

Bylaw 19444

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, and 19359; 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) replace the first paragraph in Section 5.5.1 Special Study Area - Wernerville Country Residential:

“As noted earlier, Wernerville is an existing country residential development in the northeast corner of the plan area bound by the TUC, 66 Street and Ellerslie Road. Except for three properties zoned Urban Services (US) at 331 – 71 Street SW (Lot F, Block 2, Plan 3309 KS), 330 - 66 Street SW (Lot C, Block 2, Plan 3027 KS), and 430 - 66 Street SW (Lot B, Block 2, Plan 3027 KS), and two properties zoned CB1 (Low Intensity Business Zone) at 7030 Ellerslie Road SW (Lot G, Block 1, Plan 3027 KS) and 6830 Ellerslie Road SW (Lot F, Block 1, Plan 3027 KS), there are currently no intentions to redevelop the remainder of this quarter section.”

- b) replace the fourth paragraph in Section 5.5.1 Special Study Area - Wernerville Country Residential:

“The Ellerslie NSP was approved as Ellerslie Neighbourhood Two NSP (Ellerslie) by City Council on May 1, 2001 under Bylaw 12581. In November 2003, Bylaw 13535 expanded the boundary of Neighbourhood Two (Ellerslie) into the Wernerville area and added approximately 8.5 ha to the NSP for low and medium residential uses. In July 2019, Bylaw 18919 expanded the boundary of Neighbourhood Two (Ellerslie) into the Wernerville area again, and added approximately 58.18 ha to the NSP for institutional uses, commercial uses, the existing country residential uses, and arterial roadway, With the exception of the institutional uses, commercial uses, and roadway, Wernerville will continue to be a Special Study Area.

- c) delete the Land Use and Population Statistics entitled “Ellerslie Area Structure Plan Land Use and Population Statistics Bylaw 19359” and replace with the following:

**ELLERSLIE AREA STRUCTURE PLAN**  
**LAND USE AND POPULATION STATISTICS**  
**BYLAW 19444**

	Area (ha)	%
<b>GROSS AREA</b>	<b>1451.5</b>	<b>100.0%</b>
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%
<b>GROSS DEVELOPABLE AREA*</b>	<b>1312.7</b>	<b>100.0%</b>
Existing Land Uses (Country Residential Development)	48.47	3.7%
Commercial	70.9	5.4%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.4	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	4.8%
<b>TOTAL Non-Residential Area</b>	<b>844.7</b>	<b>64.4%</b>
<b>Net Residential Area (NRA)</b>	<b>468.0</b>	<b>35.6%</b>

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

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential (LDR)	398.8	25	9,969	2.8	27,913	85.2%
Street-Oriented Residential (SOR)	9.77	40	391	2.8	1,094	2.1%
Row Housing	7.74	45	348	2.8	975	1.7%
Medium Density Residential (MDR)	52.0	90	4,676	1.8	8,417	11.1%
<b>Total Residential</b>	<b>468.0</b>		<b>15,385</b>		<b>38,399</b>	<b>100.0%</b>

**SUSTAINABILITY MEASURES**

Population Per Net Residential Hectare (ppnha)	82
Units Per Net Residential Hectare (upnrha)	33
LDR/ MDR Unit Ratio	65% / 35%

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

- d) delete the map entitled “Bylaw 19359 Ellerslie Area Structure Plan (as amended) and replace with “Bylaw 19444 Ellerslie Area Structure Plan (as amended) attached hereto as Schedule “A”.
- e) delete the map entitled ”Figure 6 Development Concept and replace with “Figure 6 Development Concept” attached hereto as Schedule “B”.
- f) delete the map entitled “Figure 7 Storm Drainage” and replace with “Figure 7 Storm Drainage” attached hereto as Schedule “C”.
- g) delete the map entitled “Figure 8 Sanitary Drainage” and replace with “Figure 8 Sanitary Drainage” attached hereto as Schedule “D”.
- h) delete the map entitled “Figure 9 Water Distribution” and replace with “Figure 9 Water Distribution” attached hereto as Schedule “E”.
- i) delete the map entitled “Figure 10 Circulation System” and replace with “Figure 10 Circulation System” attached hereto as Schedule “F”.
- j) delete the map entitled “Figure 11 Neighbourhood and Staging Concept” and replace with “Figure 11 Neighbourhood and Staging Concept” attached hereto as Schedule “G”.

