

Bylaw 16447

A Bylaw to amend Bylaw 11870, as amended, being the  
Ellerslie Area Structure Plan, by amending  
The Orchards at 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 from time to time to amend Bylaw 11870, as amended, the Ellerslie Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on November 15, 2007, Council adopted as Appendix "C" to Bylaw 11870, as amended, The Orchards at Ellerslie Neighbourhood Structure Plan by passage of Bylaw 14724; and

WHEREAS an application was received by Sustainable Development to amend The Orchards at Ellerslie Neighbourhood Structure Plan; 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 "C" to Bylaw 11870, as amended, is hereby further amended as follows:
  - a. deleting from the third sentence in the first paragraph under 3.3.1 Urban Design the term "greenway";
  - b. deleting the second sentence in the first paragraph under 3.3.1 Urban Design, Rationale, Linkage Concept and replacing it with the following:

“Shared use paths will be landscaped and provide seating / resting areas at various locations throughout the neighbourhood.”

- c. deleting paragraphs two through four under 3.3.5 Residential and replacing them with the following:

“The Low Density Residential areas will allow for the development of single detached, semi-detached or duplex housing. The Medium Density Residential areas will allow for the development of row housing, stacked row housing, or low-rise apartment housing. The maximum allowable height of buildings is dependant on the type of housing developed, in accordance with the Zoning Bylaw.”

- d. deleting from the second sentence in the first paragraph under 3.3.5 Residential, Rationale – Medium Density Residential, the following words:

“at a blended density of approximately 68.5 units per hectare and a maximum allowable height of 4 storeys.”

- e. deleting the fourth paragraph under 3.3.5 Residential, Rationale – Medium Density Residential, and replacing it with the following:

“The MDR sites have been located in various locations throughout the NSP with a higher concentration situated adjacent to the commercial site in the northeast corner (66 Street SW and 25 Ave SW). Collectively these sites create a higher density node that supports the commercial uses and transit that will be located along 25 Ave SW and 66 Street SW. The remaining MDR sites are located near the entrances of the neighbourhood or internal locations.”

- f. deleting all but the first sentence from the sixth paragraph under 3.3.5 Residential, Rationale – Medium Density Residential, and replacing it with the following:

“Specific land use densities are consistent with those established under the Terms of Reference for the Preparation and Amendment of Neighbourhood Structure Plans. The area, number of dwelling units and population attributed to MDR land uses are shown in Table 1 – Land Use & Population Statistics. The LDR / MDR housing mix ratio proposed by the NSP is approximately 71% LDR / 29% MDR.”

- g. deleting from the second sentence under 3.3.5 Residential, Rationale – Suburban Housing Mix Ratio, the word “exceeds” and the numbers “61%” and “39%” and replacing them with “is within” and “71%” and “29%” respectively;

- h. deleting from the first sentence of the first paragraph under 3.3.6 Commercial the number “1.85” ha and replacing it with “4.4” ha;

- i. deleting from 3.3.6.2 a Implementation, under 3.3.6 Commercial the words “CNC zone” and replacing them with “respective commercial zone”;

- j. deleting the first paragraph under 3.3.6 Commercial, Rationale, and replacing it with the following:

“The Orchards NSP proposes one commercial site, approximately 4.4 ha in size, in the northeast portion of the plan area, at the intersection of 66 Street and 25 Avenue SW. Such a location will provide excellent visibility and access to commercial services at the periphery of the neighbourhood. This site is connected directly to a linear park providing

connectivity to the central east-west shared use path corridor (30 Avenue SW road right-of-way) and provides an enhanced pedestrian link to the remainder of the community.”

- k. deleting from the second sentence in the second paragraph under 3.3.6 Commercial, Rationale, the words “Neighbourhood Convenience Commercial Zone (CNC), and replacing them with “Shopping Centre Zone (CSC)”;
- l. deleting from the second sentence in the first paragraph under 3.3.8 Parks & Open Space, the term “Greenways”;
- m. deleting the second and third sentences in the first paragraph under 3.3.8 Parks & Open Space, Rationale, Pocket Parks, and replacing them with the following:
 

The NSP proposes three Pocket Parks distributed across the geographic area of the neighbourhood. These pocket parks are intended to provide the residents with amenity space within easy walking distance from their home.
- n. deleting from the second sentence in the second paragraph under 3.3.8 Parks & Open Space, Rationale, Pocket Parks, the term “Greenways”;
- o. deleting the entire text of sub section under 3.3.8 Parks & Open Space, Rationale, Greenways, and replacing it with the following:

There are a number of greenways located in The Orchards at Ellerslie NSP. The UPMP defines greenways as linear, public, open space features that create recognizable pathways through and/or between neighbourhoods, and include opportunities for recreation, walking and other non-vehicular transportation modes. Greenways are created from any one or combination of utility corridors, such as pipeline or power rights-of-way, non-vehicular road right-of-way, or parkland.

Existing conditions within The Orchards at Ellerslie NSP that create a linear, public, open space feature incorporated into the design of the neighbourhood include:

- the north/south utility corridor (power right of way, east of the former 91 Street government road allowance) from 25 Avenue SW to the re-aligned 66 Street SW;
- former 30 Avenue government road allowance (closed), west of the former 91 Street government road allowance to the western boundary of the neighbourhood;
- existing 30 Avenue government road allowance, east of the former 91 Street government road allowance to the eastern boundary of the planned school sites;
- pipeline right-of-way along the eastern boundary of the neighbourhood, on the west side of a portion of 66 Street SW.

The Orchards at Ellerslie NSP plans for smaller greenways to connect to the above central linear, public open space system to provide additional linkages to various institutional, recreational and commercial uses. It also plans for a 20 m wide transition area along portions of the western boundary of the plan, south of the former 30 Avenue road right-of-way, where land use transitions to industrial from residential.

This plan proposes 1.86 ha of the plan’s greenways as parkland (Linear Park, municipal reserve credit), as identified in Figure 3, Land Use Concept and in the Land Use and

Population Statistics. The balance of greenway connections are planned within future road right-of-way, existing 30 Avenue road right-of-way or lands utilized as a pipeline corridor.

Linear Park greenways will be a minimum of 10-15 m wide, and accommodate a 3 m wide paved multi-use trail. In addition to the paved trail, the greenways will include grassed or naturalized planting, park furniture (e.g. benches, garbage receptacles), trees and shrub beds, and directional and interpretive signage.

Collectively, these corridors help establish an integrated open space system for the Orchards by establishing intra-neighbourhood pedestrian links between various focal points such as the School and Community Park sites, Resident's Association, environmental reserve, Urban Village park, Pocket Parks, SWMFs, MDR sites and the commercial site. These corridors also establish inter-neighbourhood pedestrian connectivity by establishing linkages with the Summerside Neighbourhood to the north and the southeast Natural Area in the adjacent industrial area."

- p. deleting the entire sub section under 3.3.8 Parks & Open Space, Rationale, Walkways, and replacing it, under 3.4 Transportation, as follows:

#### "3.4.8 Walkways

A number of walkways are proposed in the plan area, which serve as minor pedestrian connections. These walkways will primarily consist of 1.5 m concrete sidewalks and will enhance pedestrian connectivity in the LDR areas by establishing pedestrian connections to open spaces. The exact location of these connections will be determined at the subdivision stage."

