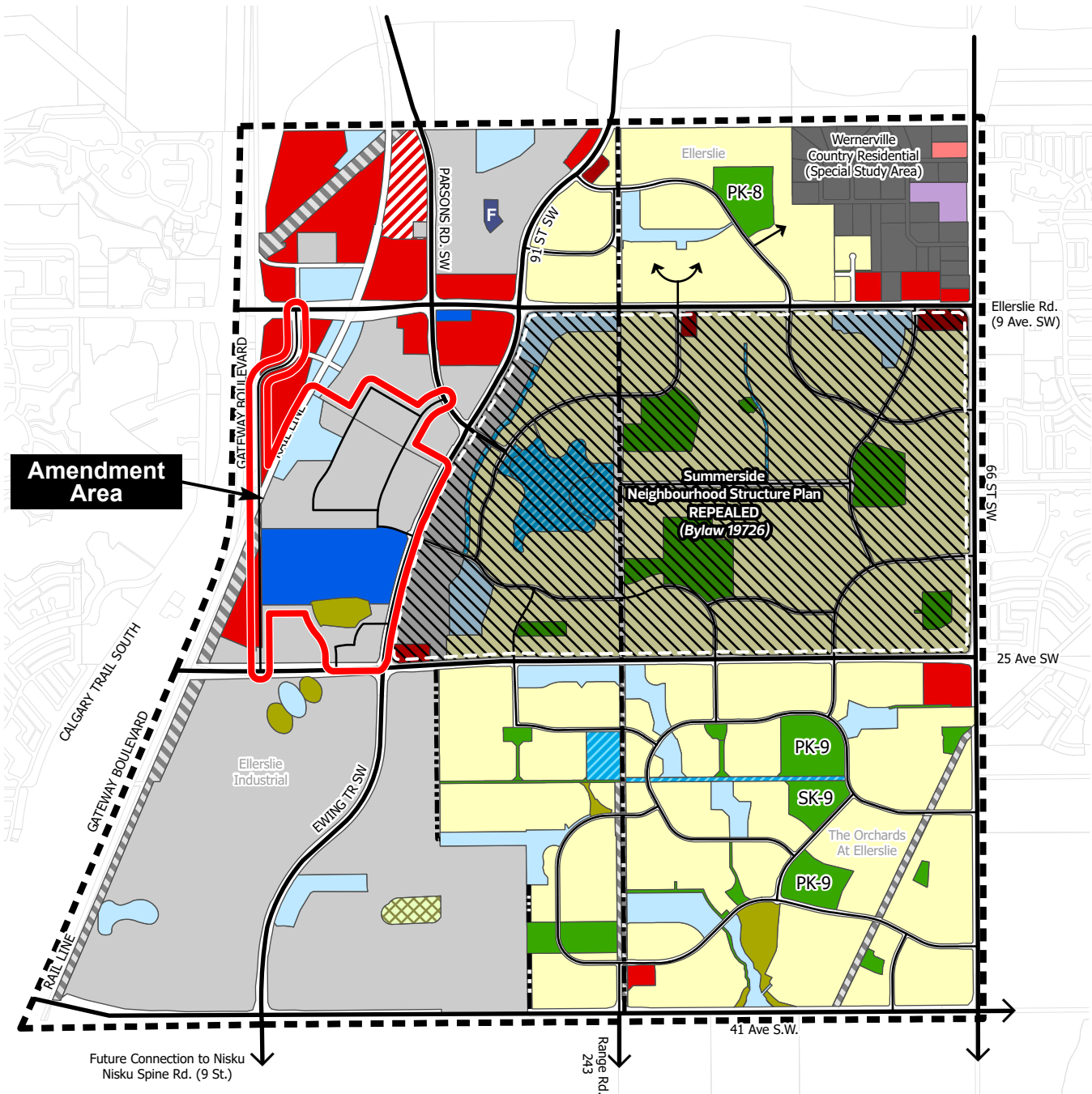
- tt. deleting the statistics entitled “Ellerslie Area Structure Plan Land Use and Population Statistics” and replacing it with the statistics entitled “Ellerslie Area Structure Plan Land Use and Population Statistics - Bylaw 21293” attached hereto as Schedule “D”, and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.



























