

Ellerslie Neighbourhood Structure Plan

Office Consolidation March 2009

Prepared by:

*Planning and Policy Services Branch
Planning and Development Department
City of Edmonton*

Bylaw 12581 was adopted by Council in May 2001. In September 2005, this document was consolidated by virtue of the incorporation of the following bylaws:

- Bylaw 12581* Approved May 1, 2001 (to adopt the Ellerslie Neighbourhood Two Neighbourhood Structure Plan)
- Bylaw 12878* Approved September 5, 2001 (to replace Section 6 of the Ellerslie Neighbourhood Two Neighbourhood Structure Plan and rename the plan as the Ellerslie Neighbourhood Structure Plan)
- Bylaw 13535* Approved November 18, 2003 (to expand the boundaries of the NSP into the Wernerville area and amend the development concept map and the neighbourhood land use and population statistics associated with the Ellerslie Neighbourhood Structure Plan)
- Bylaw 15068* Approved December 15, 2008 (to re-designate a 1.29 ha undeveloped site from neighbourhood commercial to medium density residential to accommodate row house development)

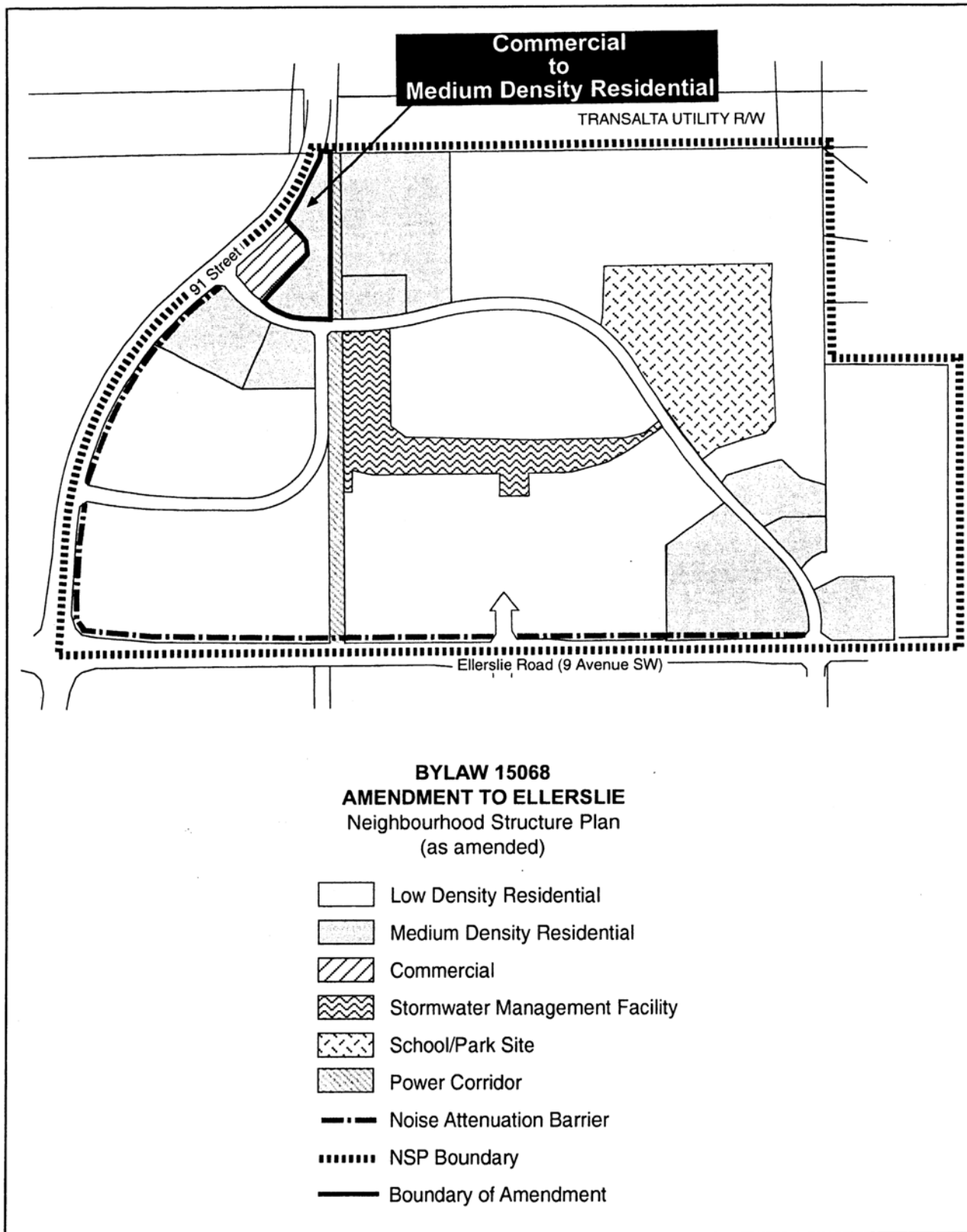
Editor's Note:

This is an office consolidation edition of the Ellerslie Neighbourhood Structure Plan, Bylaw 12581, as approved by City Council on May 1, 2001. This Plan is an amendment to the Ellerslie Area Structure Plan, Bylaw 11870 as approved by City Council on January 5, 1999. This edition contains all amendments and additions to Bylaw 12851.

For the sake of clarity, new maps and a standardised format were utilised in this Plan. All names of City departments have been standardised to reflect their present titles. Private owners' names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicised where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton
Planning and Development Department



ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
 (Bylaw 15068, December 15, 2008)

	Area (ha)	% of GDA
Gross Area	97.71	
Utility/Pipeline Corridors	1.80	
Arterial Roadways	2.68	
Gross Developable Area	93.23	100.00
Parks and Schools	6.70	7.19
Circulation	18.65	20.00
Public Utility – stormwater facility	3.98	4.27
Net Developable Area	63.90	68.54
Commercial	0.71	0.76
Residential	63.19	67.78

	Area	Units	% of Total Units	Population
Low Density Residential (RF1, RSL, RPL, and RF4)	48.72	1,218	63%	4,214
Medium Density Residential (RF5, RA7)	14.47	723	37%	2,154
Total Residential	63.19	1,941	100%	6,368

Density: 68.3 persons per gross developable hectare
 100.8 persons per net residential hectare

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(Amended by Editor)

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1.0 Introduction

1.1 BACKGROUND

On 5 January 1999, City Council approved Bylaw 11870 bringing into effect a new Area Structure Plan (ASP) for the Ellerslie Area striving to develop an integrated community of employment, recreational and residential opportunity.

This document represents the second Neighbourhood Structure Plan (NSP) in the Ellerslie area and it is intended to continue with the vision for the area established in the ASP. The main purpose of this document is to describe the land use pattern and development objectives for *Ellerslie NSP*, consisting of 97.71 hectares of land and one of four neighbourhoods within the Ellerslie Area Structure Plan (see Figure 1.0 - Location Plan).

Bylaw 12878
September 5, 2001
Bylaw 13535
November 18, 2003

The NSP will implement the land use framework and development objectives and policies set out in the Ellerslie ASP by identifying the type, size and location of various land uses, density of development, location of arterial and collector roadways, conceptual servicing designs and sequence of development.

The *Ellerslie NSP* has been prepared on behalf of a *private corporation*, and *private* owners or beneficial owners of approximately 87.99 hectares of land within the neighbourhood.