- q. deleting the heading "3.4.7 Multi-use Trail Corridor Network" and it's entire content and replacing it with the following:

#### "3.4.7 Shared Use Path Network

Shared use paths will connect residents to nearby neighbourhood focal points and amenities such as educational facilities, park and open spaces and commercial sites, as conceptually shown in Figure 7 – Pedestrian Network. These corridors and linkages will connect the residential cells located throughout the plan area and will be clearly marked and separated from vehicular traffic to ensure safety of pedestrians and cyclists. Additional pedestrian linkages will be made available along local and connector roadways to promote walkability and further enhance connectivity for active modes within the NSP area among residential, commercial, school/park and open space land uses.

A shared use path will be located within the central, north-south Altalink Utility corridor and provides a north-south linkage from the stormwater management facilities in the north to the central resident association, and on to the Urban Village Park in the south. This also provides neighbourhood connection to the Summerside neighbourhood north of 25 Avenue SW and south to 41 Avenue SW.

An east-west shared use path will be centrally located within 30 Avenue road right-of way (both within the closed and undeveloped portions of the right-of-way) within the plan area from the western boundary through to the eastern boundary of the proposed school park sites. Shared use path connections to two Pocket Parks in the north, and to the commercial

site through the stormwater management facility and Linear Park to 66 Street in the north east corner, will be provided from this corridor.

A shared use path will be located within the pipeline corridor, along 66 Street SW. Specific details how this corridor will tie into the shared use path networks in Neighbourhood 3 to the east, in the Southeast Area Structure Plan, and in Neighbourhood 4 to the south, in the Ellerslie Area Structure Plan and to the 66 Street SW arterial roadway, will be determined through discussions with Transportation Services

A shared use path will be located on the western boundary of the plan within the transition area, the Urban Village Park and southwestern stormwater management facility, from 41 Avenue SW and connecting to the east-west shared use path.

These corridors will be developed with a 3 m wide paved shared use path and will be clearly marked with directional and interpretive signage.”

- r. deleting from 3.4 Transportation the heading “3.4.8 Power Utility Corridor” and it’s entire content;
- s. deleting the first sentence under 3.4.6 NSP Policy under 3.4 Transportation, and replacing it with the following:

Pedestrian linkages will be provided to the Shared Use Path Network within the powerline and pipeline corridors, portions of the 30 Avenue SW right-of-way, storm water management facilities, and Linear Parks;

- t. deleting from the second paragraph under 3.4.6 NSP Policy under 3.4 Transportation, the words “The SWM facilities and”;
- u. deleting from 3.4 Transportation, Rationale, the heading “Greenways/Multi-use Trail Corridors” and from the first sentence the words “Greenways and Multi-Use Trail Corridors” and replacing them with the heading “Shared Use Paths” and the words “Shared Use Paths”;
- v. deleting from the first sentence under 3.4 Transportation, Technical Summary, the word “Department” and replacing it with “Services.”
- w. deleting all reference to “multi-use trail” throughout the NSP document and replacing it with “shared use path”.

- x. deleting the statistics entitled "The Orchards at Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 14724" and replacing with the following:

**THE ORCHARDS AT ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 16447**

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>249.83</b>	
Arterial Roadways / Road Right-of-Way	10.42	
Utility/Pipeline Corridors	4.09	
Environmental Reserve	2.40	
30 Avenue SW Road Right-of-Way	1.96	
<b>Gross Developable Area</b>	<b>230.96</b>	<b>100</b>
Parkland, Recreation, School (Municipal Reserve)	22.45	9.7
School/Park		12.72
Pocket Parks		2.12
Linear Park (MR Credit for Greenways)		1.86
Urban Village Park (Lot R1, Plan 3186TR)		5.75
Private Open Space (Resident's Association)	3.40	1.5
Commercial	4.41	1.9
Urban Services/Institutional	13.17	5.7
Transition Area	1.92	0.8
Stormwater Management Facilities	17.12	7.4
Circulation (local roads, walkways and lanes)	34.64	15.0
<b>Total</b>	<b>97.11</b>	<b>42%</b>
<b>Net Residential Area</b>	<b>133.85</b>	<b>58%</b>

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

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Population	% of NRA
Low Density Residential (LDR)						
Single/Semi-Detached	118.79	25	2970	2.8	8316	88.7
Medium Density Residential (MDR)						
Row Housing	3.16	45	142	2.8	398	2.4
Low-rise/Multi-/Medium Units	11.90	90	1071	1.8	1928	8.9
<b>Total Residential</b>	133.85		4183		10,642	100.0%

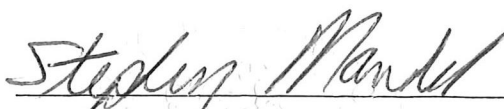
Population Per Net Hectare (ppnha)	80
Units Per Net Residential Hectare (upnrha)	31
LDR/ MDR Unit Ratio	71% / 29%

	Elementary (K-6)	Junior/Senior High School (7-12)	Total
<b>STUDENT GENERATION</b>			
Public	462	462	924
Separate	231	230	461
<b>Total</b>	693	692	1385

- y. deleting the Map entitled "Bylaw 14724 –The Orchards at Ellerslie Neighbourhood Structure Plan" and substituting therefore the Map entitled the "Bylaw 16447 - The Orchards at Ellerslie Neighbourhood Structure Plan " attached hereto as Schedule "A";
- z. deleting "Figure 3 – Land Use Concept and substituting it with "Figure 3 – Land Use Concept," attached hereto as Schedule "B";
- aa. deleting "Figure 4 – Neighbourhood Concept" and substituting it with "Figure 4 – Neighbourhood Concept", attached hereto as Schedule "C";;
- bb. deleting "Figure 5 – Collector Roads" and substituting it with "Figure 5 – Collector Roads", attached hereto as Schedule "D";
- cc. deleting "Figure 6 – Linkage Concept" and substituting it with "Figure 6 – Linkage Concept", attached hereto as Schedule "E";
- dd. deleting "Figure 7 – Pedestrian Network" and substituting it with "Figure 7 – Pedestrian Network", attached hereto as Schedule "F";
- ee. deleting "Figure 8 – Transportation Network" and substituting it with "Figure 8 – Transportation Network", attached hereto as Schedule "G";
- ff. deleting "Figure 9 – Servicing Concept Plan" and substituting it with "Figure 9 – Servicing Concept Plan", attached hereto as Schedule "H";
- gg. deleting "Figure 10 – Staging Plan" and substituting it with "Figure 10 – Staging Plan", attached hereto as Schedule "I";
- hh. deleting "Figure 11 – Ownership Plan" and substituting it with "Figure 11 – Ownership Plan", attached hereto as Schedule "J".

READ a first time this	17th	day of	June	, A. D. 2013;
READ a second time this	17th	day of	June	, A. D. 2013;
READ a third time this	17th	day of	June	, A. D. 2013;
SIGNED and PASSED this	17th	day of	June	, A. D. 2013.