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

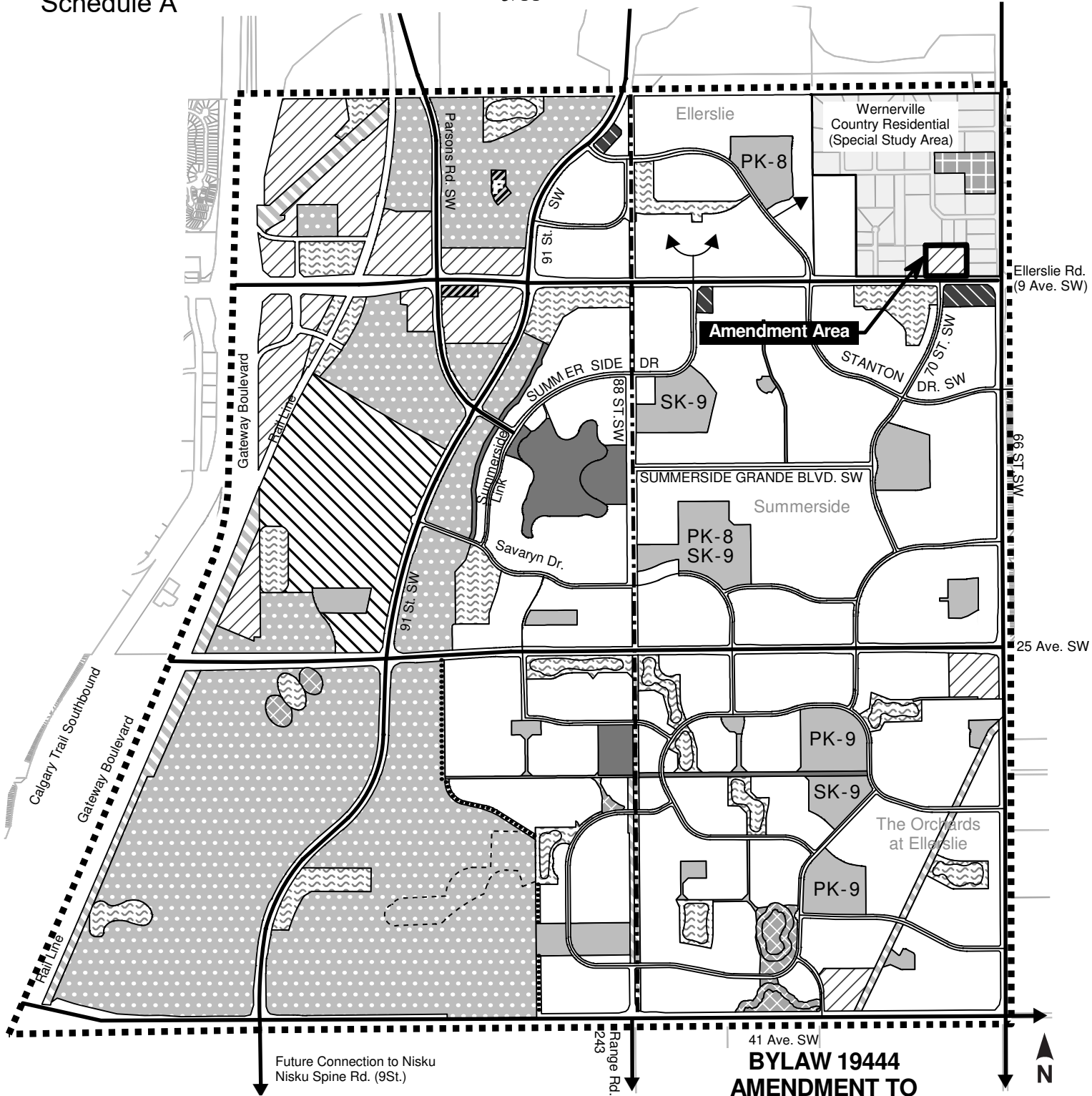
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
MAYOR






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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

