

Bylaw 19148

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, and 18919; 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) adding under Section 4.2 Development Principles, 4.2.1 Industrial the following:

A warning shall be placed on all parcels that include land abutting the rail line and / or pipeline corridor and will require circulation to the rail company, and / or the pipeline company and City of Edmonton - Oil and Gas Liason for comment on all development permit applications for a new building, or a substantial addition, with advisement to the reviewers of the Permitted and Discretionary Uses of the applicable Zone.

b) adding under Section 4.2 Development Principles, 4.2.2 Commercial the following:

A warning shall be placed on all parcels that include land abutting the rail line and / or pipeline corridor and will require circulation to the rail company, and / or the pipeline company and City of Edmonton - Oil and Gas Liason for comment on all development permit applications for a new building, or a substantial addition, with advisement to the reviewers of the Permitted and Discretionary Uses of the applicable Zone.

c) deleting the third paragraph of Section 5.4 Commercial and replacing with the following:

Prior to moving forward with any future rezoning or subdivision or development permit application affecting these lands, in the area bounded by Gateway Boulevard, the CPR tracks, and the TUC, technical studies will be required to address the type of uses and intensity of development, the traffic volumes generated, and the level of access that can be provided, to the satisfaction of Planning Coordination and Subdivision and Development Coordination.

d) deleting the table entitled “Ellerslie Area Structure Plan Land Use and Population Statistics Bylaw 18919” and substituting the following:

**ELLERSLIE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS BYLAW 19148**

	Area (ha)	%
GROSS AREA	1451.5	100.0%
Natural Area (Environmental Reserve)	6.6	0.5%
Pipeline & Utility Right-of-Way	63.0	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (Existing Gov't R.O.W.)	2.0	0.1%
GROSS DEVELOPABLE AREA*	1312.7	100.0%
Existing Land Uses (Country Residential Development)	50.6	3.9%
Commercial	68.5	5.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.1	5.8%
Private Open Space & Resident Association	25.7	2.0%
Transition Area	2.8	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.05%
Institutional and Community Service	3.6	0.3%
Transportation		
Circulation	193.2	14.7%
Industrial	300.9	22.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	63.4	4.9%
TOTAL Non-Residential Area	844.4	64.3%
Net Residential Area (NRA)	468.3	35.7%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	398.9	25	9,973	2.8	27,925	85.2%
Street Oriented Residential	9.53	40	381	2.8	1,067	2.0%
Row Housing	7.74	45	348	2.8	975	1.7%
Low-rise/Multi-/Medium Units	52.1	90	4,689	1.8	8,440	11.1%
Total Residential	468.3		15,392		38,407	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnha)	82
Units Per Net Residential Hectare (upnrha)	33
LDR/ MDR Unit Ratio	67% / 33 %

STUDENT GENERATION	Elementary (K - 6)	Junior/Senior High School (7-12)	Total
Public	1,580	1,580	3,160
Separate	632	316	948
Total	2,212	1,896	4,108

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.

e) deleting the map entitled “Bylaw 18919 – Amendment to Ellerslie Area Structure Plan” and replacing it with the map entitled “Bylaw 19148 - Amendment to Ellerslie Area Structure Plan” attached hereto as Schedule “A” and forming part of this bylaw;

f) deleting the Figure entitled “Figure 6 – Development Concept” and replacing it with the map entitled “Figure 6 – Development Concept” attached hereto as Schedule “B” and forming part of this bylaw; and