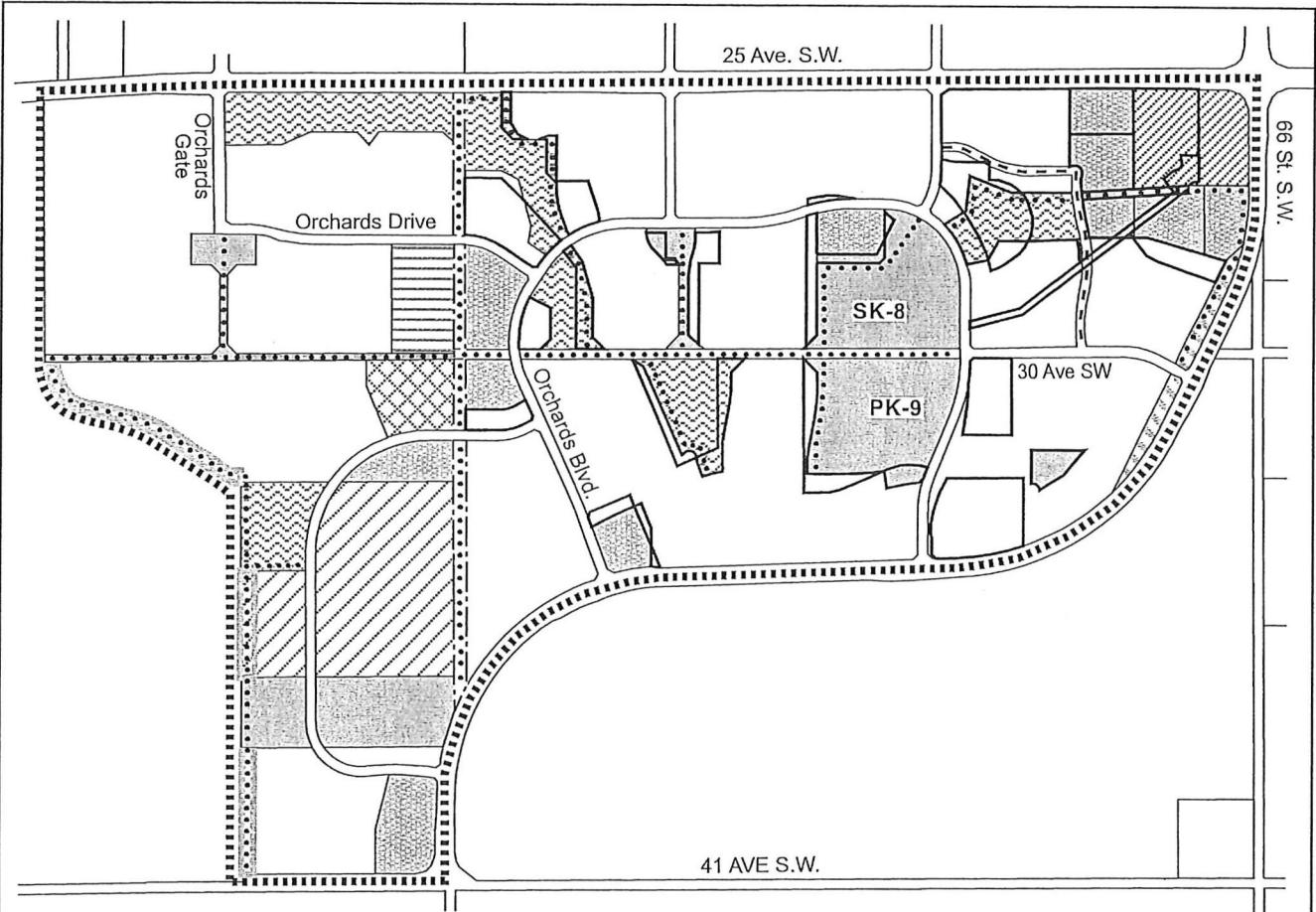
THE CITY OF EDMONTON



MAYOR


















CITY CLERK



**BYLAW 16447  
AMENDMENT TO  
THE ORCHARDS AT ELLERSLIE**  
Neighbourhood Structure Plan  
(as amended)



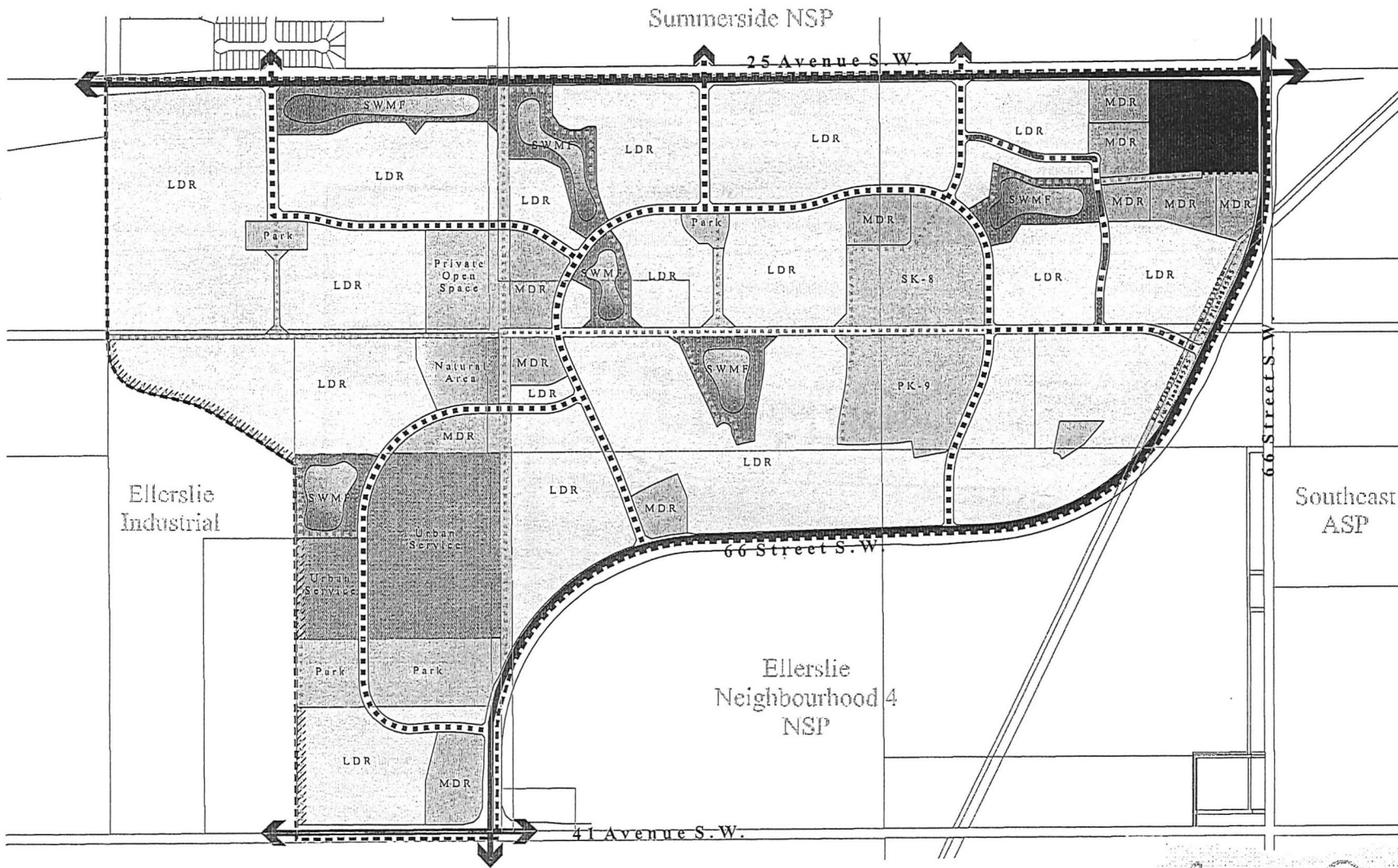
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|---|----------------------------|--|------------------------|
|  | Low Density Residential    |  | School/Park/MR         |
|  | Medium Density Residential |  | Enhanced Local Roadway |
|  | Commercial                 |  | Shared Use Path        |
|  | Stormwater Facility        |  | Transition Area        |
|  | Urban Services             |  | Pipeline Right-of-Way  |
|  | Natural Area               |  | Power Right-of-Way     |
|  | Private Open Space         |  | NSP Boundary           |
|   |                            |  | Boundary of Amendment  |