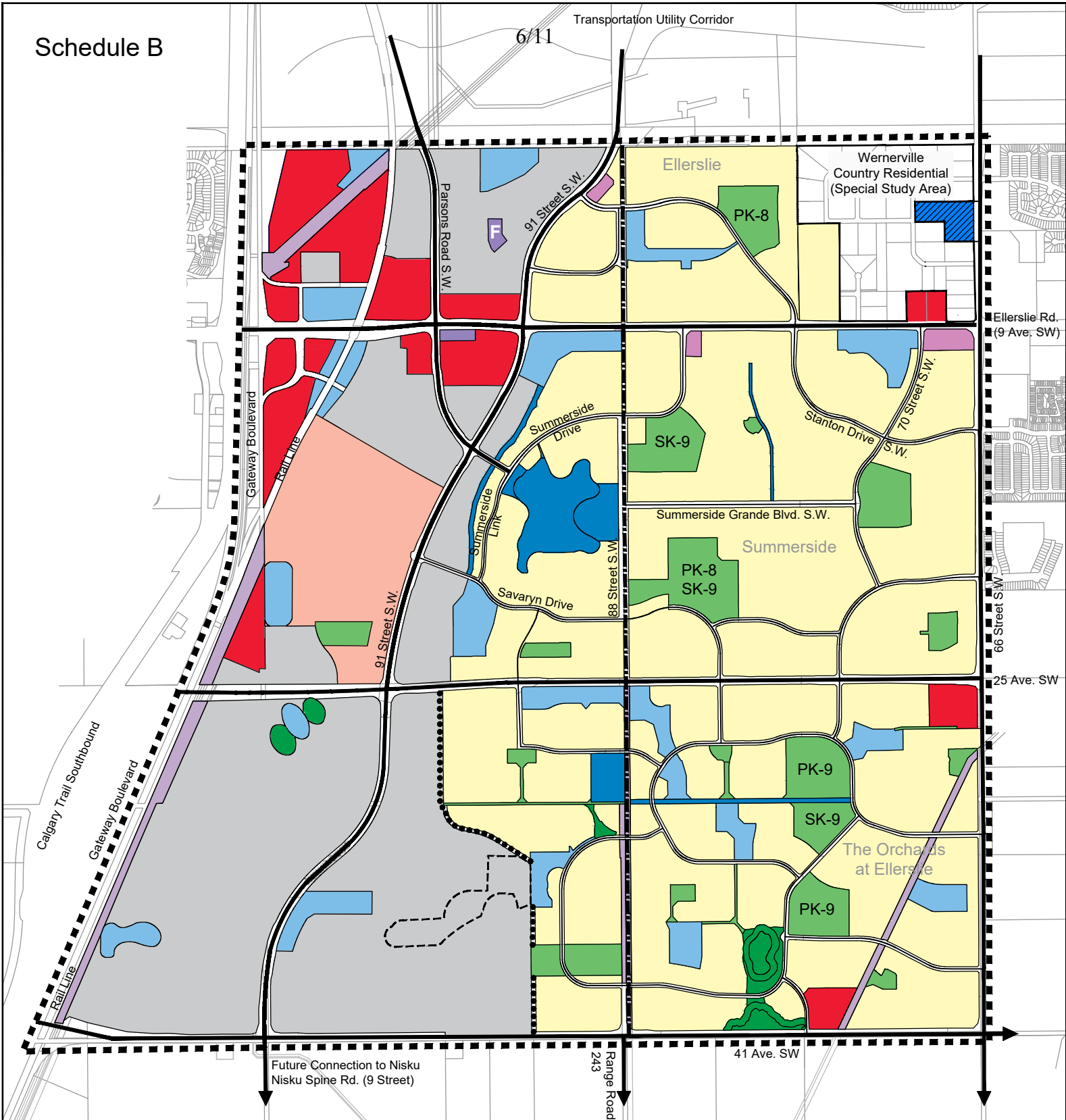
-  Institutional
-  Southeast Woodland Natural Area
-  Future Fire Rescue Service Station
-  **PK-8** Public K-8 School
-  **SK-9** Separate K-9 School

**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 19444 AMENDMENT TO ELLERSLIE Area Structure Plan (as amended)**

-  Wernerville Country Residential (Special Study Area)
-  Pipeline Corridor
-  Power Corridor
-  Arterial
-  Collector
-  ASP Boundary
-  Amendment Area

