

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)	%
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)	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%
TOTAL Non-Residential Area	844.7	64.4%
Net Residential Area (NRA)	468.0	35.6%

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%
Total Residential	468.0		15,385		38,399	100.0%

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
STUDENT GENERATION			
Public	1,580	1,580	3,160
Separate	632	316	948
Total	2,212	1,896	4,108

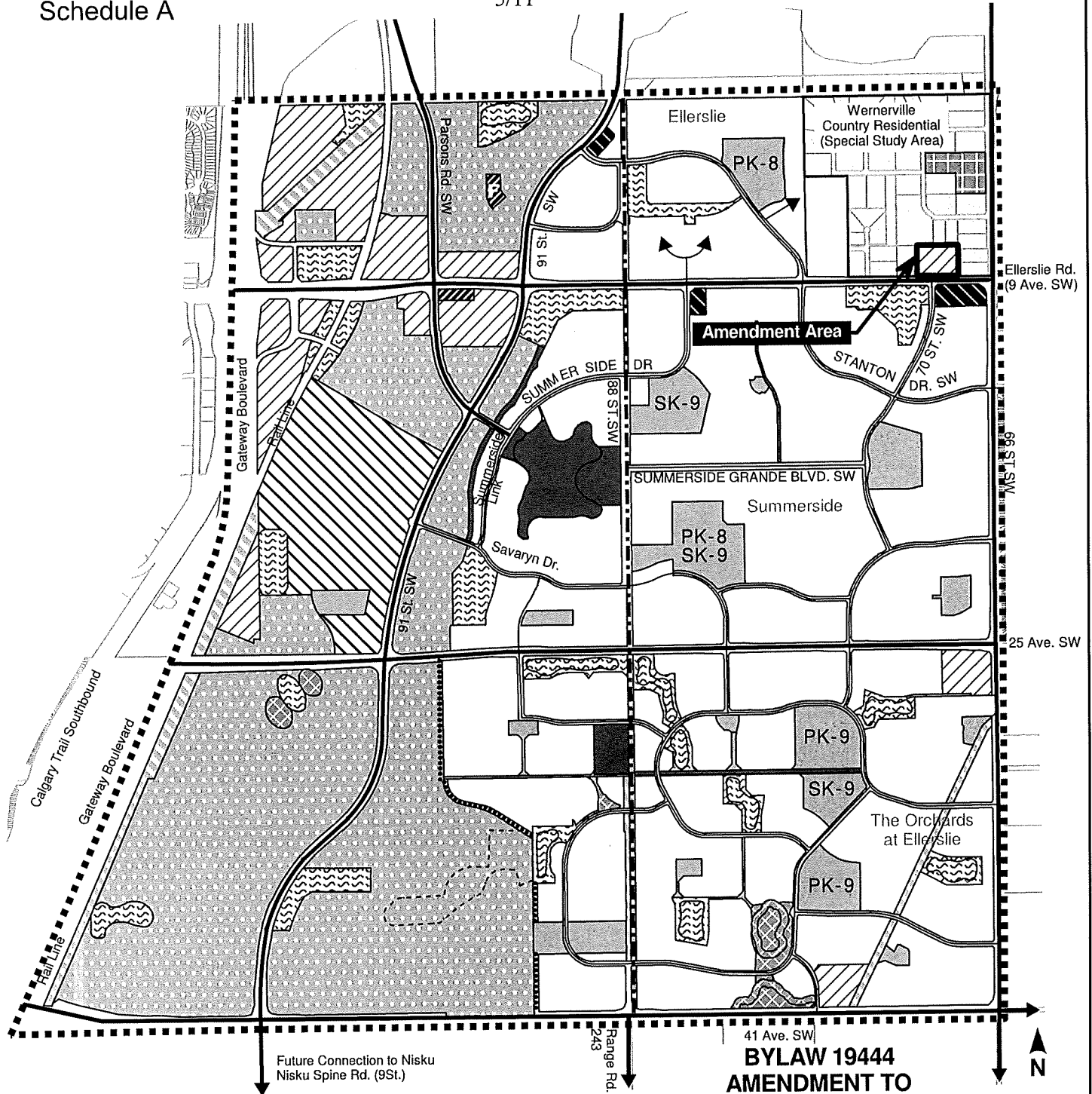
- d) delete the map entitled "Bylaw 19359 Ellerslie Area Structure Plan (as amended) and replace with "Bylaw 19444 Ellerslie Area Structure Plan (as amended) attached hereto as Schedule "A".
- e) delete the map entitled "Figure 6 Development Concept and replace with "Figure 6 Development Concept" attached 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	20th	day of	October	, A. D. 2020;
READ a second time this	20th	day of	October	, A. D. 2020;
READ a third time this	20th	day of	October	, A. D. 2020;
SIGNED and PASSED this	20th	day of	October	, A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK



- Residential
- Neighbourhood Commercial
- Commercial
- Industrial (Special Area)
- Stormwater Facility
- School/Park Site
- Private Open Space
- Natural Area
- Transition Area
- Industrial Education Facility

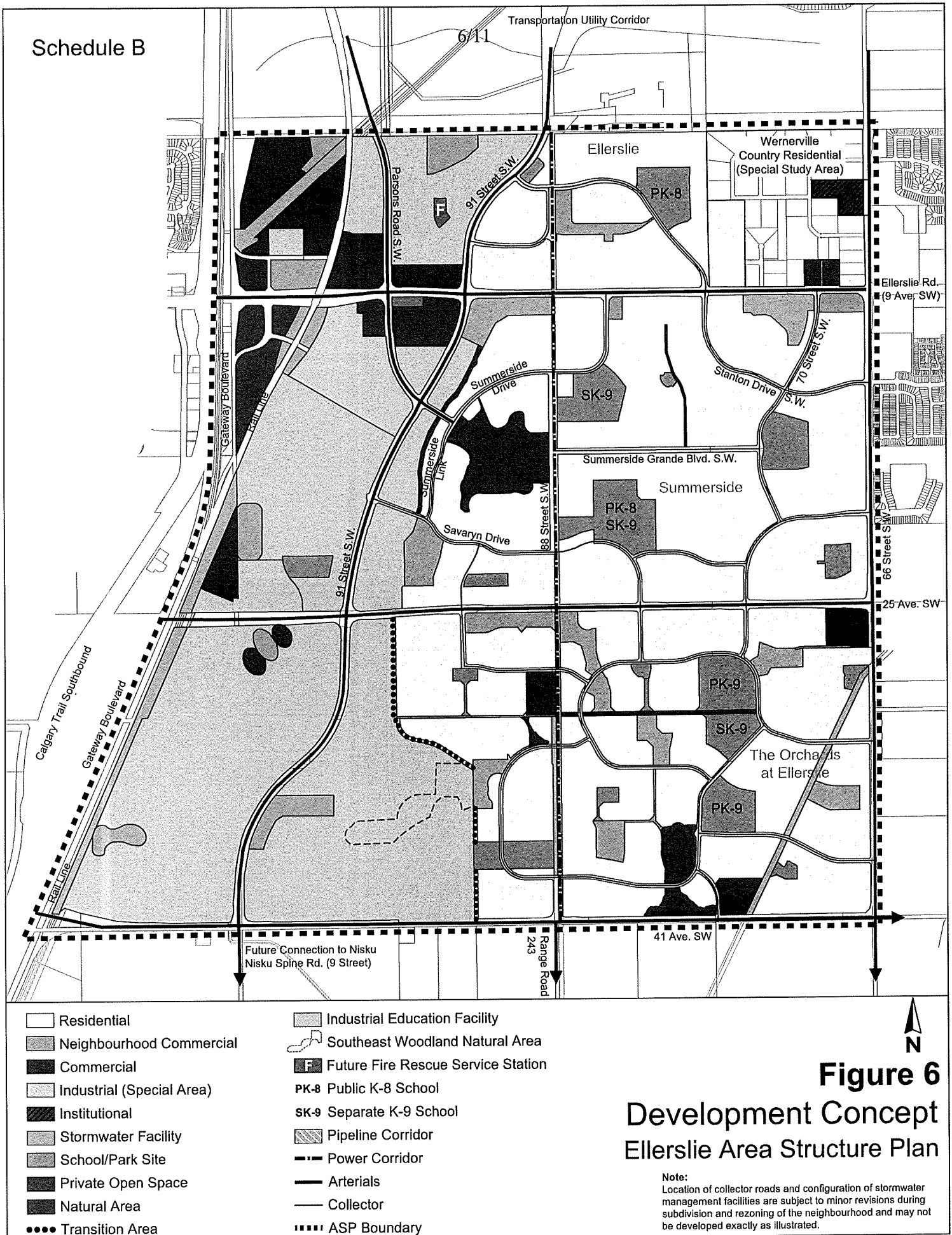
- Institutional
- Southeast Woodland Natural Area
- Future Fire Rescue Service Station
- PK-8 Public K-8 School
- SK-9 Separate K-9 School

