

Bylaw 18920

A Bylaw to amend Bylaw 11870, as amended, the  
Ellerslie Area Structure Plan, through an amendment to Bylaw 12581,  
being the 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 amend Bylaw 11870, as amended, the Ellerslie Area Structure Plan through the passage of Bylaws 12111, 12581, 12609, 13450, 13535 and 15068; 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 May 1, 2001, Council adopted as Appendix "B" to Bylaw 11870, as amended, the Ellerslie Neighbourhood Structure Plan by passage of Bylaw 12581; and

WHEREAS Council found it desirable to amend the Ellerslie Neighbourhood Structure Plan, through the passage of Bylaw 12878 and 13535; 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 "B" to Bylaw 11870, as amended, the Ellerslie Area Structure Plan is hereby amended as follows:

- a) delete the second sentence of the second paragraph in "1.1 Background" and replace with the following:

"The main purpose of this document is to describe the land use pattern and development objectives for Ellerslie NSP, consisting of 158.18 hectares of land and on of four neighbourhoods within the Ellerslie Area Structure Plan (see Figure 1.0 - Location Plan)".

- b) delete the first paragraph in "1.2 Definition of Plan Area" and replace with the following:

"The Ellerslie NSP includes a majority of SW-27-51-24-4, the east portion of SE-28-51-24-4, Lot A, Block 4, Plan 6749KS and SE-¼ Sec -27-51-24-4".

- c) delete the third bullet point of "1.2 Definition of Plan Area" and replace with the following:

"- Eastern Boundary - 66 Street SW".

- d) delete the third paragraph of "3.3 Existing & Surrounding Land Uses" and replace with the following:

"The Ellerslie NSP contains the existing 45 lot Wernerville Country Residential development. The NSP for Ellerslie is not anticipated to have any significant impact on this area and has given consideration to service connections for the existing residents".

- e) delete the second paragraph of "5.1 Neighbourhood Unit" and replace with the following:

"The Ellerslie NSP is comprised of 155.18 hectares and is bound by Ellerslie Road to the south, realigned Parsons Road/91 Street to the west, 66 Street SW to the east, and the Transportation and Utilities Corridor to the north. These boundaries create a logical planning unit as shown on Figure 6.0 - Development Concept. The neighbourhood is of sufficient size to support a Public K-8 School".

- f) add the following:

"5.2.3 Special Study Area - Wernerville Country Residential

Wernerville is an existing country residential development in the eastern side of the plan area bound by the TUC, 66 Street, and Ellerslie Road. Except for three Urban Services (US) zoned properties on 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), there are currently no intentions to redevelop the remainder of this quarter section.

The Wernerville Country Residential area has the potential to redevelop as a contiguous part of the Ellerslie NSP, which is why it has been identified as a Special Study Area in Figure 6.

Future development opportunities within Wernerville will require further discussions with City administration to determine servicing and future land uses, through amendments to both the Ellerslie ASP and Ellerslie NSP. As a general guideline, the land should be developed for low and medium density residential uses consistent with and complementary to the areas in the western portion of the Ellerslie NSP.

A roadway connection was planned to align with 78 Street SW in the Ellerslie ASP. The intent of this roadway was due to the possibility that the remainder of Wernerville may redevelop to suburban densities in the future. Further discussions with City administration will be required to determine if this roadway is still viable.

- g) add the words "November 2003" to the footer of Figure 2: Context Plan;
- h) add the words "November 2003" to the footer of Figure 3: Land Ownership;
- i) add the words "November 2003" to the footer of Table 1 - Land Ownership of Section 1.3 Land Ownership;
- j) delete the Appendix I statistics entitled "Ellerslie Neighbourhood Structure Plan Land Use & Demographic Profile - Bylaw 15068";
- k) delete the statistics entitled "Ellerslie Neighbourhood Structure Plan - Land Use and Population Statistics- Bylaw 15068" and substitute with the following:

## Ellerslie Neighbourhood Structure Plan - Land Use and Population Statistic

### Bylaw 18920

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>158.18</b>	
Utility/Pipeline Corridors	1.87	
Arterial Roadways	7.69	
<b>Gross Developable Area</b>	<b>148.62</b>	<b>100.00</b>
Existing Land Uses (Country Residential (Special Study Area))	52.10	35.06
Parks and Schools	6.65	4.47
Circulation	18.65	12.55
Public Utility – stormwater facility	4.10	2.76
<b>Net Developable Area</b>	<b>67.12</b>	<b>45.16</b>
Institutional	3.64	2.45
Commercial	0.75	0.50
Residential	62.73	42.21

	Area	Units	% of Total Units	Population
Low Density Residential (RF1, RSL, RPL, and RF4)	48.44	1,211	63%	4,190
Medium Density Residential (RF5, RA7)	14.29	715	37%	2,129
<b>Total Residential</b>	<b>62.73</b>	<b>1,926</b>	<b>100%</b>	<b>6,319</b>

Density: 42.5 persons per net residential hectare  
30.7 units per net residential hectare

#### STUDENT GENERATION STATISTICS

Level	Public	Separate	Total
Grades K-8	834	278	1,112
Grades 9-12	324	108	432
<b>TOTAL</b>	<b>1,158</b>	<b>386</b>	<b>1,545</b>

#### LDR/MDR RATIO

63% / 37%

Persons / Gross Developable Hectare  
42.5


- l) deleting the Map entitled “Bylaw 15068 – Ellerslie Neighbourhood Structure Plan” and substituting therefore the Map entitled “Bylaw 18920 – Amendment to the Ellerslie Neighbourhood Structure Plan” hereto as Schedule “A” and forming part of this Bylaw;
- m) delete the Figure entitled “Figure 5 - Site Features” and replace it with the map entitled “Figure 5 - Site Features” attached hereto as Schedule “B” and forming part of this bylaw;
- n) delete the Figure entitled “Figure 6 - Development Concept” and replace it with the map entitled “Figure 6 - Development Concept” attached hereto as Schedule “C” and forming part of this bylaw;
- o) delete the Figure entitled “Figure 7 - Circulation System” and replace it with the map entitled “Figure 7 - Cirucaltion System” attached hereto as Schedule “D” and forming part of this bylaw;
- p) delete the Figure entitled “Figure 8 - Storm Servicing” and replace it with the map entitled “Figure 8 - Storm Servicing” attached hereto as Schedule “E” and forming part of this bylaw;
- q) delete the Figure entitled “Figure 9 - Sanitary Servicing” and replace it with the map entitled “Figure 9 - Sanitary Servicing” attached hereto as Schedule “F” and forming part of this bylaw; and

- r) delete the Figure entitled "Figure 10 - Staging Plan" and replace it with the map entitled "Figure 10 - Staging Plan" attached hereto as Schedule "G" and forming part of this bylaw;