# Schedule B

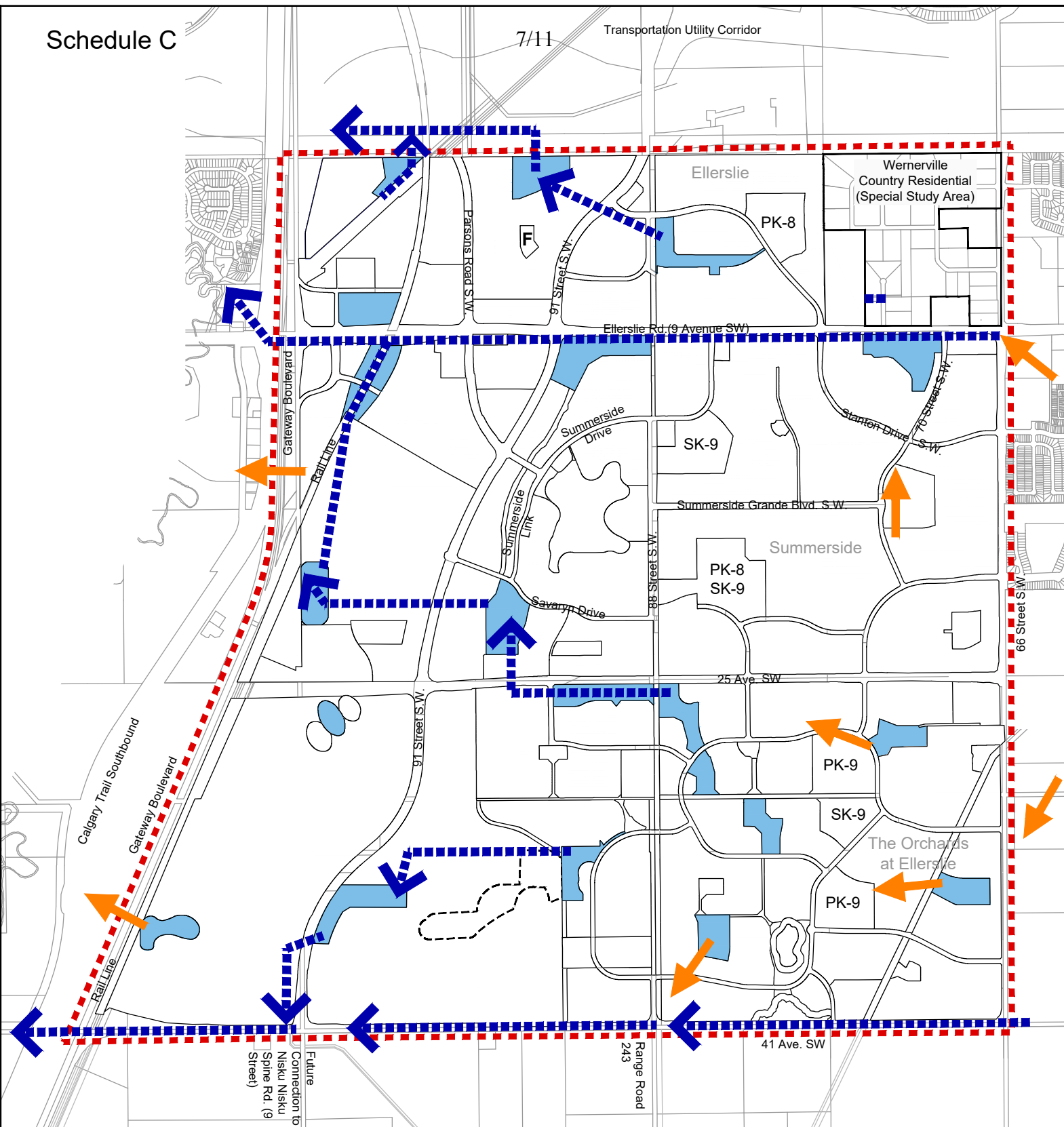


- |                           |                                    |
|---------------------------|------------------------------------|
| Residential               | Industrial Education Facility      |
| Neighbourhood Commercial  | Southeast Woodland Natural Area    |
| Commercial                | Future Fire Rescue Service Station |
| Industrial (Special Area) | <b>PK-8</b> Public K-8 School      |
| Institutional             | <b>SK-9</b> 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.