Bylaw 12878
September 5, 2001
Amended by
Editor

1.2 DEFINITION OF PLAN AREA

The *Ellerslie NSP* includes a majority of SW 27-51-24-W4M, the east portion of SE 28-51-24-W4M, and Lot A, Block 4, Plan 6749 KS, SE ¼ Sec. 27-51-24-2-4.

Bylaw 12878
September 5, 2001
Bylaw 13535
November 18, 2003

As shown on Figure 2.0 - Context Plan, the *Ellerslie NSP* is defined by the following general boundaries:

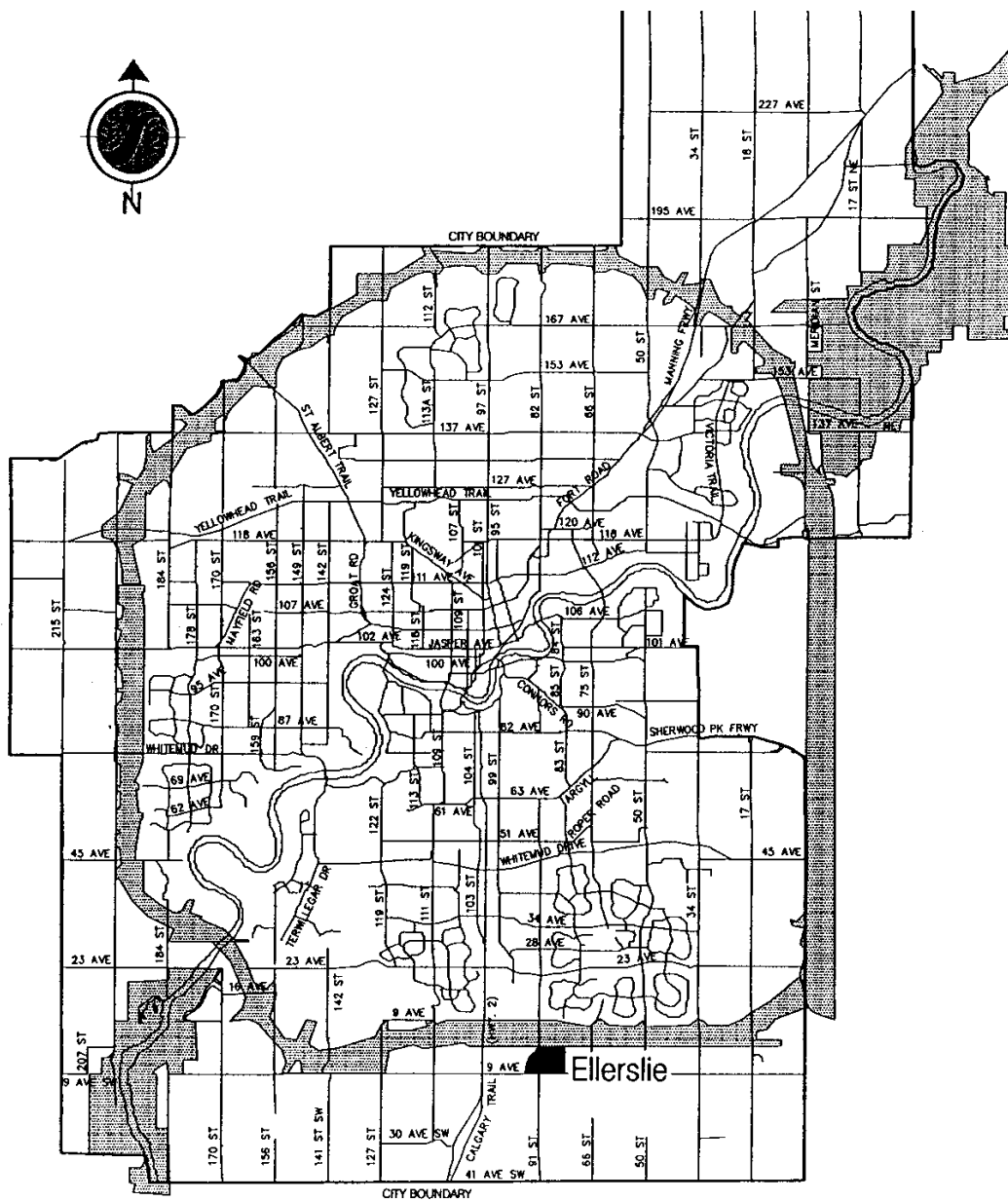
- **Northern Boundary** – Transportation and Utilities Corridor
- **Western Boundary** – Realigned 91st Street / Parsons Road
- **Eastern Boundary** – *Wernerville Rural Residential Subdivision*
- **Southern Boundary** – Ellerslie Road (9th Avenue SW)

Bylaw 13535
November 18, 2003

The *Ellerslie NSP* constitutes a logical planning unit with respect to identifiable plan boundaries (the arterial roadway network and utility corridors) and servicing considerations.

Bylaw 12878
September 5, 2001

Figure 1: Location Plan (Bylaw 13535, November 18, 2003)



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ELLERSLIE
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

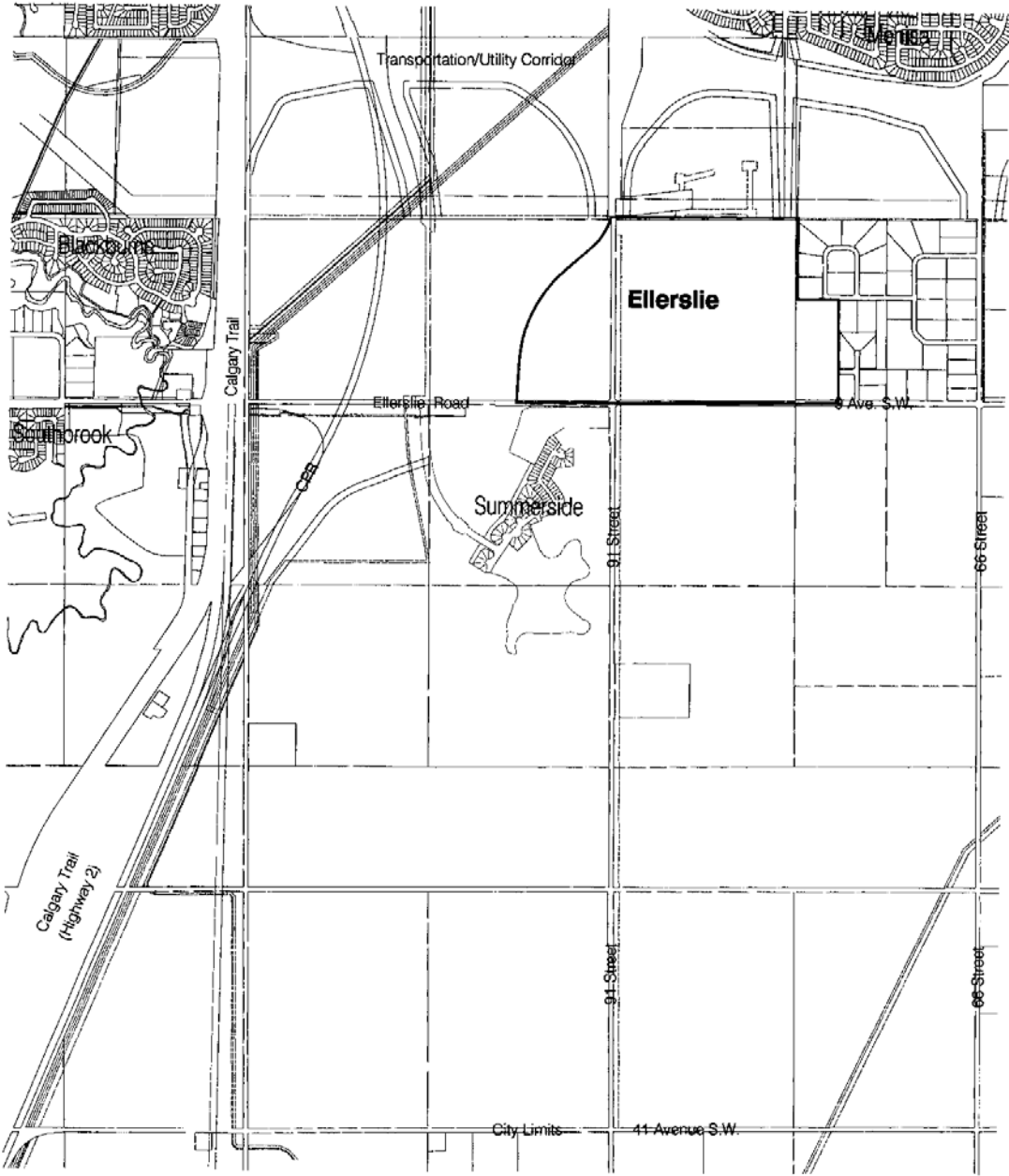
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Location Plan