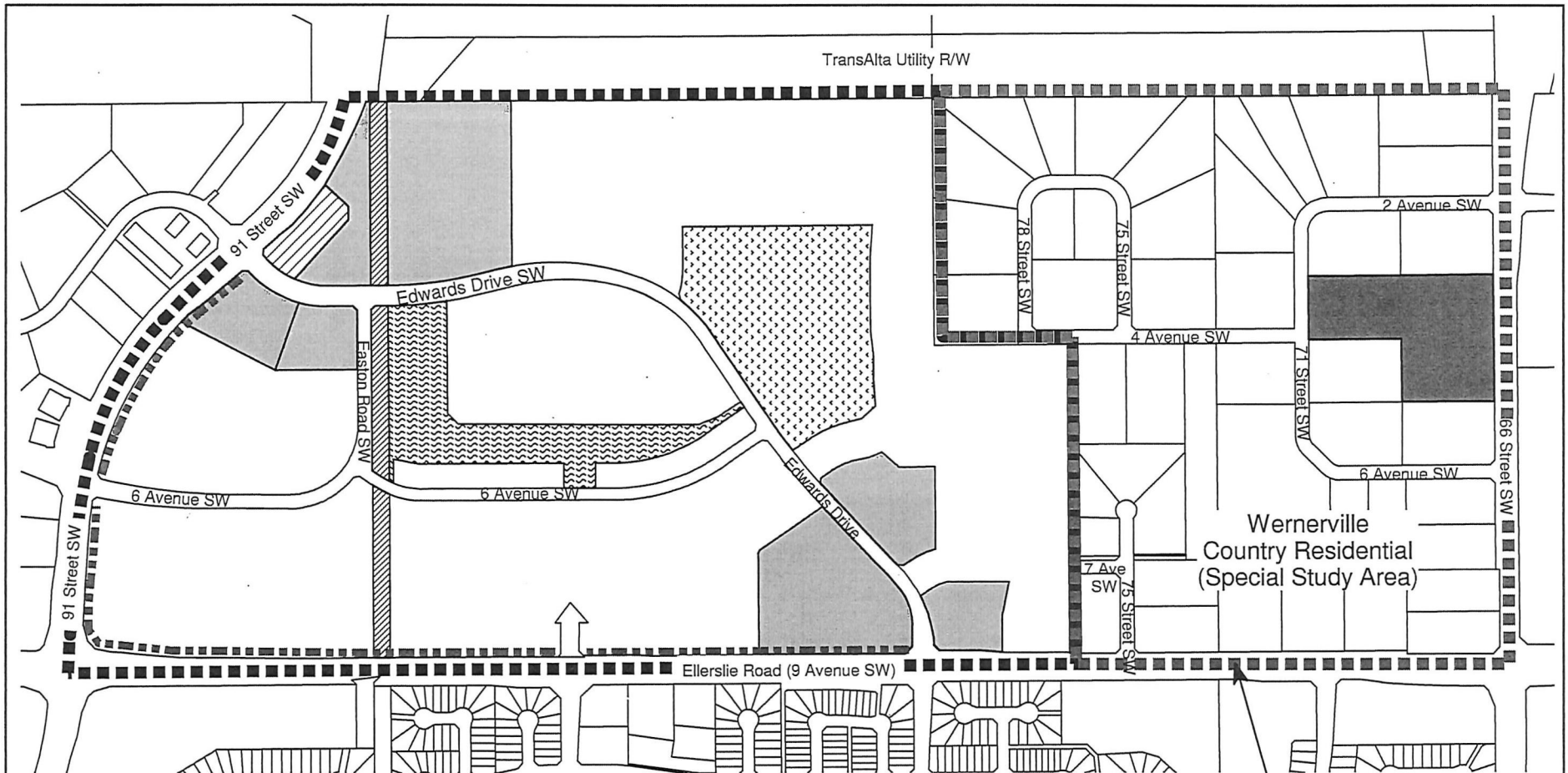
READ a first time this	15th	day of	July	, A. D. 2019;
READ a second time this	15th	day of	July	, A. D. 2019;
READ a third time this	15th	day of	July	, A. D. 2019;
SIGNED and PASSED this	15th	day of	July	, A. D. 2019.

THE CITY OF EDMONTON

  
MAYOR

  
CITY CLERK

A













**BYLAW 18920  
AMENDMENT TO  
ELLERSLIE**

Neighbourhood Structure Plan  
(as amended)

**Amendment Area**



- |   |                                |   |  |
|---|--------------------------------|---|--|
|  | Low Density Residential        |  | School/Park Site                         |
|  | Medium Density Residential     |  | Power Corridor                           |
|  | Commercial                     |  | Noise Attenuation Barrier                |
|  | Stormwater Management Facility |  | NSP Boundary                             |
|  | Institutional                  |  | Proposed NSP Boundary and 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.