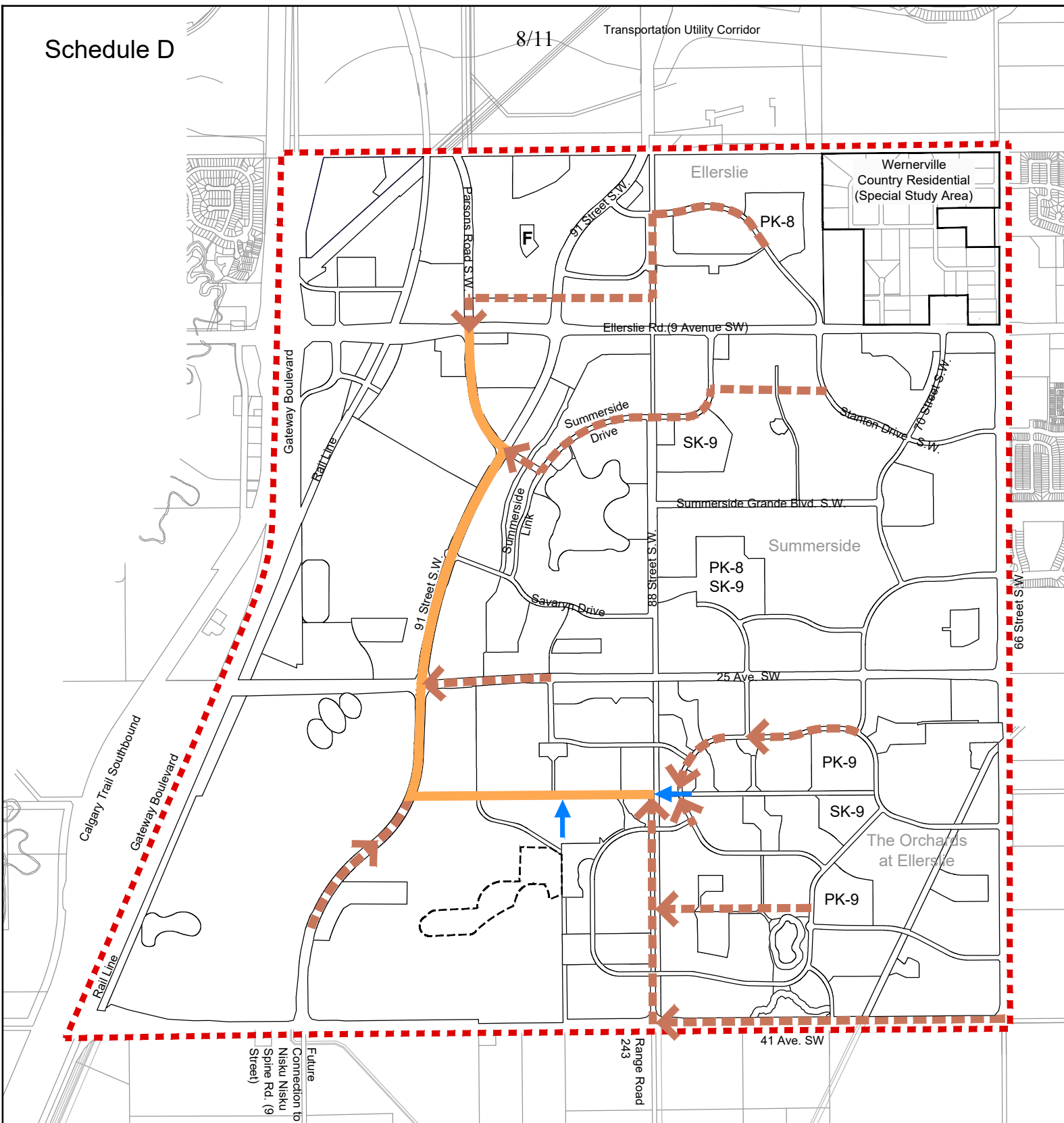


**Figure 7**  
**Storm Drainage**  
 Ellerslie Area Structure Plan

# Schedule D

8/11

Transportation Utility Corridor



## Legend

← Direction Of Drainage

— On-site Trunks