October, 2003
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Figure 2: Context Plan (Bylaw 13535, November 18, 2003)



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 ELLERSLIE
 NEIGHBOURHOOD STRUCTURE PLAN

Figure No.
2.0

Title
Context Plan

October, 2003
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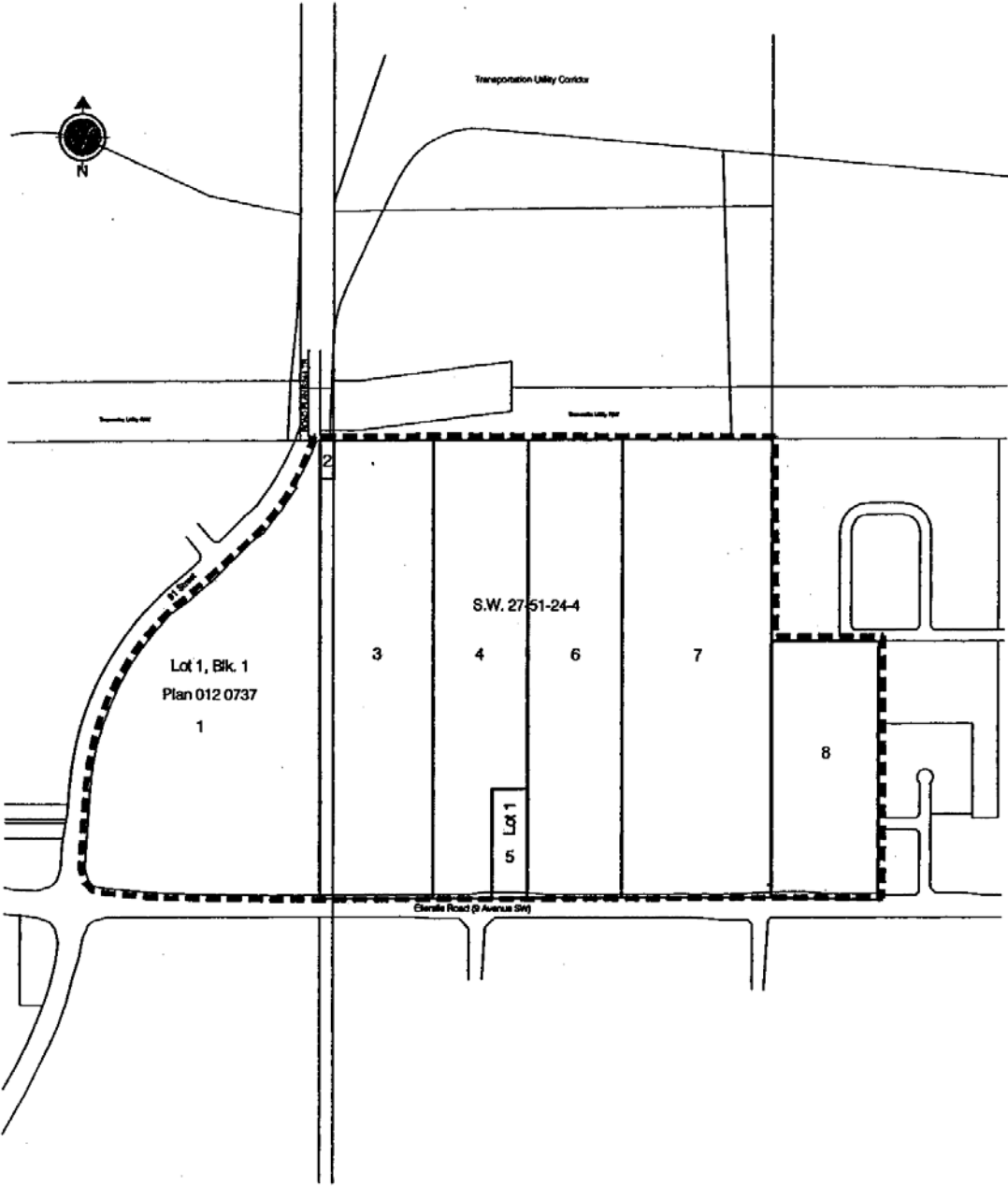
1.3 LAND OWNERSHIP

Approximately 98.6% (87.9 hectares) of land within the *Ellerslie NSP* is owned or under agreement for sale by a *private corporation*. The remaining parcel, Lot 1, Plan 922 3196, is owned by a *private owner*. *Lot A, Block 4, Plan 6749 KS* is owned by a *private owner*. Current land ownership is shown on Figure 3.0 - Land Ownership. A detailed listing is provided on Table 1 - Land Ownership.

Bylaw 12878
September 5, 2001
Bylaw 13535
November 18, 2003

TABLE 1 - LAND OWNERSHIP Ellerslie Neighbourhood Structure Plan (As Amended by Bylaw 13535 November 18, 2003 and Amended by Editor)			
	Titled Owner	Legal Description	Area (ha)
1	<i>Private Corporation</i>	Ptn. SE-28-51-24-W3	24.50
2	<i>Private Corporation</i>	Ptn. SW-27-51-24-W4	0.16
3	<i>Private Corporation</i>	Ptn. SW 27-51-24-W4	15.93
4	<i>Private Corporation</i>	Ptn. SW 27-51-24-W4	12.36
5	<i>Private Owner</i>	SW 27-51-24-W4, Lot 1, Plan 9223196	1.21
6	<i>Private Corporation</i>	Ptn. SW 27-51-24-W4	13.60
7	<i>Private Corporation</i>	Ptn. SW 27-51-24-W4	21.40
8	<i>Private Owners</i>	<i>Lot A, Block 4, Plan 6749 KS (SE ¼ Sec. 27-51-24-2-4)</i>	8.51
		TOTAL	97.71
Note: Parcels 1,2,3,4 and 6 have been subdivided in single family lots. This table denotes pre-development ownership			

Figure 3: Land Ownership (Bylaw 13535, November 18, 2003)



Scale: 1:10,000



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Legend

--- NSP Boundary

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ELLERSLIE
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

3.0

Title

Ownership Plan

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2.0 Statutory Plan & Policy Context

2.1 EDMONTON MUNICIPAL DEVELOPMENT PLAN

Numerous strategies are cited in the MDP regarding planned growth. The following discussion highlights those strategies of particular relevance to the *Ellerslie NSP*.