**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.



SCHEDULE "B"

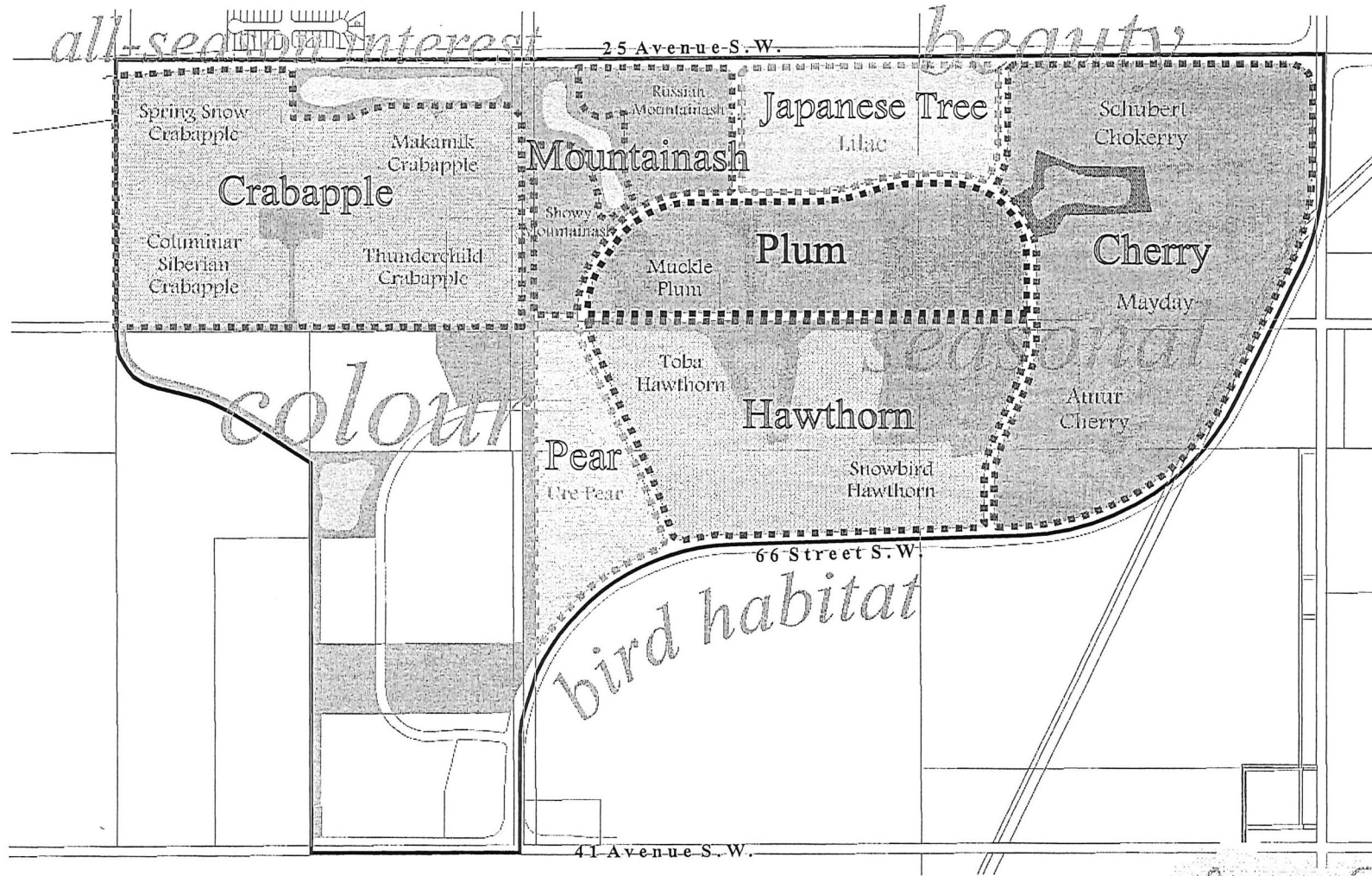
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- |                                |                             |                        |
|--------------------------------|-----------------------------|------------------------|
| Low Density Residential        | School/Park/MR              | Enhanced Local Roadway |
| Medium Density Residential     | Natural Area                | Transition Area        |
| Commercial                     | Shared-use Path             | Collector Roadway      |
| Stormwater Management Facility | Powerline/Pipeline Corridor | Arterial Roadway       |
| Urban Service                  |                             | NSP Boundary           |
| Private Open Space             |                             |                        |