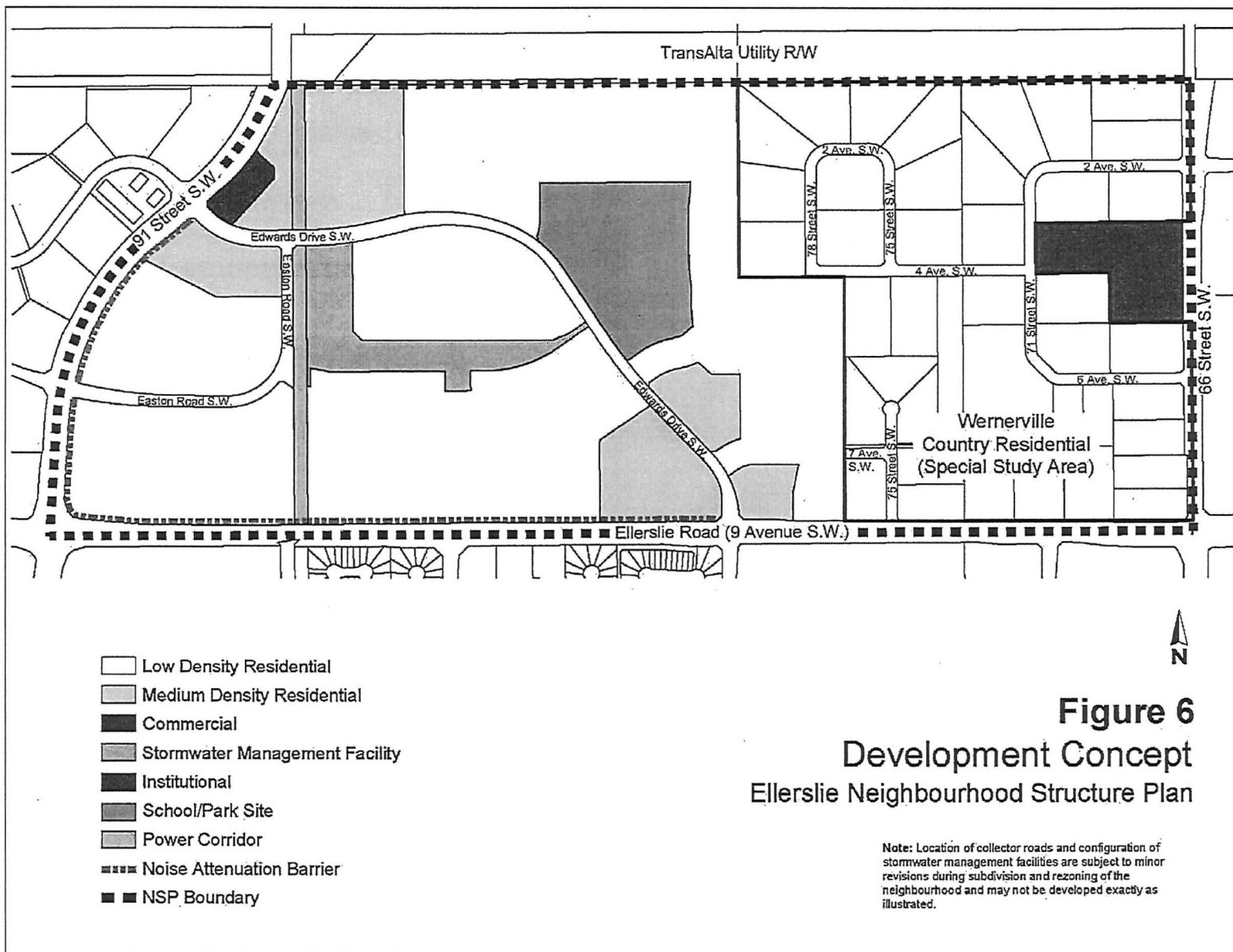
- TransAlta Utility R/W
- ATCO Pipelines Gas Corridor
- Power Corridor
- High-Pressure Transmission Pipeline
- Wernerville Country Residential
- ■ NSP Boundary