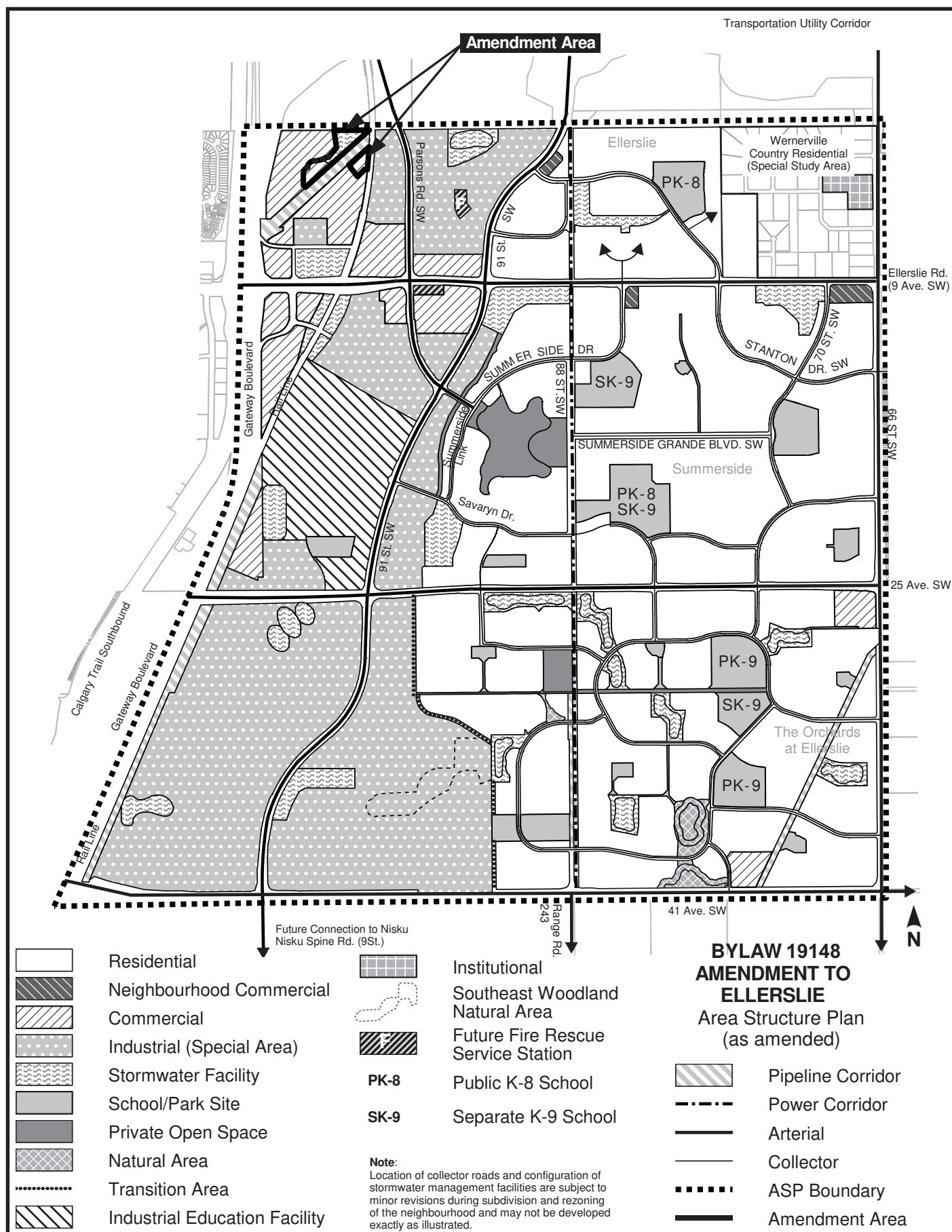
g) deleting the Figure entitled “Figure 7 – Storm Drainage” and replacing it with the map entitled “Figure 7 – Storm Drainage” attached hereto as Schedule “C” and forming part of this bylaw;