*The Orchards*  
at **Ellerslie**

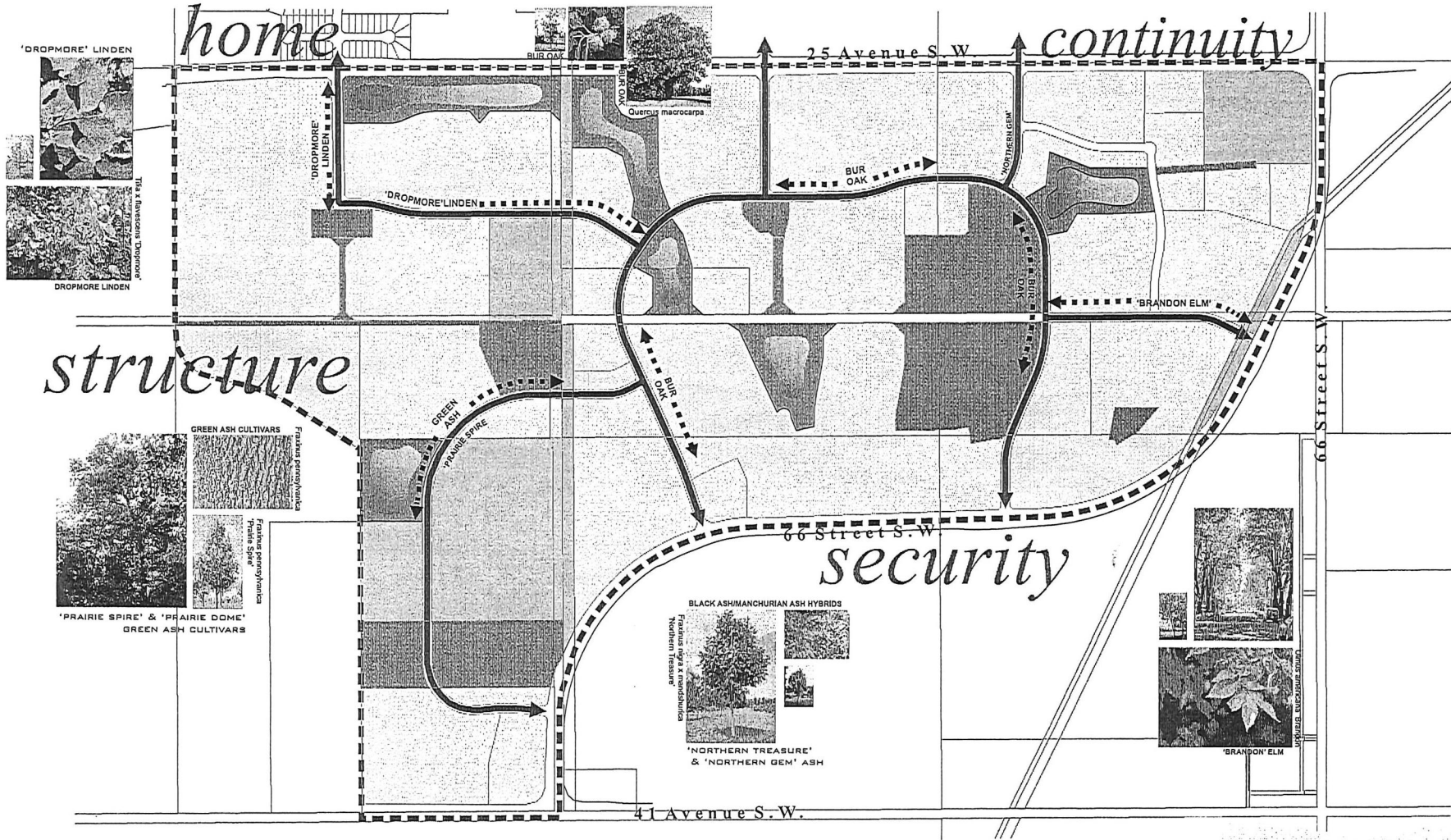
**Figure 3**  
*Land Use Concept*  
Neighbourhood Structure Plan








Please note: named trees species, areas, streets and walkways are for illustrative purposes only and will be adjusted for availability and suitability of species at the time of detailed subdivision design.

*The Orchards*  
at **Ellerslie**

**Figure 4**  
Neighbourhood Concept  
Neighbourhood Structure Plan



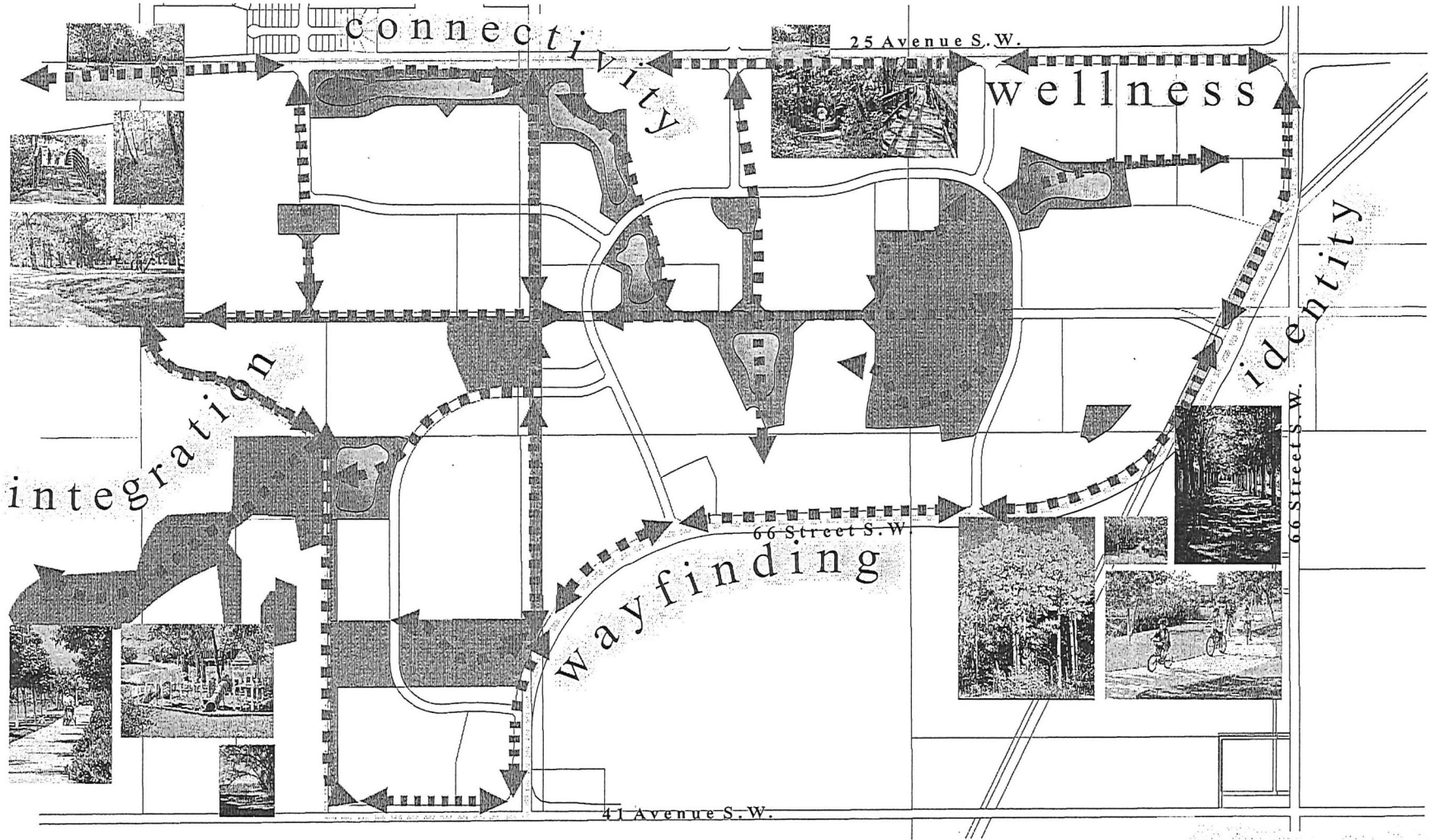
Legend

-  MR - Park/School, Greenway, Major Pedestrian Linkage and Natural Area
-  Collector Roads
-  Private Open Space
-  Powerline/Pipeline Corridor
-  NSP Boundary

Please note: named trees species, areas, streets and walkways are for illustrative purposes only and will be adjusted for availability and suitability of species at the time of detailed subdivision design.