— SESS Sewer

--- ASP Boundary

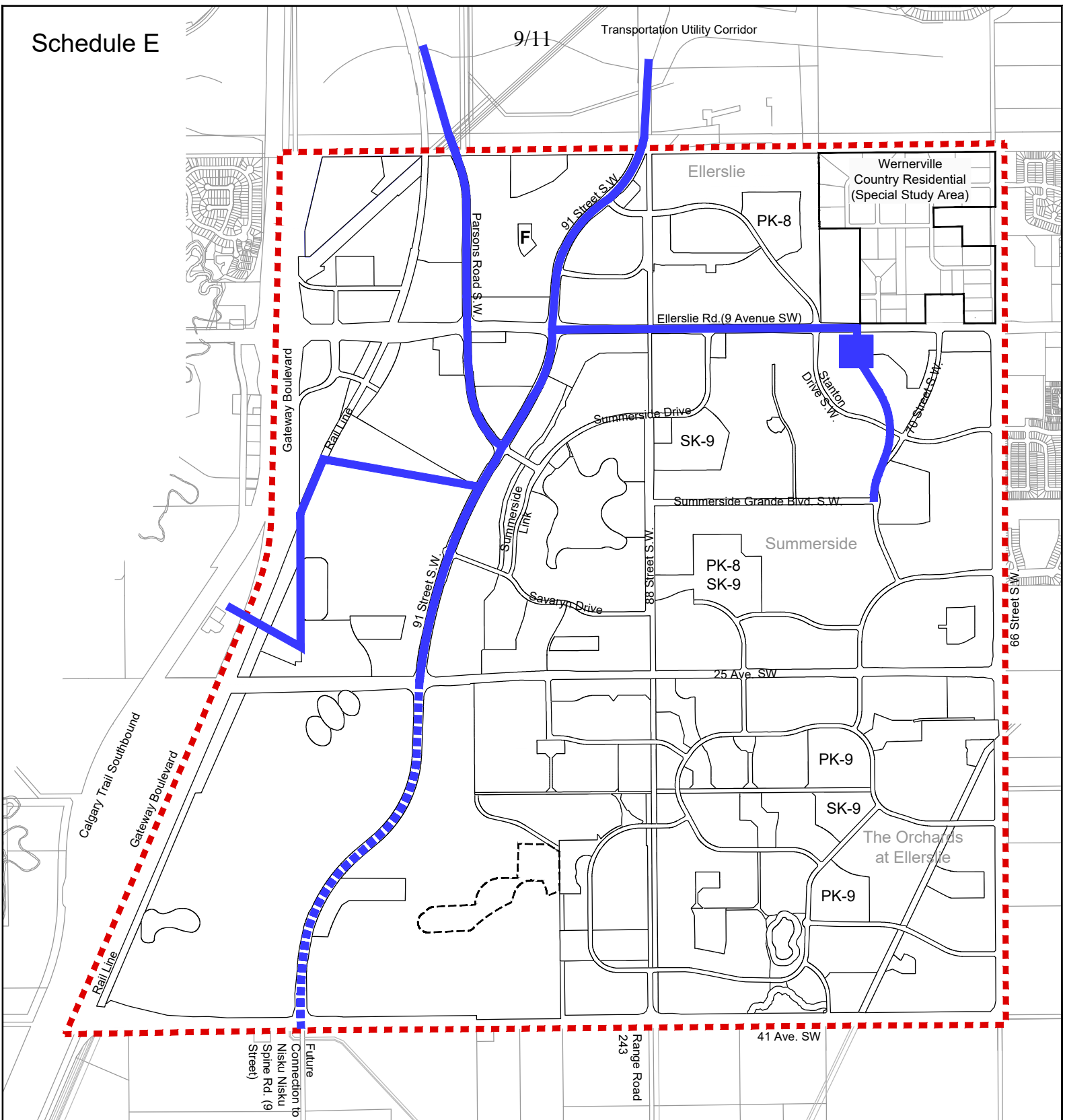
## Note:

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**Figure 8**  
**Sanitary Drainage**  
**Ellerslie Area Structure Plan**