THE CITY OF EDMONTON

MAYOR

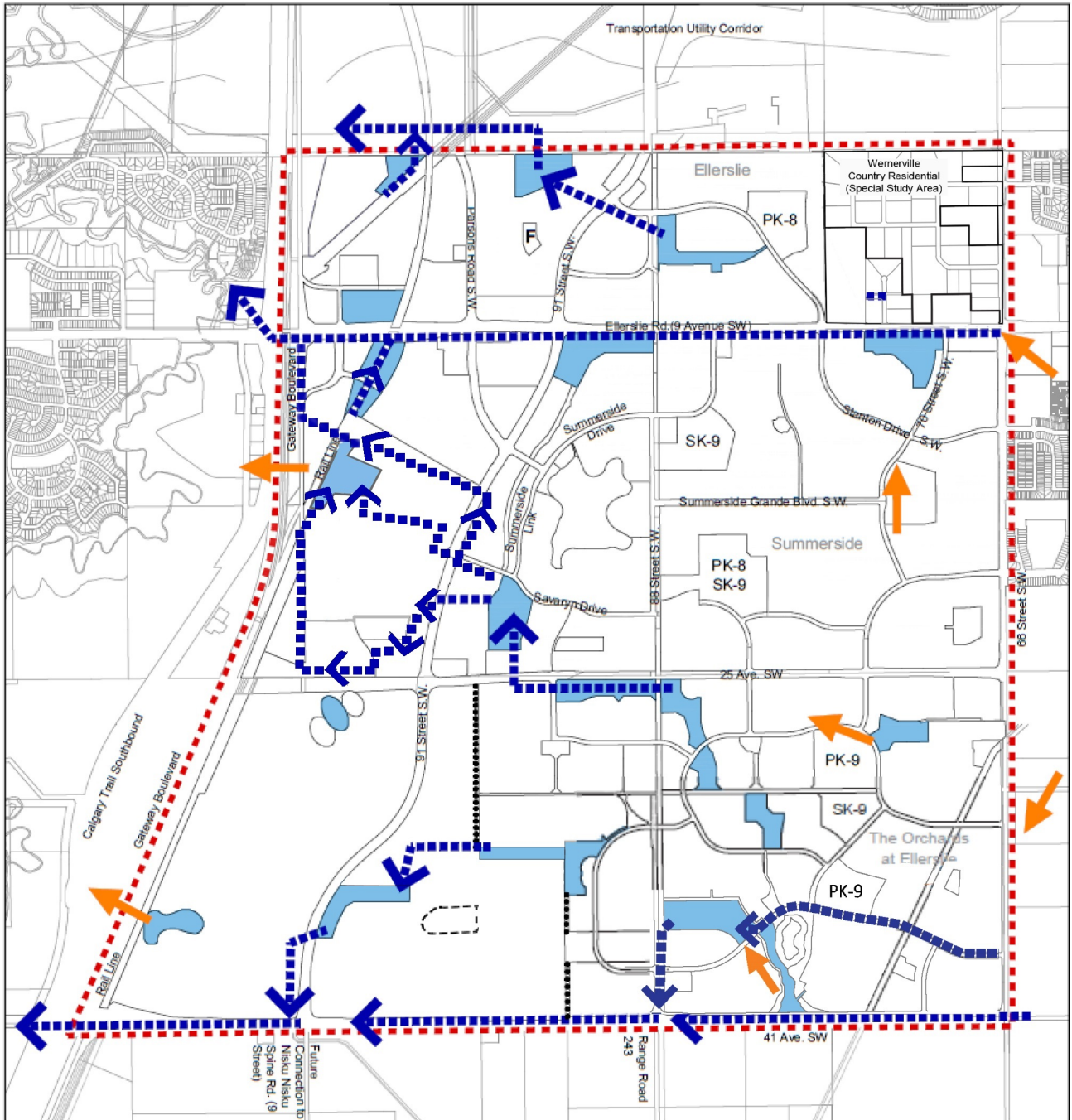
CITY CLERK



**Figure 6 Development Concept
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	 PK-8 Public K-8 School
 Institutional	 Pipeline Corridor	 PK-9 Public K-9 School
 Industrial Education Facility	 Urban Service	 SK-9 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.