*The Orchards*  
at *Ellerslie*

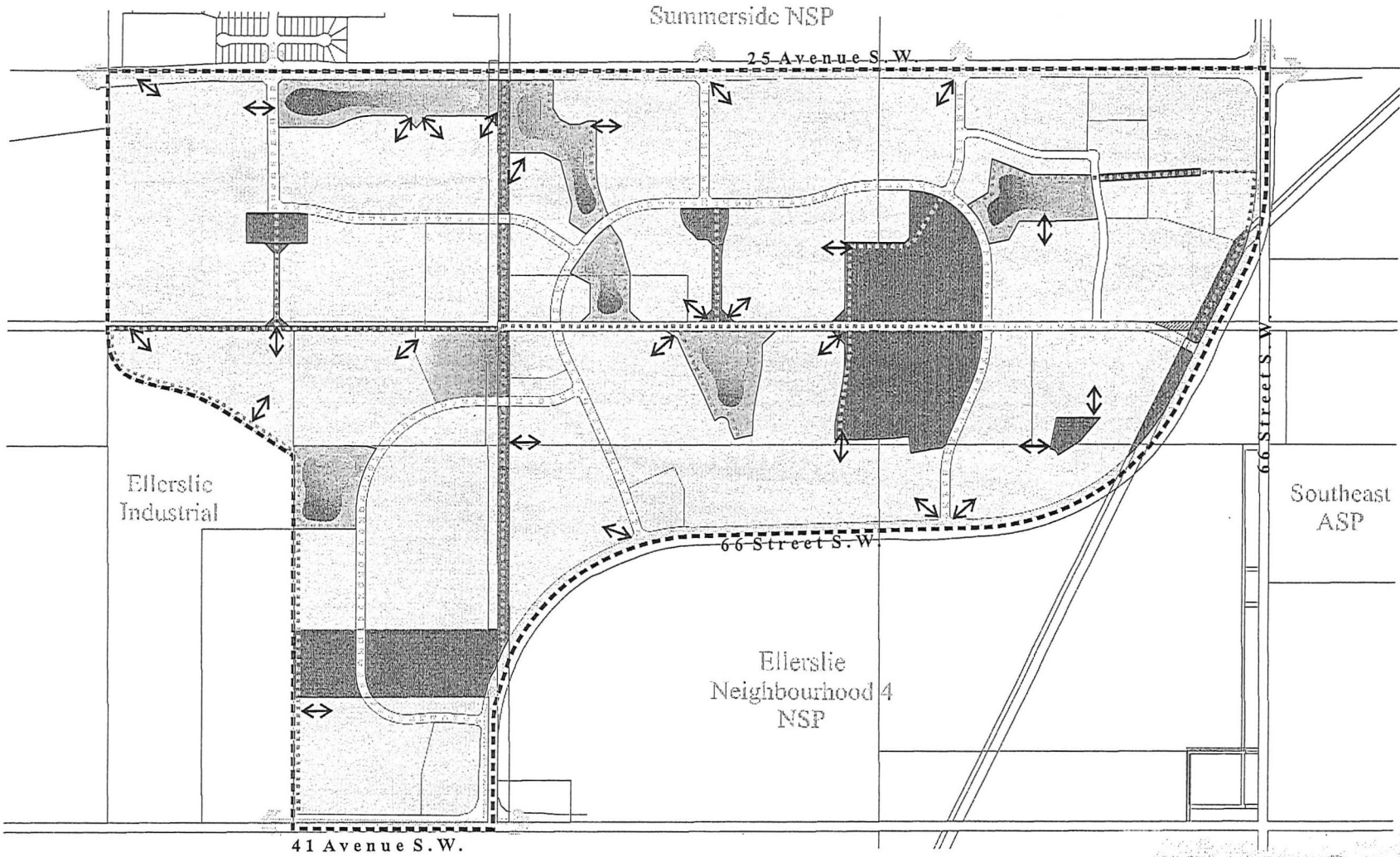
Figure 5  
Collector Roads  
Neighbourhood Structure Plan










Please note: named trees species, areas, streets and walkways are for illustrative purposes only and will be adjusted for availability and suitability of species at the time of detailed subdivision design.