Legend

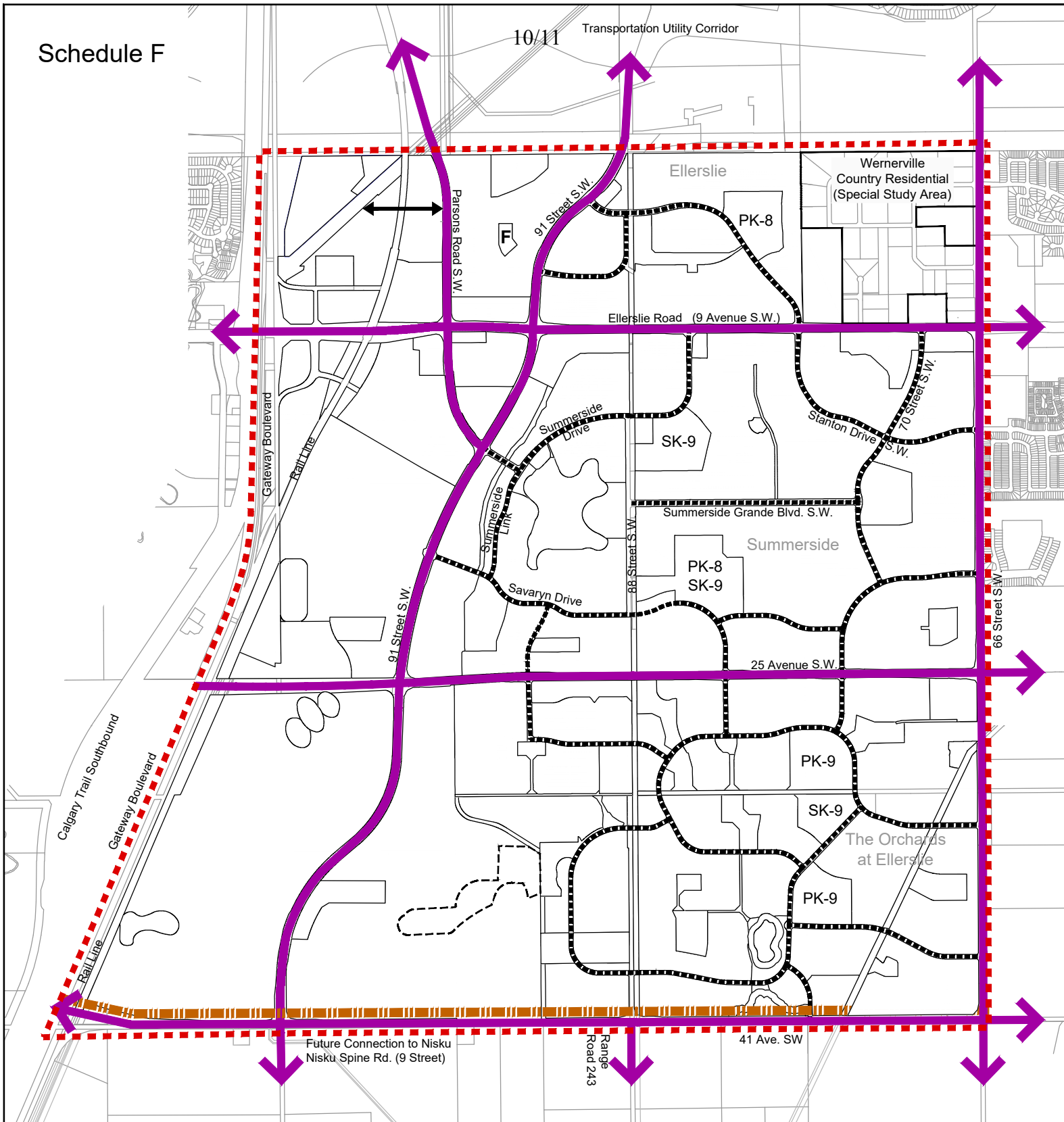
- Water Transmission Main
- Future Water Transmission Main
- Booster Station
- ASP Boundary

**Note:**  
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**Figure 9**  
**Water Distribution**  
**Ellerslie Area Structure Plan**