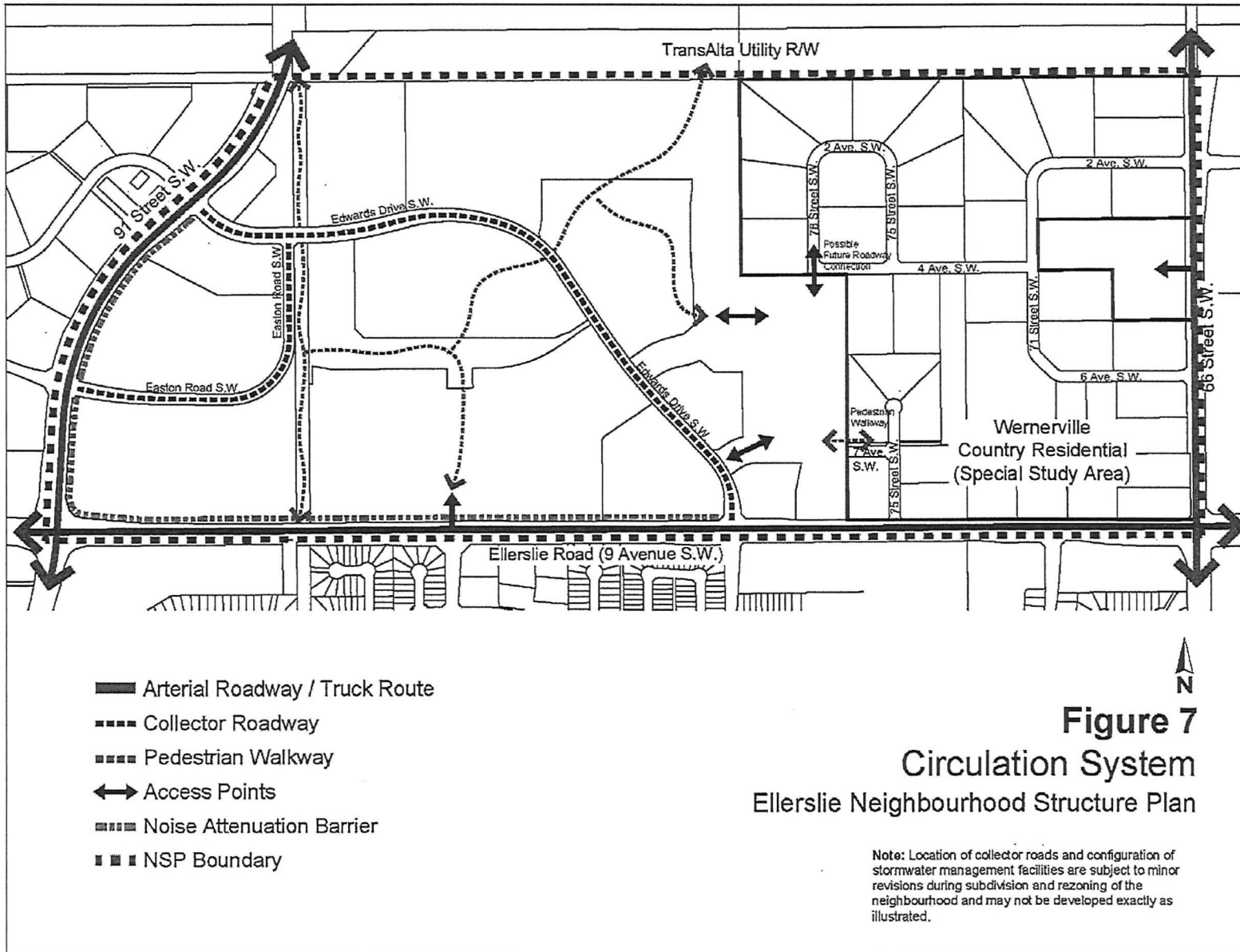


**Figure 5**  
**Site Features**

Ellerslie Neighbourhood Structure Plan







**Figure 7**  
**Circulation System**  
 Ellerslie Neighbourhood Structure Plan

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