*The Richards*  
at **Ellerslie**

**Figure 6**  
*Linkage Concept*  
Neighbourhood Structure Plan

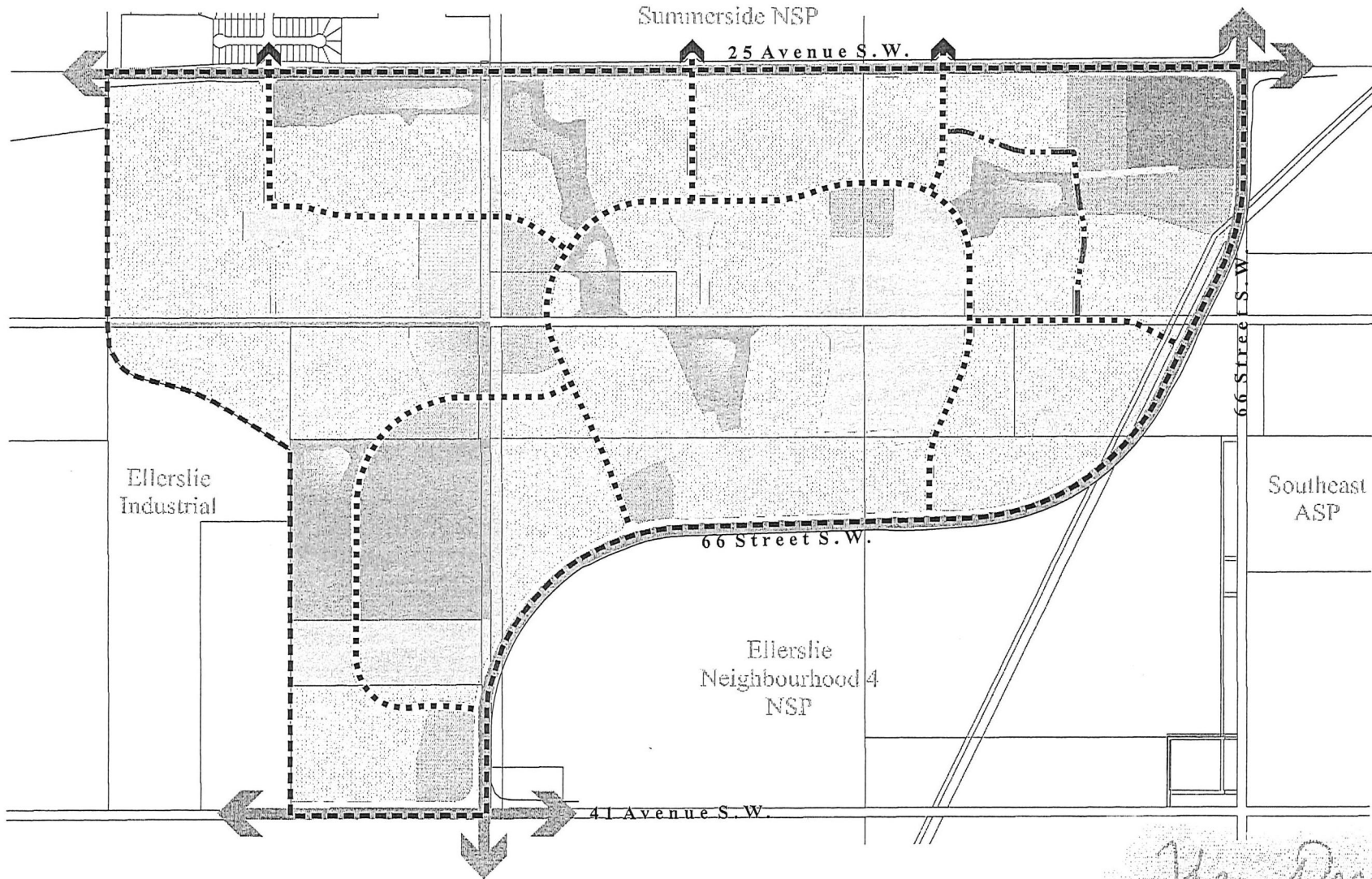


- Legend**
-  Stormwater Management Facility
  -  School / Park
  -  Pocket & Linear Parks
  -  Natural Area
  -  Minor Pedestrian Linkage
  -  Powerline/Pipeline Corridor
  -  Future Road Closure
  -  Shared-use Path
  -  NSP Boundary

*The Orchards*  
**at Ellerslie**  
**Figure 7**  
 Pedestrian Network  
 Neighbourhood Structure Plan

SCHEDULE "G"

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Legend

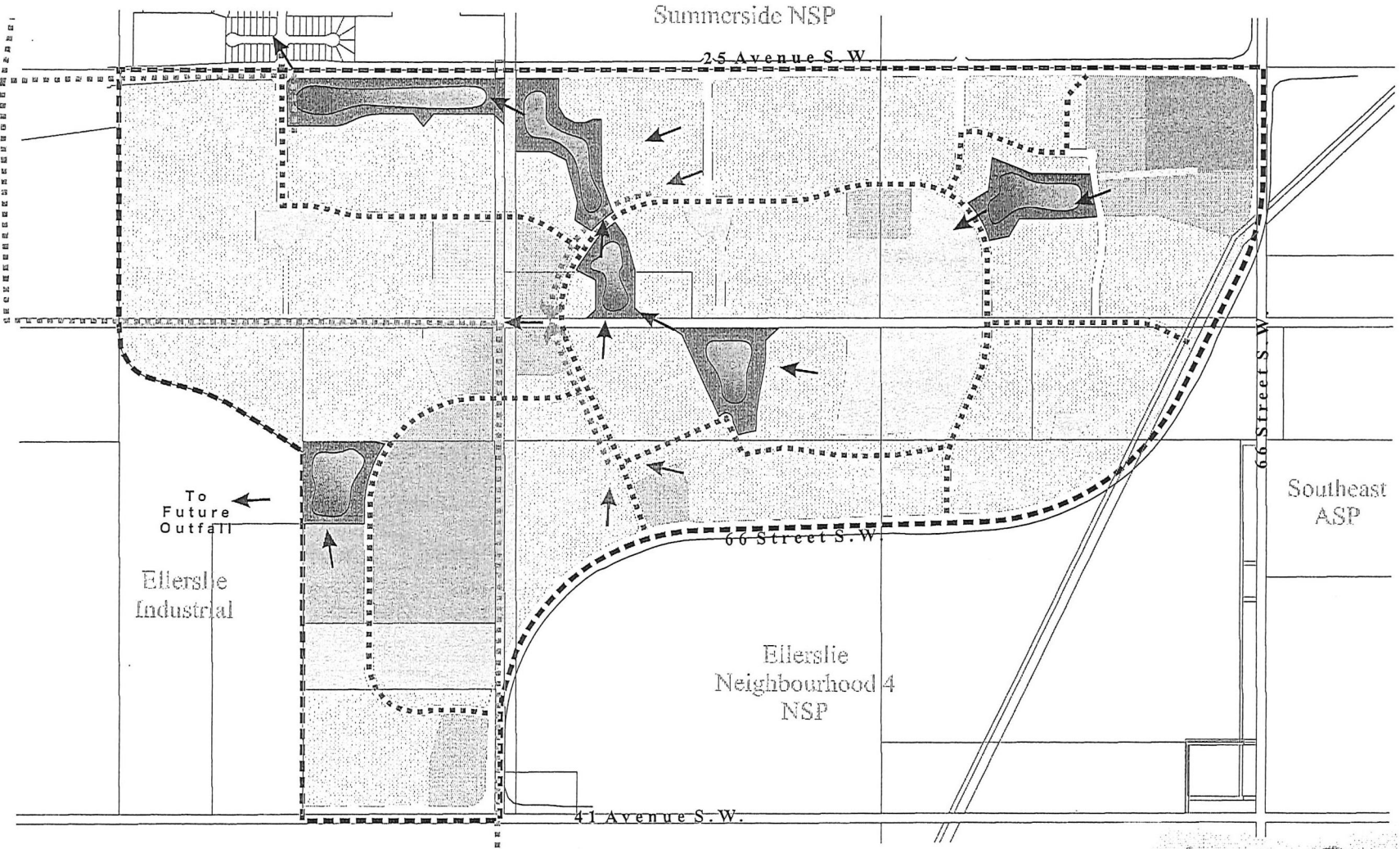
- Collector Roadway
- Arterial Roadway
- - - Enhanced Local Roadway
- - - NSP Boundary