# Schedule F



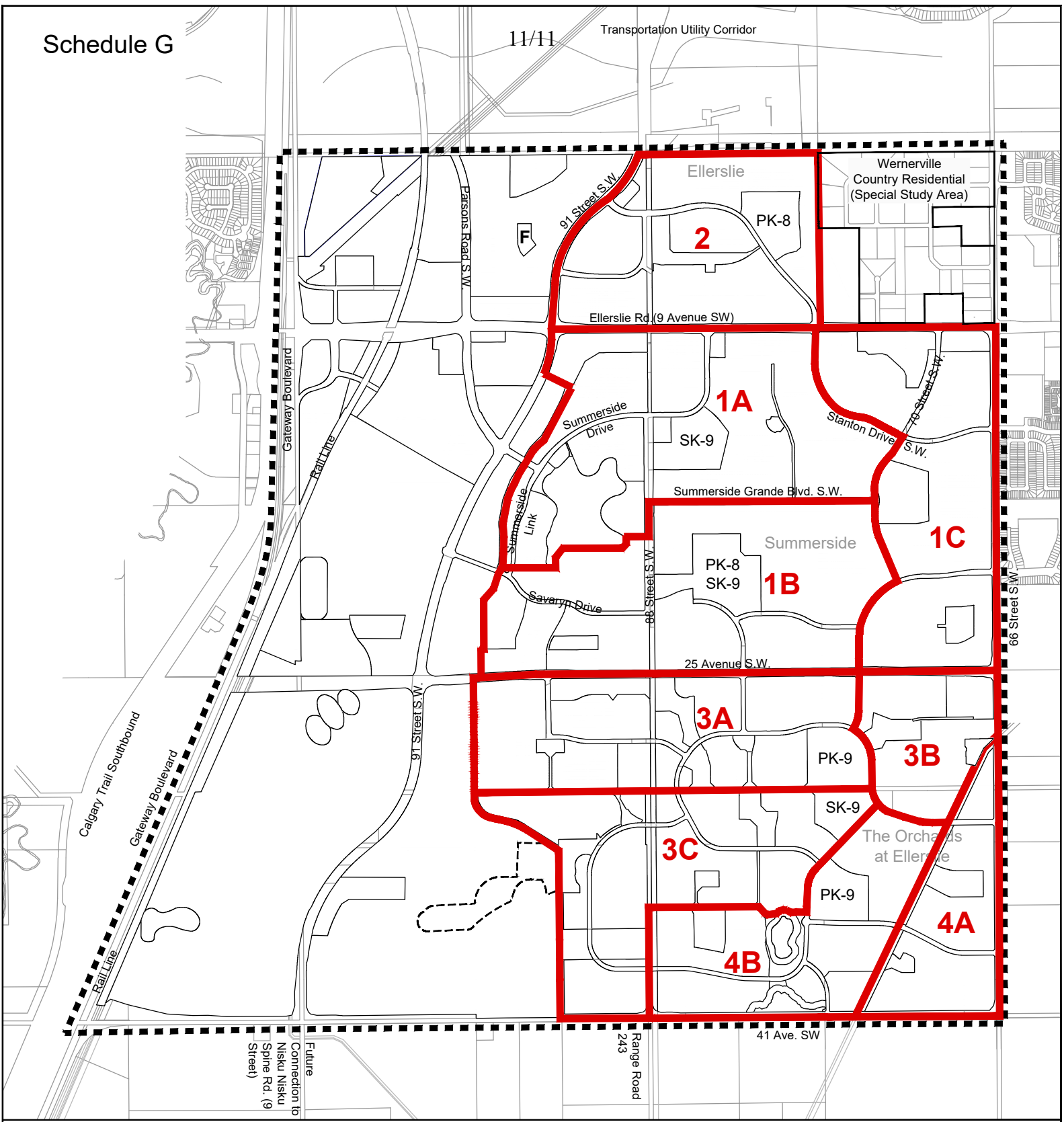
## Legend

- Arterial Roadway
- Major Regional Facility
- Collector-Undivided
- ↔ Access (Exact Location to be Determined in Consultation with Transportation Department and Railway Company)
- 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 10**  
**Circulation System**  
**Ellerslie Area Structure Plan**



**Legend**

— Stage Boundary

---- ASP Boundary

**Note:**  
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**Figure 11**  
**Neighbourhood & Staging Concept**  
**Ellerslie Area Structure Plan**