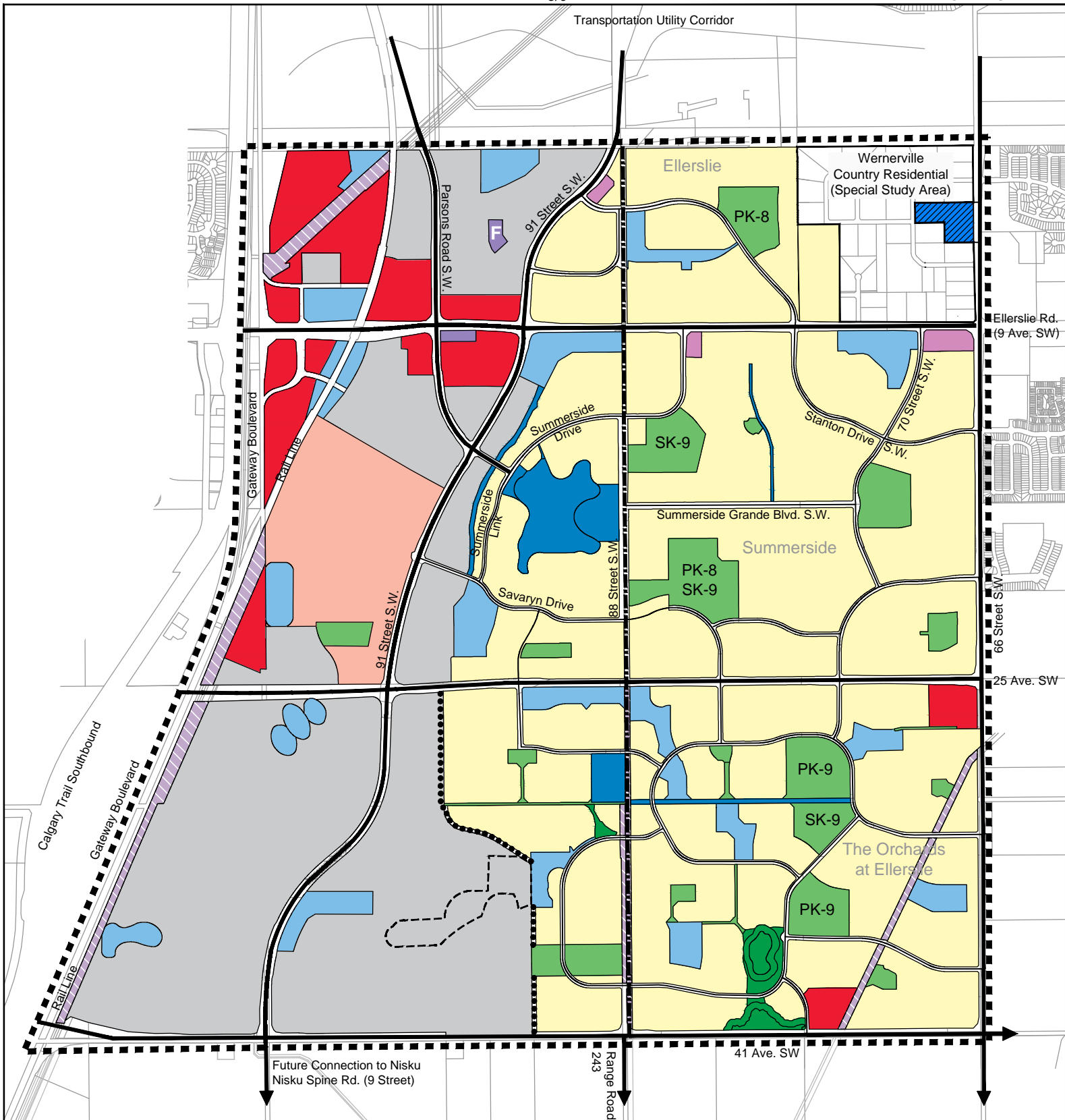
READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK





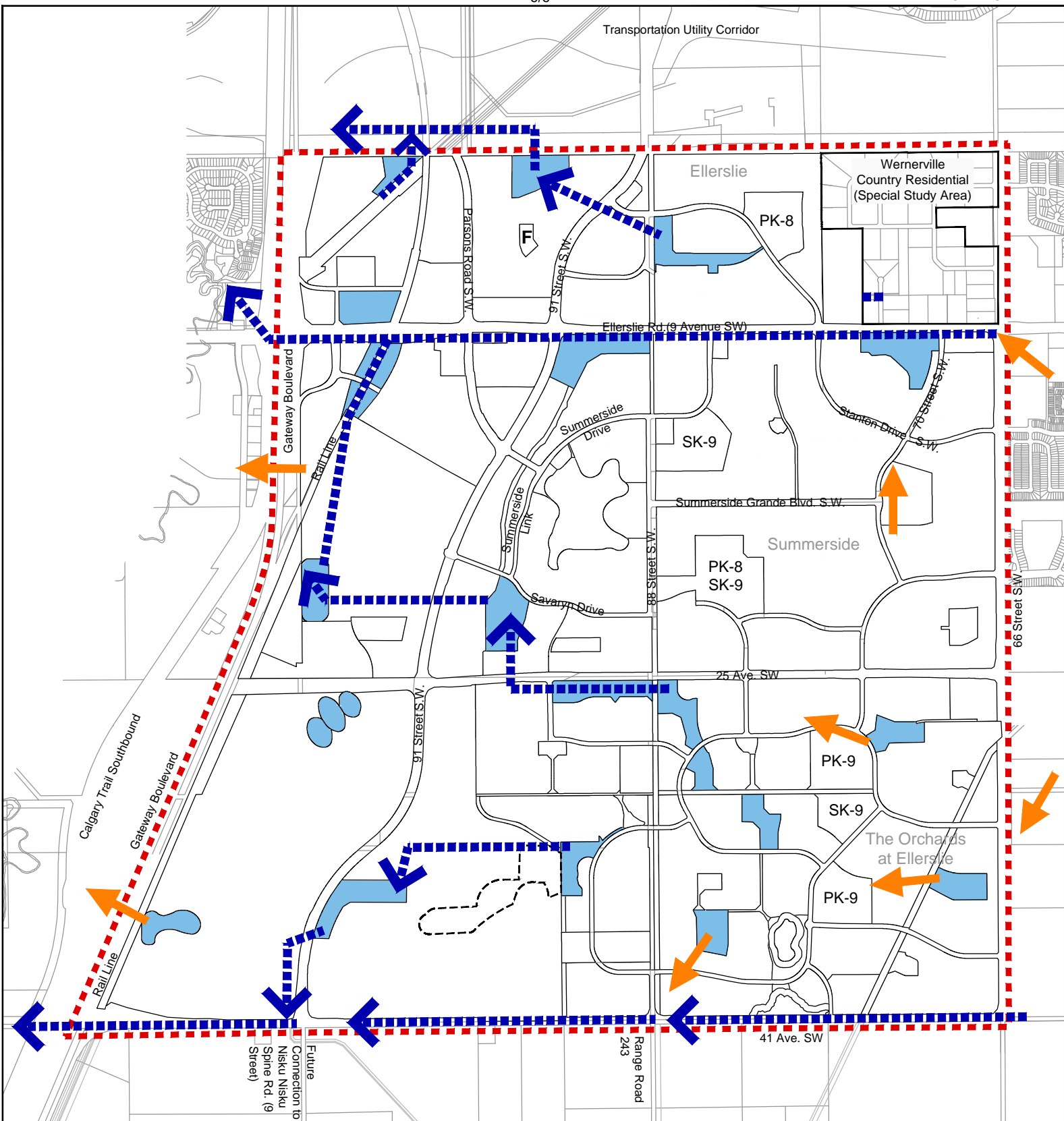
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|--|--|
| Residential | Industrial Education Facility |
| Neighbourhood Commercial | Southeast Woodland Natural Area |
| Commercial | F Future Fire Rescue Service Station |
| Industrial (Special Area) | PK-8 Public K-8 School |
| Institutional | SK-9 Separate K-9 School |
| Stormwater Facility | Pipeline Corridor |
| School/Park Site | Power Corridor |
| Private Open Space | Arterials |
| Natural Area | Collector |
| Transition Area | ASP Boundary |



Figure 6
Development Concept
Ellerslie Area Structure Plan

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