*He. Orcharde*  
 at **Ellerslie**

**Figure 8**  
 Transportation Network  
 Neighbourhood Structure Plan

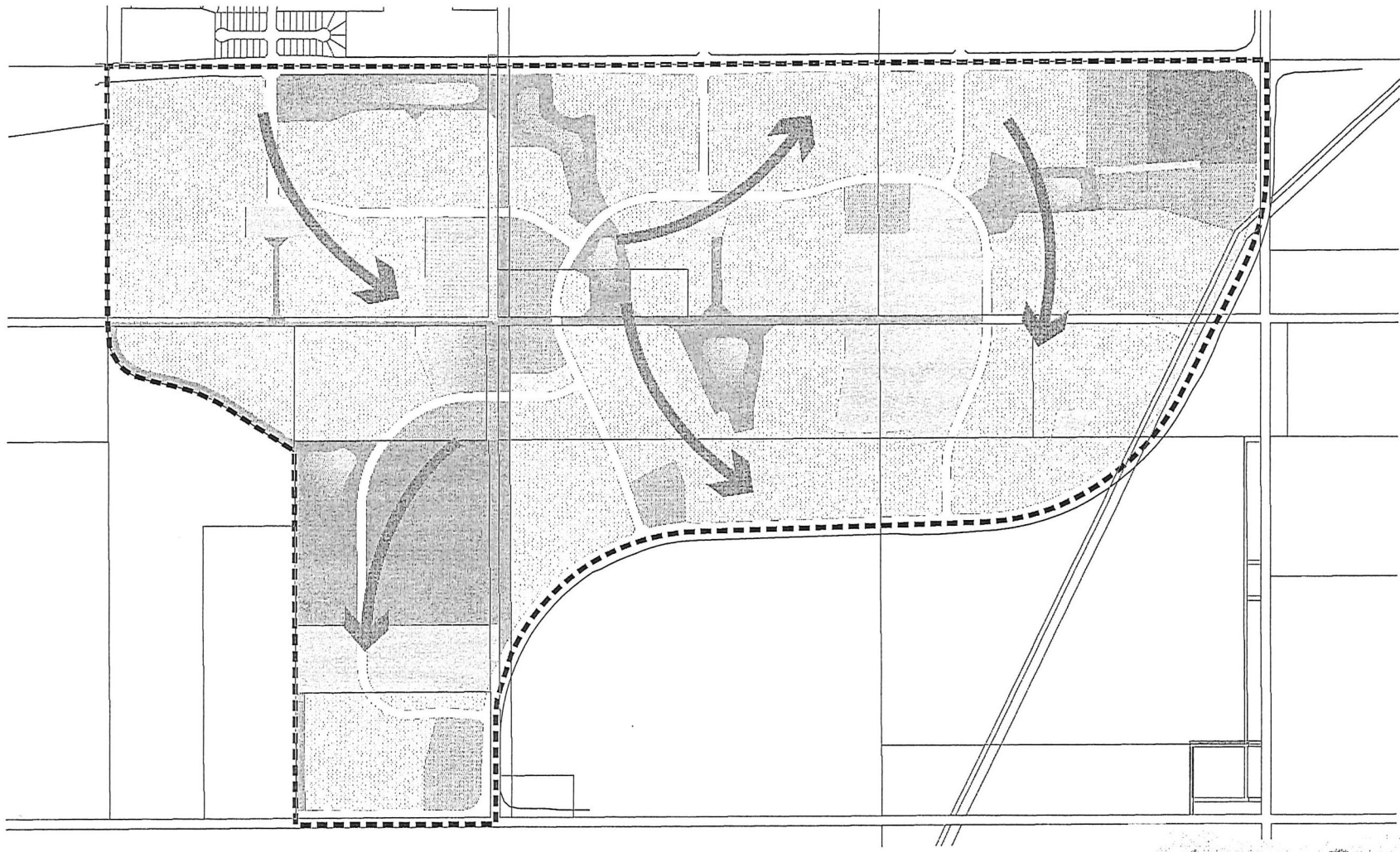
SCHEDULE "H"  
1200  
SESS  
Trunk



15/17



- Legend
- Stormwater Management Facility
  - Sanitary Trunk
  - Watermain
  - Sanitary Points of Service
  - Stormwater Flow Direction
  - NSP Boundary

*Mr. Richards*  
**at Ellerslie**  
**Figure 9**  
 Servicing Concept Plan  
 Neighbourhood Structure Plan

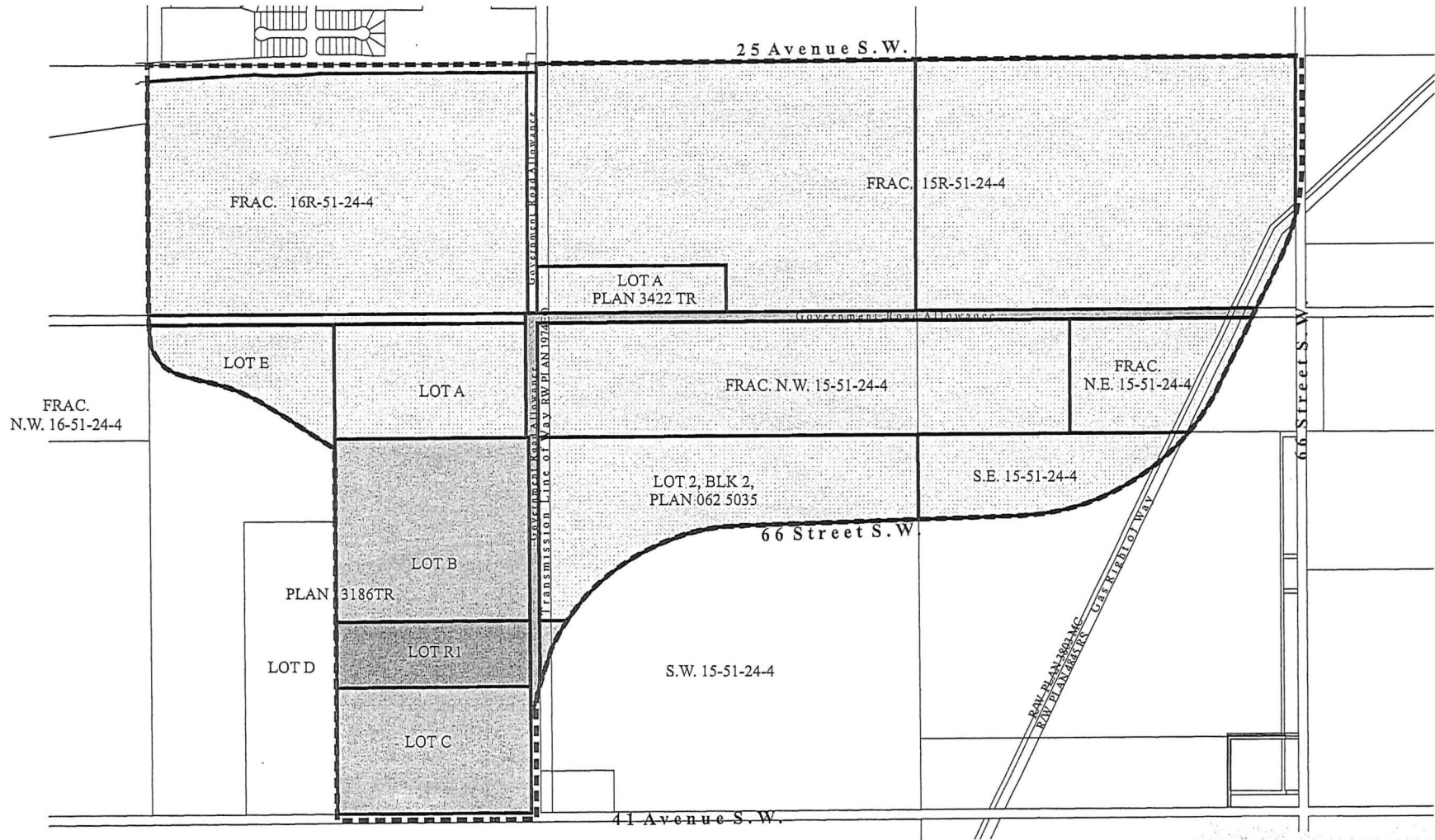


- Legend
-  General Direction of Development
  -  NSP Boundary





*The Richards*  
**at Ellerslie**

*Figure 10*  
*Staging Plan*  
Neighbourhood Structure Plan





Legend

-  Private Corporate Ownership
-  Private NonCorporate Ownership
-  Public/ Government Ownership
-  NSP Boundary

*The Orchards*  
**at Ellerslie**  
**Figure 11**  
 Ownership Plan  
 Neighbourhood Structure Plan