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September 5, 2001

2.1.1 Planned Growth - Land Development Philosophy

“Develop and utilize a land development philosophy that meets the City’s long-term development needs and achieves the optimal balance between residential, industrial, commercial, institutional and recreational land use.”

Strategy 1.1.1 - *Provide for choices regarding the types of developments in which people want to live and do business.*

The *Ellerslie NSP* provides for low and medium density residential and commercial development opportunities within a developing sector of the City of Edmonton.

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September 5, 2001

Strategy 1.1.2 - *Address compatibility of land use in the development and review of land use plans and development proposals.*

The *Ellerslie NSP* development concept has been reviewed to ensure compatibility of low and medium density housing adjacent to existing commercial development, developing residential communities, pipeline corridors, and major arterial roadways. Careful attention has been paid to addressing the interface and compatibility of land uses.

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September 5, 2001

Strategy 1.1.12 - *Place a high priority on the effective and efficient use of land.*

The *Ellerslie NSP* plans for a mix of residential, commercial, institutional and recreational land uses in an efficient land use pattern which can be economically serviced and developed on a staged basis in step with market demands.

Bylaw 12878
September 5, 2001

Strategy 1.1.14 - *Maintain the integrity of pipelines and utility corridors while planning for growth and development.*

The *Ellerslie NSP* contains a significant north-south utility corridor which has been integrated into the plan and, where appropriate, will be incorporated in the open space and walkway system.

Bylaw 12878
September 5, 2001

2.1.2 Planned Growth - Utilization of Existing Infrastructure

“Encourage maximum development around City infrastructure.”

Strategy 1.3.3 - *Support contiguous development that is adjacent to existing development in order to accommodate growth in an orderly and economical fashion.*

The *Ellerslie NSP* is situated immediately north the developing Summerside neighbourhood and is identified as the second neighbourhood in the Ellerslie ASP. The lands within the *Ellerslie NSP* are serviced from the same existing and planned infrastructure utilized in the Summerside area. Development within *Ellerslie NSP* will proceed in an orderly and economical fashion on a staged basis with the logical and economical extensions of services.

Bylaw 12878
September 5, 2001

2.1.3 Planned Growth - Managing Suburban Growth

“Manage suburban growth in a manner that ensures adequate infrastructure and services and maintains a balance of residential, commercial, industrial and recreational land uses.”

Strategy 1.7.1 - *Accommodate growth in an orderly, serviced and cost effective manner.*

Given its contiguous nature (from both a land use and servicing perspective) with Summerside Neighbourhood, the *Ellerslie NSP* represents a logical location in southeast Edmonton for the development of residential land uses. Services can be extended into this area in a cost-effective manner.

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September 5, 2001

Strategy 1.7.2 - *Provide for a range of housing types and densities in each residential neighbourhood.*

The *Ellerslie NSP* allows for a range of low and medium density residential development to take place. These land uses have been located at logical points in the community in accordance with Edmonton’s Suburban Neighbourhood Design Principles.

Bylaw 12878
September 5, 2001

Strategy 1.7.4 - *Ensure availability and access to recreational opportunities and open spaces.*

Through the use of municipal reserves and the allocation of pedestrian corridors, the *Ellerslie NSP* contains open space/recreational areas including walkway corridors and school/park site.

Bylaw 12878
September 5, 2001

2.2 ELLERSLIE AREA STRUCTURE PLAN

The Ellerslie Area Structure Plan provides general guidelines to facilitate the orderly development of the plan area in terms of proposed land uses, density of development, location of major roads and facilities and sequence of development. The *Ellerslie NSP* is a more detailed extension of the land use framework described in the ASP and is consistent with development objectives described in that document, namely:

Bylaw 12878
September 5, 2001

- to provide a framework to deliver a high quality, comprehensively planned industrial, business, commercial and residential area by defining the basic roadway network, general pattern and composition of land uses, location of school/park sites and servicing concepts.

The *Ellerslie NSP* provides a more detailed description of the proposed land uses and how they tie into the collector and arterial roadway system as well as describing the servicing methods to be employed.

Bylaw 12878
September 5, 2001

- to ensure implementation of the plan on an orderly, staged basis.

A detailed, orderly staging plan for development within *the Ellerslie NSP* is provided in Section 8.0 - Implementation.

2.3 AIRPORT VICINITY PROTECTION AREA

The majority of land within the *Ellerslie NSP* is within the Edmonton International Airport Vicinity Protection Area and partially covered by the 25 Noise Exposure Forecast (NEF) Contour.

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September 5, 2001

The purpose of the Airport Vicinity Protection Area is to ensure the safe and efficient operation of airports near the municipal boundary of the City of Edmonton through the regulation of building heights and land uses in addition to the requirements of the underlying land use districts in their vicinity. The subject land is within the 25 NEF contour and is not significantly impacted by the regulations. However, mitigative measures regarding sound may be required at the development permit and building permit stages.

2.4 SUBURBAN NEIGHBOURHOOD DESIGN PRINCIPLES

The City of Edmonton's Suburban Neighbourhood Design Principles describes a variety of design principles intended to encourage flexibility and innovation in the design and servicing of new neighbourhoods while ensuring some structure / organization to the plan based on compatibility, efficiency and quality of life. Not every principle is applicable to every new suburban development.

A brief description of some the design principles as they relate to the development concept proposed for *the Ellerslie NSP* is provided below.

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September 5, 2001

Design Principle 5 - *Provide convenient pedestrian and bicycle access throughout the neighbourhood and especially between destination points within and outside the neighbourhood.*

Bicycle and pedestrian movement throughout *the Ellerslie NSP* and the larger Ellerslie area is intended to follow the local, collector and arterial roadway network in addition to walkways and other open space corridors. The proposed system provides for convenient inter and intra neighbourhood circulation. *Future Transit service is planned to run along Edwards Drive providing good access to transit in Lot A. Two walkways will connect Lot A to the larger plan area and the dedication of road right-of-way for a future roadway connection should Lot A redevelop to a suburban standard.*

Bylaw 12878
September 5, 2001

Bylaw 13535
November 18, 2003

Design Principle 6 - *Provide Transit services to the edges of new neighbourhoods using the arterial and collector roadways in conjunction with appropriately designed, strategically located and conveniently accessed transit waiting zones.*

Future transit service is appropriate along the collector roadway network. Given the shape of *the Ellerslie NSP* and the abundant pedestrian opportunities throughout, access to transit is generally within 400m walking distance of virtually all parts of the neighbourhood.