Legend

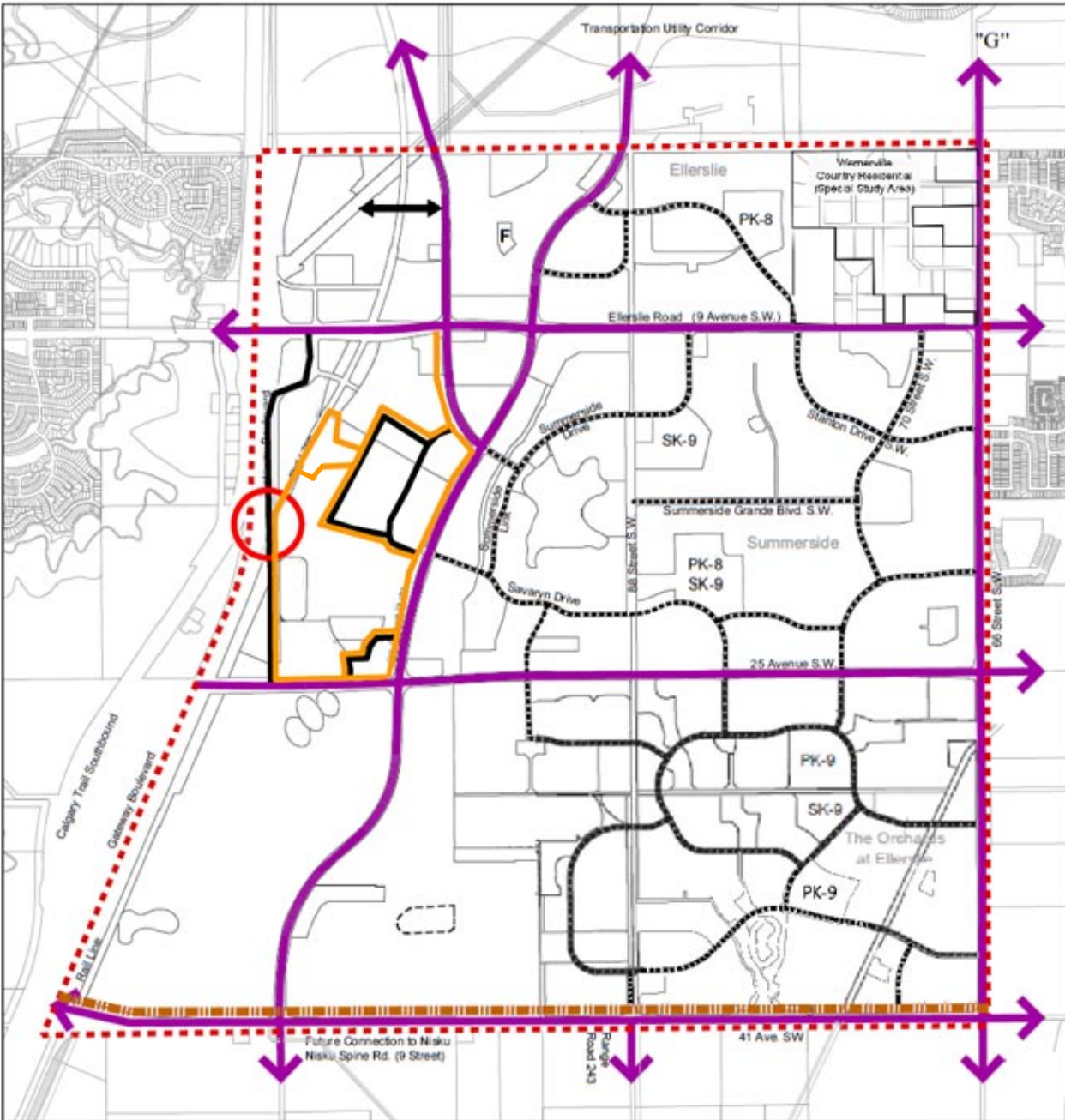
- Stormwater Facility
- Direction Of Drainage
- Storm Sewers
- ASP Boundary

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.



Figure 7
Storm Drainage
 Ellerslie Area Structure Plan



Legend

- Arterial Roadway
- Shared Pathways
- Major Regional Facility
- Collector-Undivided
- Access (Exact Location to be Determined in Consultation with Transportation Department and Railway Company)
- ASP Boundary
- Collector Roadways
- Rail Crossing

Note: Location of collector roads, shared pathways 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.

Figure 10
Circulation System
Ellerslie Area Structure Plan

ELLERSLIE AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS - Bylaw 21293

	Area (ha)	%
Gross Area	1451.5	100%
Natural Area (Environmental Reserve)	5.3	0.4%
Pipeline & Utility Right-of-Way	63	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (existing Gov't Right-of-Way)	2	0.1%
Gross Developable Area	1314.1	100.0%
Existing Land Uses (County Residential Development)	40.6	3.1%
Commercial/Residential Mixed Use **	0.4	0.0%
Commercial	81.7	6.2%
Natural Area, Parkland, Recreational, School, School/Park (Municipal Reserve)	78.7	6.0%
Private Open Space/Residential Association	25.7	2.0%
Transition Area	2.4	0.2%
Urban Services, Fire Station	22.07	1.7%
Institutional and Community Services	3.6	0.3%
Transportation		
Circulation	200.0	15.20%
Industrial	315.43	24.0%
Infrastructure and Servicing		
Public Utility Lots and Stormwater Management	69.27	5.30%
TOTAL Non-Residential Area	839.94	63.8%
Net Residential Area (NRA)	475.11	36.2%