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.

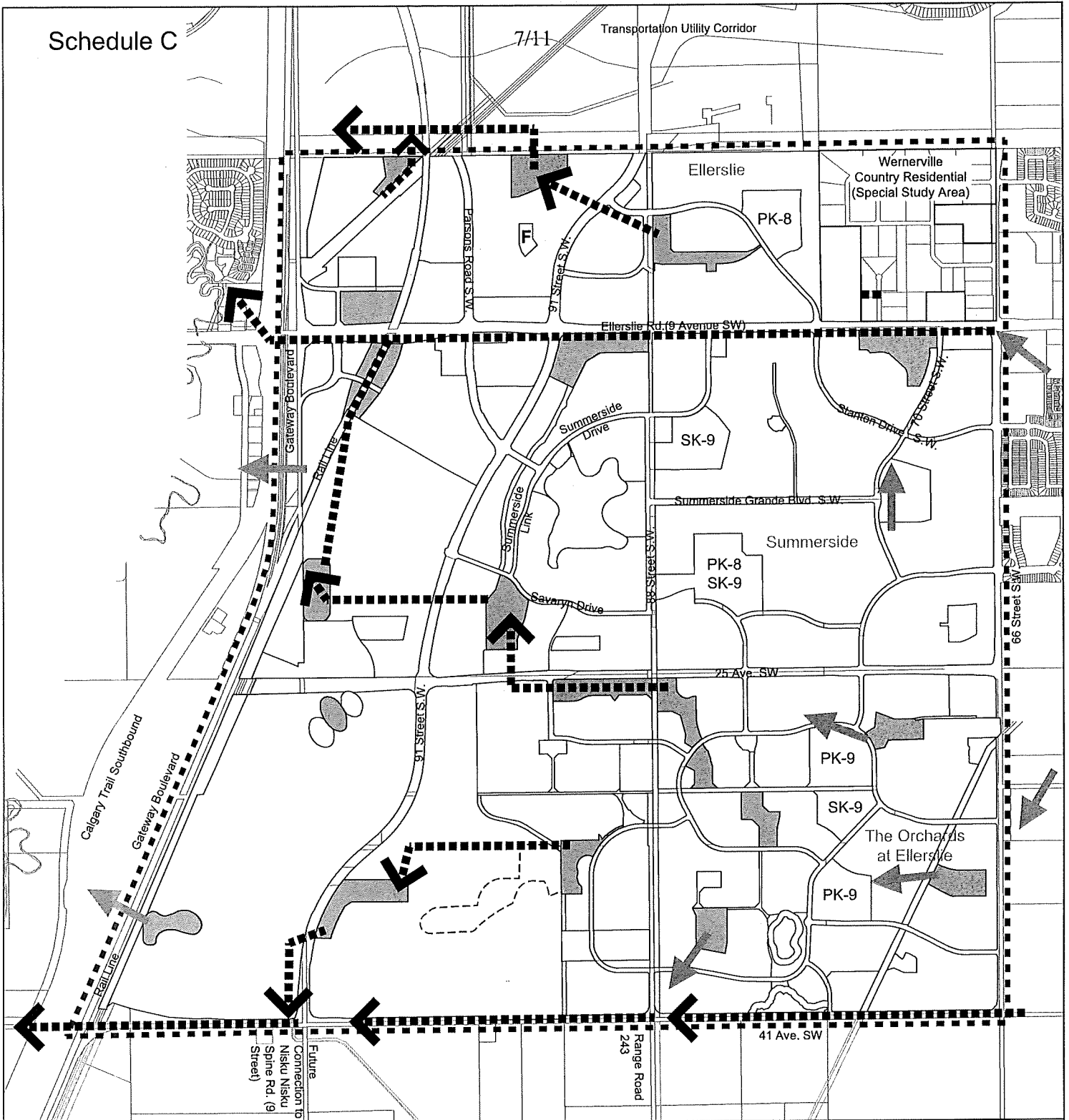
BYLAW 19444 AMENDMENT TO ELLERSLIE Area Structure Plan (as amended)