Bylaw 12878
September 5, 2001

Design Principle 7 - *At the area and neighbourhood planning stage, plan the location of the school/park facilities relative to neighbourhood staging such that they can be consolidated, serviced and available early in the development of a neighbourhood or catchment area.*

The school/park site within the *Ellerslie NSP* has been planned in accordance with the Ellerslie ASP which designates the site for a public, K-8 facility. Development will proceed from 91st Street with the extension of major collector roadways being built incrementally with the first few stages. As such, the collector would reach the school site when the Neighbourhood is approximately one third to one half built. Opportunities for dedication at an earlier time will also be considered.

Bylaw 12878
September 5, 2001

Design Principle 8 - *Design park and institutional sites and buildings within the neighbourhood and community focal points to be adaptable to other uses or levels of education over time.*

The school/park site that has been identified within the *Ellerslie NSP* has been located along the collector road system and surrounded by residential development. Design of the buildings and the configuration of the site should allow for adaptive re-use. Should the school site be adapted for another use, the area residents will still have reasonable physical and visual access to the park. The development of school buildings and community league facilities is the responsibility of the School Boards, community leagues and the City and it is anticipated that they will respect this design principle.

Bylaw 12878
September 5, 2001

Design Principle 10 - *Optimize the use of land and capital requirements for facilities such as churches, schools, community leagues and stormwater management.*

The School/park site within *the Ellerslie NSP* has been located within residential areas and is of a size sufficient to accommodate school buildings, playing fields and community league facilities. Should the requirements of the site change over time, the parcel is of sufficient size to accommodate other land uses on a portion of the land. Should a school building not be constructed on the site opportunities for alternative land uses can be explored in the future.

Bylaw 12878
September 5, 2001

Design Principle 11 - *Create a linked open space system through open spaces created by SWM facilities, some utility rights-of-way, preservation of appropriate natural areas and drainage courses, and school and park open spaces.*

A comprehensive system of linkages throughout the *Ellerslie NSP* is planned integrating, walkways, the power corridor, stormwater management facilities and the school/park site.

Bylaw 12878
September 5, 2001

Design Principle 12 - *Locate multi-family uses toward the edge of new neighbourhoods and close to the community and neighbourhood focal points.*

Medium density residential parcels of varying sizes have been designated throughout the plan area alongside collector roads, stormwater management (SWM) facilities and commercial facilities. Some parcels are located at the periphery of the neighbourhood while others are more internalized but still easily accessed by pedestrian, bicycle, transit and vehicle traffic.

Design Principle 15 - *Provide opportunity through the residential districts of the Land Use Bylaw for the intensification of housing forms and for alternative site design and building siting.*

It is intended that a range of low and medium density residential housing forms will be developed within the *Ellerslie NSP*. Opportunities for innovative site design and building siting can be pursued generally at the neighbourhood plan level and through the redistricting and subdivision processes.

Bylaw 12878
September 5, 2001

Design Principle 16 - *Use current population and student generation formulas when planning facilities for a neighbourhood. Take into account the life cycle of the neighbourhood.*

The population and student generation ratios provided in the Suburban Neighbourhood Design Principles report were used to develop demographic projections in the NSP. Community Services Department and School Boards will consider the life cycle of the neighbourhood in determining their needs.

The staging of the area takes into account the location of the school / park site and the timing of its development. The school/park site will be available when the neighbourhood is approximately one third built. Opportunities for dedication at an earlier time will also be considered.

2.5 COUNCIL GUIDELINES ON HOUSING MIX

The City of Edmonton Council's Guidelines on Housing mix require that no less than 15% and no greater than 35% of the total number of units in an area be medium density residential housing. The *Ellerslie NSP* area is in accordance with the guideline with 35% of the total units proposed as medium density residential.

Bylaw 12878
September 5, 2001

2.6 STORMWATER MANAGEMENT GUIDELINES

The location, design and construction of the stormwater management facility will be in general conformance to the City of Edmonton's Stormwater Management Facilities Guidelines.

3.0 Site Context and Development Considerations

3.1 TOPOGRAPHY & VEGETATION

As shown on figure 4.0, Site Contours, the topography of the lands within the *Ellerslie NSP* is gently rolling with elevations varying from approximately 690 m in the south to approximately 684 m in the northwest portion of the neighbourhood. Vegetation is scattered throughout the neighbourhood plan area in a few tree stands of various sizes.

Bylaw 12878
September 5, 2001

Land in the entire Ellerslie ASP lies within one large drainage basin that extends further to the east with an outfall to Blackmud Creek. There are a number of natural low areas within the plan area which are connected via an intermitted drainage course. These areas will be integrated into the stormwater management system where possible.

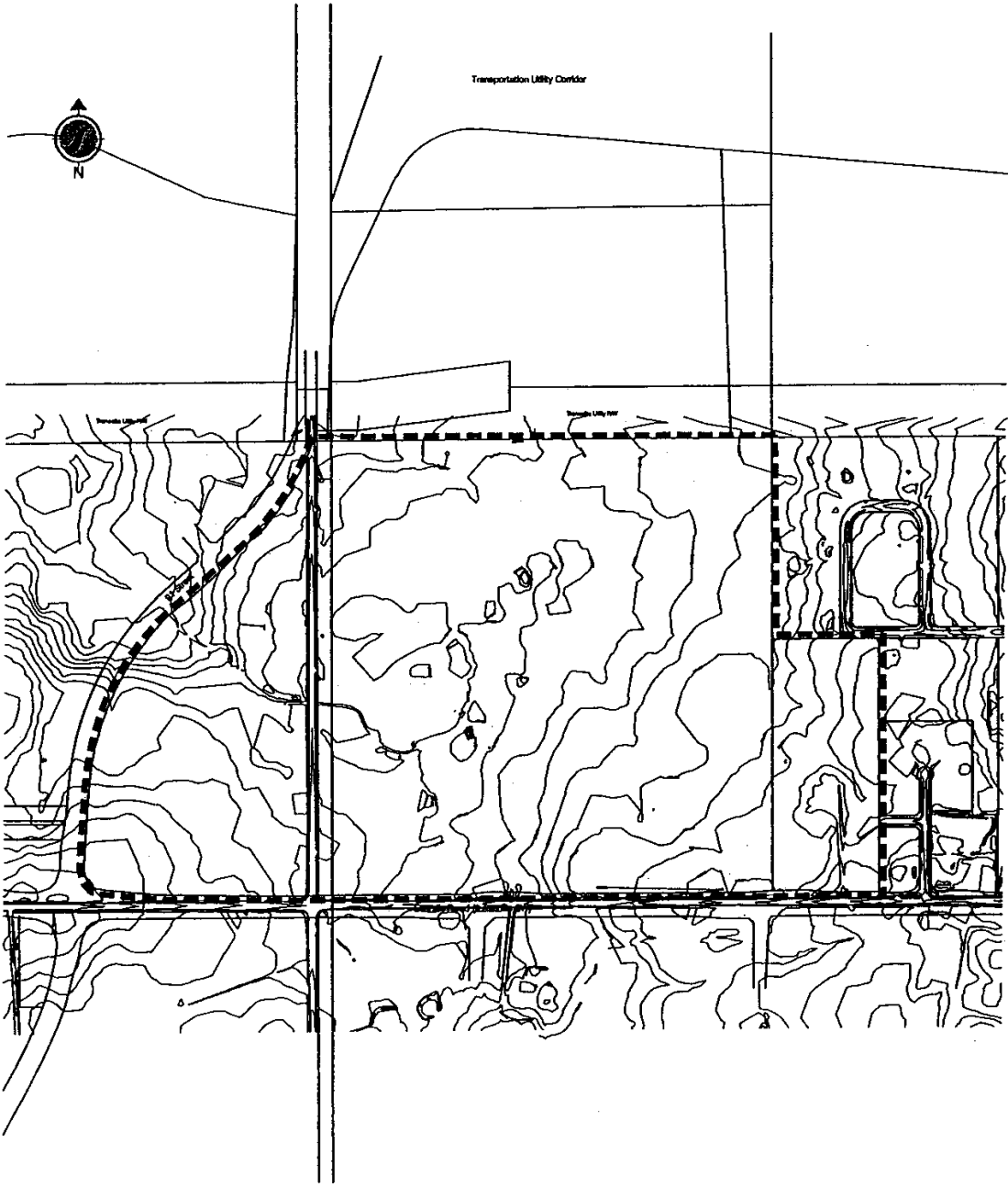
Overall, the majority of lands within the plan area have been cleared of natural vegetation for agricultural purposes. Two smaller tree stands exist and are discussed further in Section 3.4.

3.2 SOILS

The Alberta Soil Survey of Edmonton Sheet (83-H) identifies soils within the plan area as primarily Malmo Silty Clay Loam, an eluviated black chernozemic soil developed on lacustrine material. The Survey also rates the land's agricultural capability as having "good to very good arable" qualities. The Canada Land Inventory's Soil Capability for Agriculture rates the land as Class 1, meaning there are no significant limitations to agricultural use of these lands.

The City of Edmonton's Municipal Development Plan recognizes that these lands are intended for urban development. It should be noted, however, that these agricultural lands will typically remain in production right up until they are required for development. The consistent, uniform nature of these soils does not pose any constraints to urban development.

Figure 4: Site Contours (Bylaw 13535, November 18, 2003)



Scale 1: 10,000

Legend

--- NSP Boundary



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ELLERSLIE
NEIGHBOURHOOD STRUCTURE PLAN

Figure No.

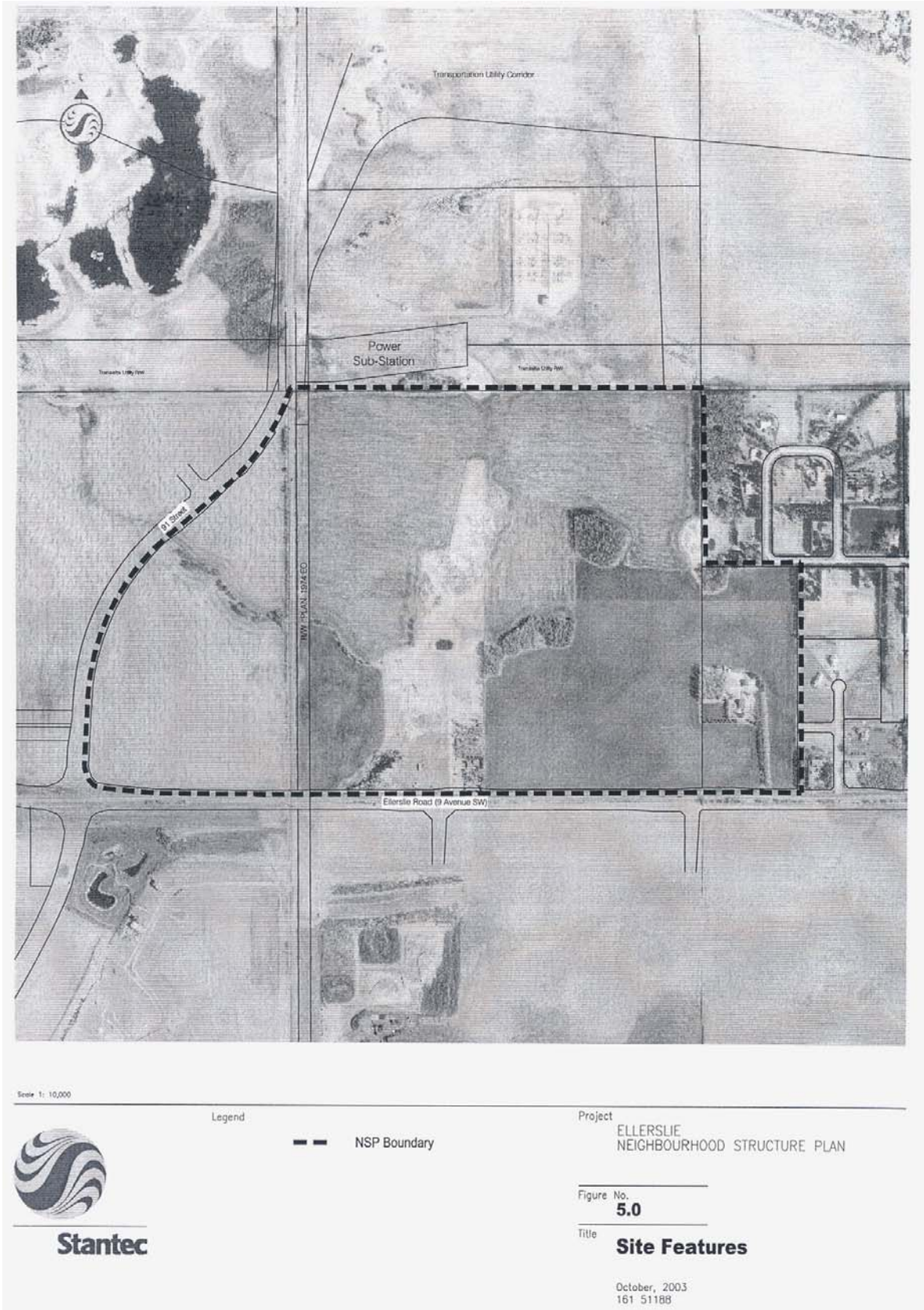
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Site Contours

October, 2003
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Figure 5: Site Features (Bylaw 13535, November 18, 2003)



3.3 EXISTING & SURROUNDING LAND USES

The majority of land within the *Ellerslie NSP* is currently used for agricultural purposes with one farmstead located in the south central portion of the plan area. (see Figure 5.0 - Site Features).

Bylaw 12878
September 5, 2001

The existing uses can be selectively removed at the time of adjacent development and the land integrated into the pattern of subdivision.

The east boundary of *Ellerslie NSP* abuts the existing 43 lot *Wernerville Rural 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.

Bylaw 12878
September 5, 2001

3.4 ENVIRONMENTAL RESOURCES

The City of Edmonton's Inventory of Environmentally Sensitive and Significant Natural Areas (1993) identifies two Natural Areas within the *Ellerslie Neighbourhood Structure Plan*.

Bylaw 12878
September 5, 2001

3.4.1 Natural Areas

The Inventory describes two Natural Areas located in the south central portion of the Neighbourhood. The Inventory describes these Natural Areas as being defined by the presence of vegetation, water or natural features. The Natural Areas are not described in detail in the Inventory and the extent of the information currently available is limited to the information included in Table 2 below.