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





Schedule B



Schedule C



Legend

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

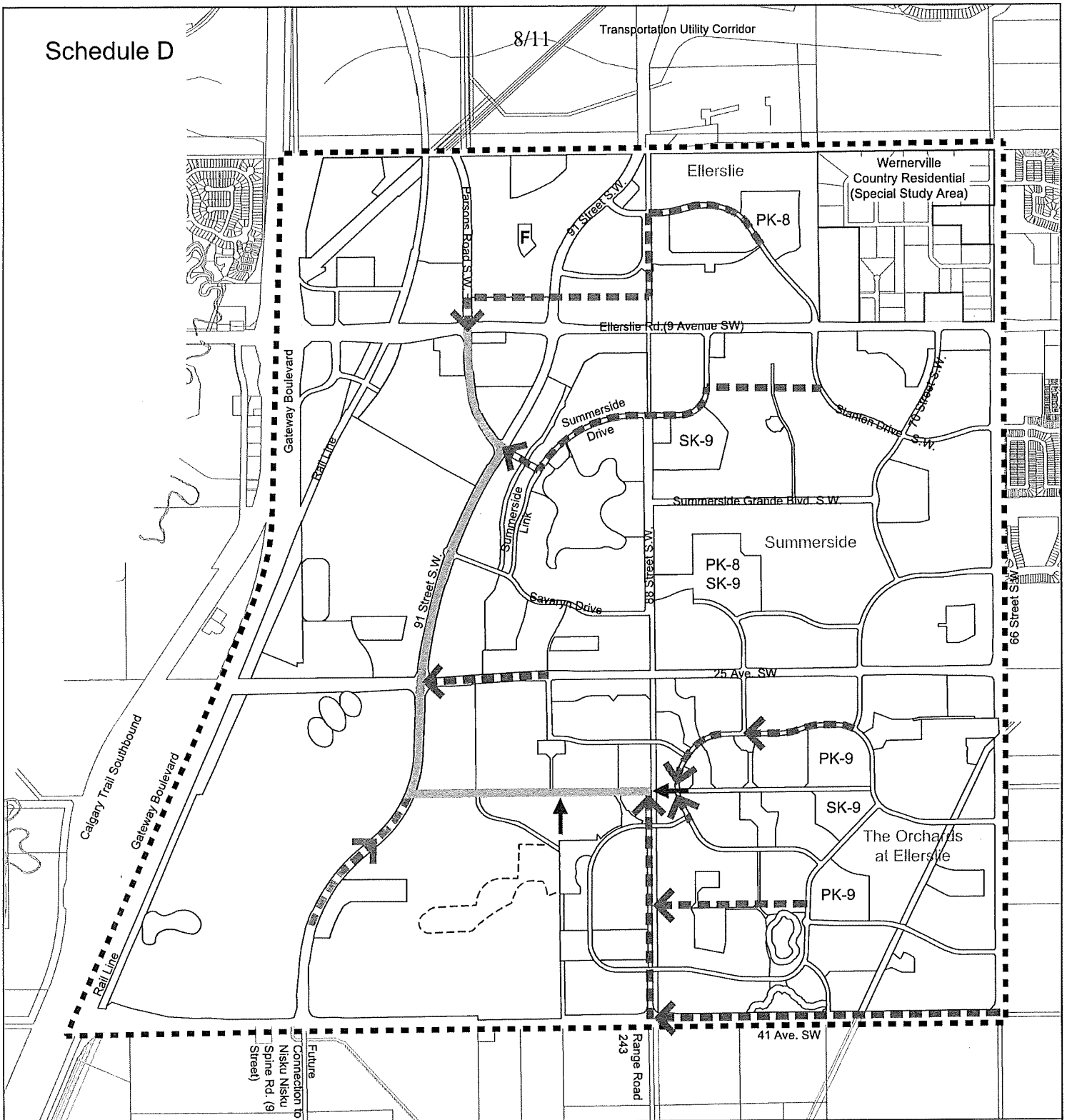
Note:

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



Legend

- ← Direction Of Drainage
- ▬ On-site Trunks
- ▬ SESS Sewer
- ▬ ASP Boundary

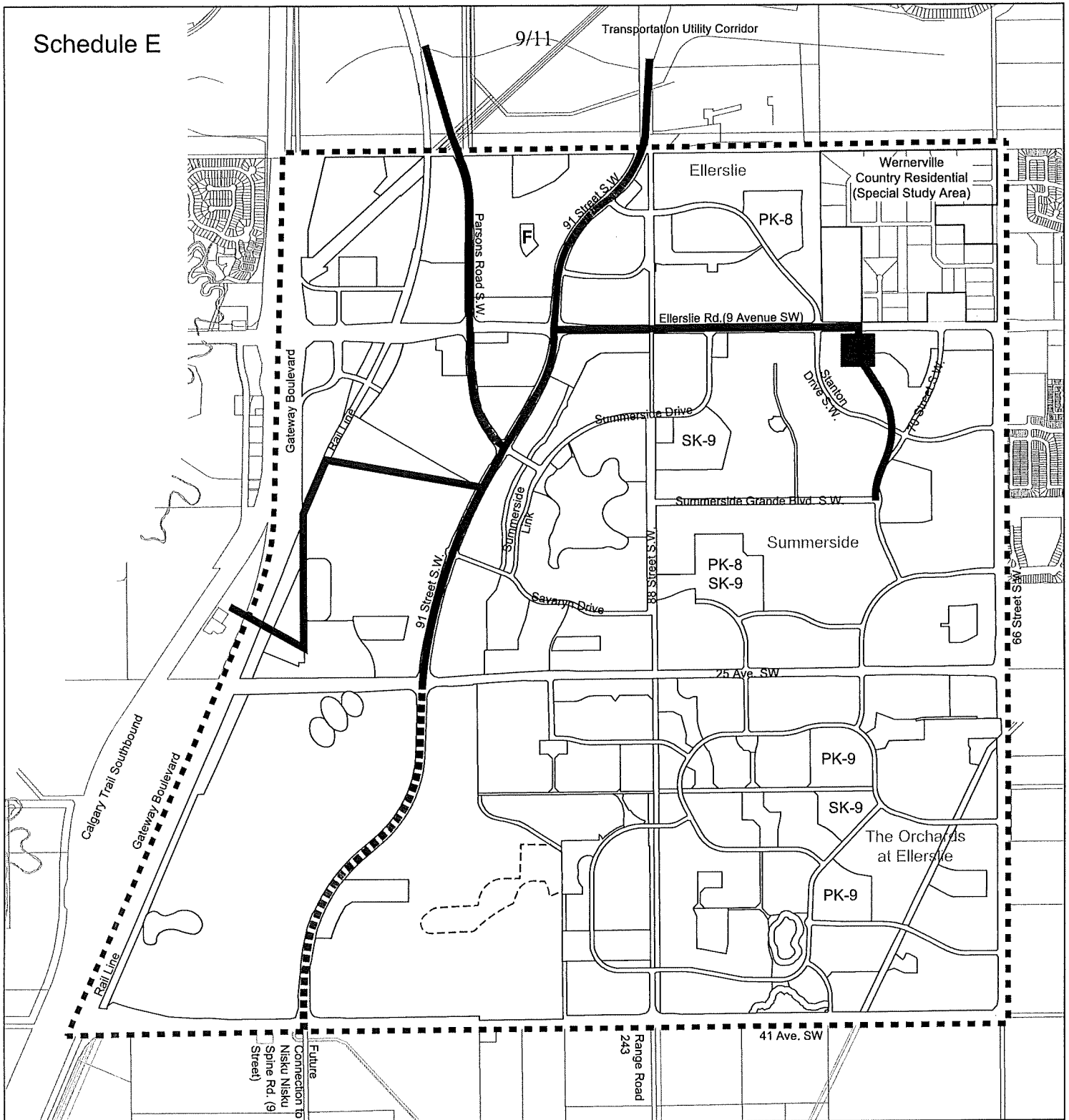
Note:

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 8
Sanitary Drainage
Ellerslie Area Structure Plan

Schedule E



Legend

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

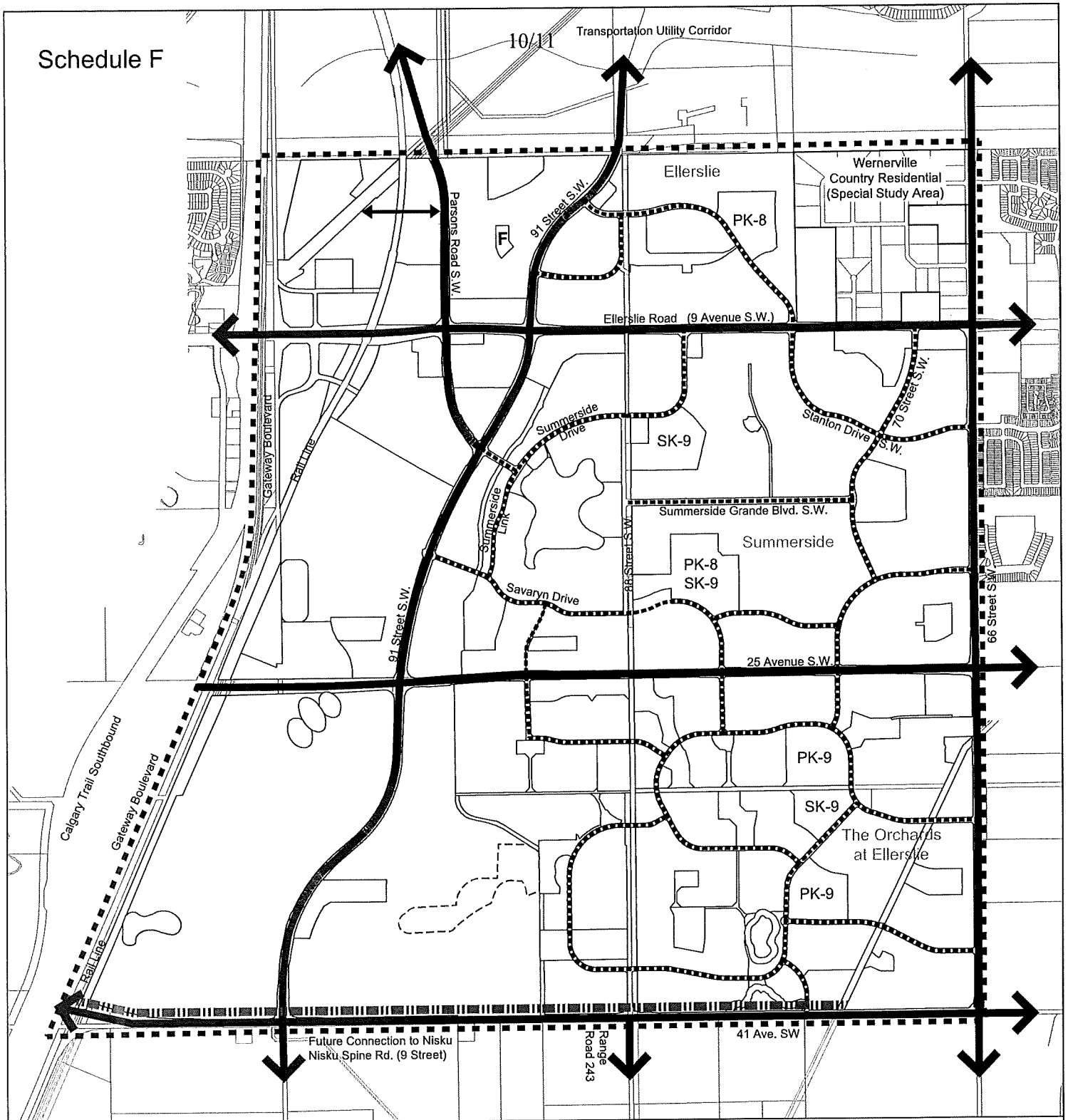
Note:

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 9
Water Distribution
Ellerslie Area Structure Plan

Schedule F



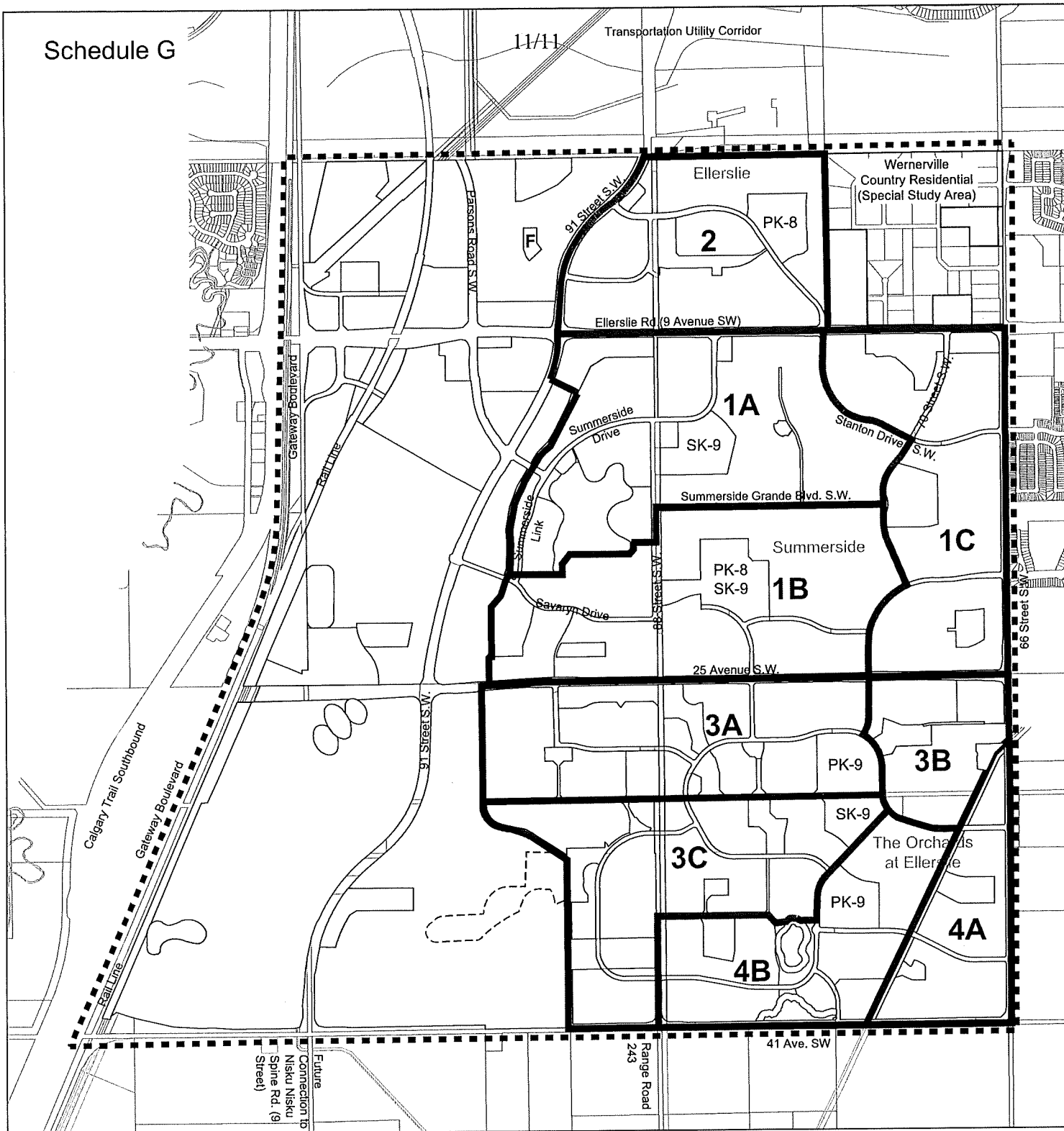
Legend

- 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

Schedule G



Legend

- Stage Boundary
- 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 11
Neighbourhood &
Staging Concept
Ellerslie Area Structure Plan