TABLE 2 ELLERSLIE NSP NATURAL AREAS (As Amended by Bylaw 12878 September 5, 2001)			
NATURAL AREA	LOCATION	AREA (approx)	DESCRIPTION
SE 127	Northeast of Ellerslie Rd. and 91 st Street intersection SW 1/4 Sec. 27-51-24-4	2.50 ha	100% aspen/balsam poplar forest
SE 128	0.4 km north of Ellerslie Rd. between 66 th Street and 91 st Street SE 1/4 Sec. 27-51-24-4	1.00 ha	100% aspen/balsam poplar forest

An assessment of the tree stands concluded that the two stands were composed primarily of Trembling Aspen and Balsam Poplar varying in ages from young to mature. The lands in and around SE 127, located in the lowest area of the neighbourhood, will require major grading and re contouring and therefore will not be retained.

All the trees within SE128 fall in the central portion of the school / park site and create a barrier in programming of the school / park site. Removal of this tree stand

will allow for the appropriate allocation of lands for playing fields and a school building.

Under the Provincial Public Lands Act, the Government of Alberta may lay claim to any permanent naturally occurring water body. Any claim made by the Province to lands within the neighbourhood will be addressed prior to the subdivision stage.

3.5 ENVIRONMENTAL SITE ASSESSMENTS

A Phase 1 Environmental Site Assessment was previously conducted, submitted and accepted by the City of Edmonton, for lands west of the existing 91st Street GRA. The report concluded that the site contained no areas of concern.

A Phase 1 Environmental Site Assessment (ESA) was carried out on lands held by *the two major land owners at the time this Bylaw (12581) was written*. The report concluded that there may have been a former oil well drilling site located on the subject property. To determine if the suspected former oil well site has impacted the subsurface, soil and groundwater, a Phase 2 ESA needs to be undertaken prior to the redistricting of these lands. Also, an offsite well was identified near the subject property, and a Phase 2 ESA needs to be undertaken along the common boundary of the identified offsite well in advance of redistricting occurring in that area.

Amended by
Editor

The airphoto review that was part of the Phase 1 ESA also revealed a man-made lagoon in the central portion of the plan area. Further historical information regarding the dugout area will also be required.

No Phase 1 ESA was conducted for Lot 1, Plan 9223196. These lands will have to be assessed prior to any redistricting affecting those lands.

The methods and areas of concern in this Phase 2 investigation are further expanded on in Appendix 2 of this document.

3.5.2 Non-Participating Land Owners

A Phase I Environmental Site Assessments has not been undertaken on the remaining lands in the plan area, specifically Lot 1, Plan 9223196. A Phase I ESA will be required to be completed prior to the redistricting of Lot 1.

3.6 HISTORICAL RESOURCES

A Historical Resources Overview (HRO) for lands within the Ellerslie ASP has been completed and reviewed by the Alberta Community Development, Cultural Facilities and Historical Resources Division. The assessment involved the evaluation and reporting of existing information. This information was collected through a review of historical records, regulatory information, maps and aerial photography.

There are no previously recorded archaeological, paleontological or historic period sites on the subject property. A Historical Resources Impact Assessment is not required for the *Ellerslie NSP* area. However, the owners of the subject property or their representatives are required to report the discovery of any archaeological or

Bylaw 12878
September 5, 2001

paleontological resources, or historic period sites which may be encountered during the conduct of construction activities.

3.7 ENERGY & NATURAL RESOURCES

3.7.1 Oil & Gas Well Sites

A review of information provided by the Alberta Energy & Utilities Board (AEUB) has indicated that there are no active or suspended oil or gas wells within the boundaries of the *Ellerslie NSP*.

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3.7.2 Pipeline Rights-of-Way and Facilities

As shown on Figure 5.0 – Site Features, a natural gas pipeline travels through the subject property. The line travels north to south along the 91st Street government road allowance and then eastward through the southern portion of the subject property to the Wernerville subdivision. The line will be relocated at the time of development.

TABLE 2 ELLERSLIE NSP EXISTING PIPELINE TRANSMISSION FACILITIES (As Amended by Bylaw 12878 September 5, 2001 and Amended by Editor)							
Company	Substance	H ₂ S Content (mol/kmol) ¹	Max. Operating Pressure (kPa) ²	Max. Diameter (mm) ³			
<i>Private Corporation</i>	Natural Gas	0.00	6,140	60.3			
¹ sour natural gas occurs when the H ₂ S content is greater than 10.0 mol/kmol ² a high pressure line has a maximum operating pressure greater than or equal to 3,475 kPa ³ a high pressure line has an outside diameter greater than or equal to 323.9 mm							

3.7.3 Utility Rights-of-Way and Facilities

The western portion of *Ellerslie NSP* is bisected by a major *power* transmission line which runs north-south adjacent to the 91 Street Government Road Allowance. This corridor presents opportunities for the development of an open space linkage spanning the entire neighbourhood and providing possible linkages to the areas north and south of Neighbourhood 2.

Bylaw 12878
September 5, 2001
Amended by
Editor

While portions of the 91 Street GRA will be incorporated into the collector roadway network, other portions of the road allowance will be closed and will be incorporated into residential lots.

4.0 Development Objectives & Principles

4.1 DEVELOPMENT OBJECTIVES

The *Ellerslie NSP* has been comprehensively planned to take advantage of the plan area's natural features, proximity to major transportation facilities and other locational attributes and applicable City policies and guidelines. Reflected in the plan are a number of development objectives and principles outlined below.

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The main objectives of the *Ellerslie NSP* are:

- to develop a plan consistent with the general intent and purpose of the Ellerslie Area Structure Plan.
- to provide a framework to deliver a high quality, integrated, comprehensively planned residential area by defining the collector and arterial roadway network, the type, area and location of the component land uses, servicing designs and development staging.
- to integrate natural features, existing government road allowances, and utility right of ways into the plan where feasible and economically viable.
- to ensure implementation of the plan on an orderly, staged basis.

A long term commitment to the composition of land uses and integrated nature of the Ellerslie ASP is reflected in the NSP to ensure that the overall development concept and above noted objectives are met. The following development principles have been established to assist in achieving those objectives.

4.2 DEVELOPMENT PRINCIPLES

The development concept will adhere to the following development principles:

4.2.1 Commercial

- Provide for commercial development opportunities within the *Ellerslie NSP* to serve area residents.
- Ensure that the impact of commercial development on adjacent land uses is minimized through the use of transitional elements such as, physical separation, orientation of structures, setbacks and buffering.
- Locate commercial sites along arterial roadways and neighbourhood entrances to ensure high visibility and to provide ease of access / egress.

Bylaw 12878
September 5, 2001

4.2.2 Residential

- Provide for a variety of low and medium density residential built forms in the *Ellerslie NSP* to accommodate consumer preferences while conforming to municipal

Bylaw 12878
September 5, 2001

standards and policies regarding the mix of low density residential and medium density residential land uses.

- Incorporate the Suburban Neighbourhood Design Principles within the residential areas where possible given directions established in the Ellerslie ASP.
- Configure single family development such that it does not front onto the major collector roadway in order to minimize curb cuts, or else provide rear lanes for fronting on houses.
- Establish sufficient overall residential densities within the *Ellerslie NSP* to support educational facilities, recreational facilities and municipal services such as a school and public transit within the neighbourhood and as part of the Ellerslie ASP area.
- Ensure careful attention is paid to the design of medium density residential sites to ensure that appropriate buffers and transitions to low density residential areas are provided.
- Locate residential development so as to take advantage of man-made features such as stormwater management facilities, open space, walkways and park space.
- Orient larger parcels of medium density residential development toward the collector and/or arterial road system at or near neighbourhood entrances to provide easy access and, where appropriate, to provide a transitional land use between adjacent single family development and major roads and commercial uses.

Bylaw 12878
September 5, 2001

4.2.3 Circulation

- Provide a logical, safe and efficient hierarchy of transportation systems within the plan area to address the pedestrian, bicycle, public transit and automobile transportation needs of residents and businesses.
- provide convenient pedestrian and bicycle access throughout the neighbourhood and especially between destination points within and outside the neighbourhood.
- Integrate the utility powerline corridor into the neighbourhood to make full use of its walkway and linkage potential having regard for the safe, ongoing operation of the transmission facilities.

4.2.5 Educational Facilities

- Provide sites for educational and community league facilities within the neighbourhood through the dedication of municipal reserves.
- Locate and size these sites to address the student and overall populations generated within designated catchment areas using accepted methods established by the Public and Separate School Boards, Edmonton Federation of Community Leagues and the City.

- Configure and locate school/park sites for optimal use for institutional use and adaptive re-use if schools are not constructed.

4.2.6 Parks & Open Space

- Provide sites for open space and parks for active and passive recreation through the dedication of municipal reserves.
- Provide ample street frontage for the school/park site to accommodate drop off circulation and on street parking.
- Minimize the number of fronting driveways across from the school / park site.
- Locate parks and open space to provide both easy access for residents and to facilitate timely assembly and development of sites.

4.2.7 Resource / Utility Operations

Accommodate the safe and nuisance-free operation of existing utility rights-of-way and powerline corridors into the development concept as walkways and open space linkages.

5.0 Development Concept

5.1 NEIGHBOURHOOD UNIT

The following sections outline the development concept for the *Ellerslie NSP* in accordance with the development objectives and principles outlined in the previous section and contained in the Ellerslie ASP.

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The *Ellerslie NSP* is comprised of 97.71 hectares and is bound by Ellerslie Road to the south, realigned Parsons Road/91 Street to the west, the *Wernerville rural residential subdivision zoned (RR) Rural Residential* 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.

Bylaw 12878
September 5, 2001
Bylaw 13535
November 18, 2003

The area, number of dwelling units and population attributed to the various land uses is shown in the Appendix.

5.2 RESIDENTIAL

The majority of land within *the Ellerslie NSP* is intended for residential development as shown on Figure 6.0. A mix of low and medium density residential dwelling units is accommodated and will be implemented based on market conditions and consumer preferences at the time of development. Residential densities of 25 units per net residential hectare for low density residential and 50 units per hectare for medium density residential result in approximately 101 people per net residential hectare.

Bylaw 12878
September 5, 2001

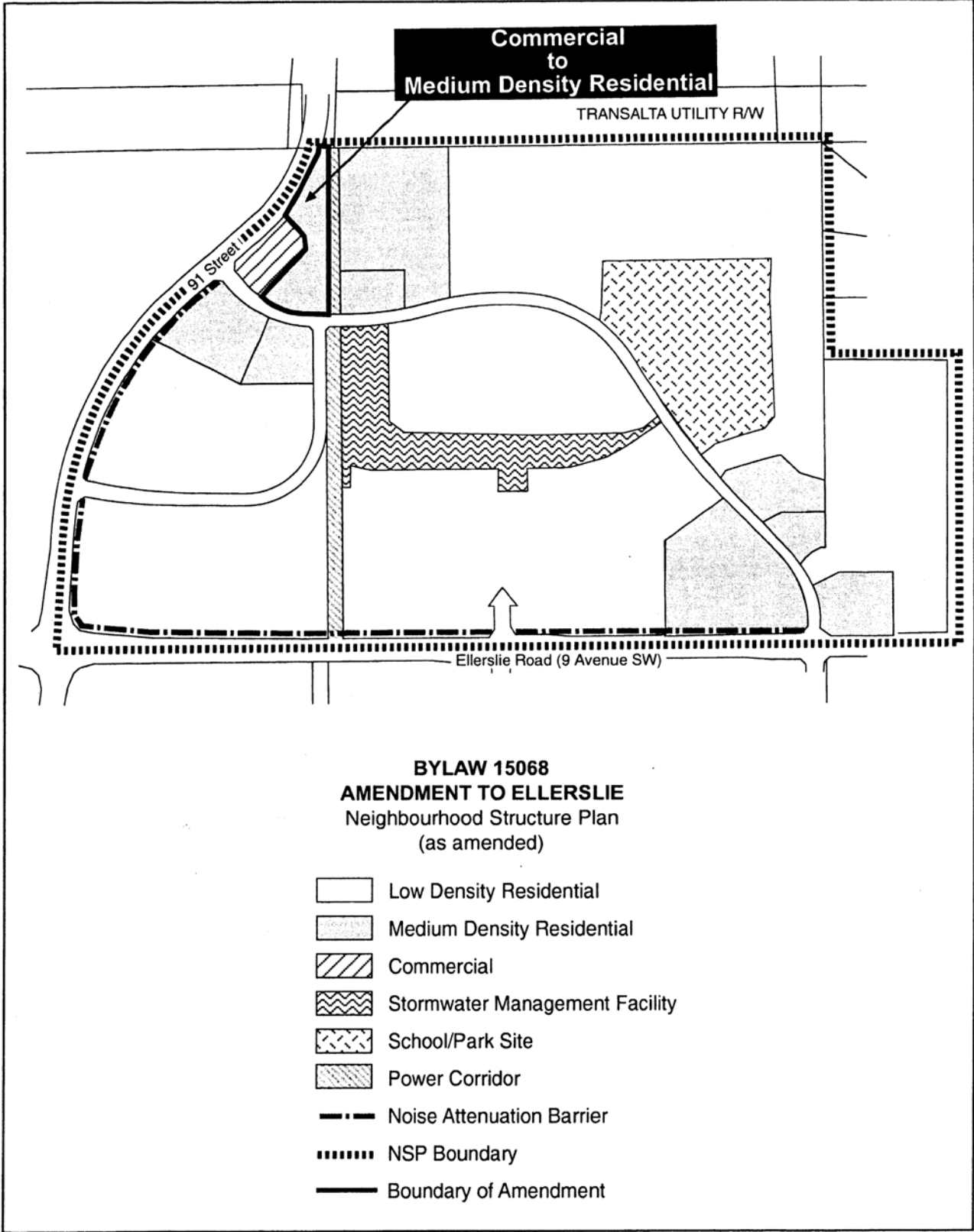
5.2.1 Low Density Residential

As shown on Figure 6.0, low density residential development has been located to take advantage of the amenity offered by the stormwater management facilities, walkways and the neighbourhood school/park site. Within the low density residential area, housing forms will be predominantly single and semi-detached housing catering to a variety of lot and house sizes.

Bylaw 15068
December 15, 2008

Low Density residential development will be planned in clusters/cells to provide a greater sense of identity to the various sub-areas and to help create a safe pedestrian environment.

Figure 6: Development Concept (Bylaw 15068, December 15, 2008)



5.2.2 Medium Density Residential (MDR)

Opportunities exist within the *Ellerslie NSP* for a variety of medium density housing forms and densities including townhouses, stacked townhouses and low rise apartment buildings. Future market demands will determine the type of medium density residential pursued in each medium density designated area.

Bylaw 12878
September 5, 2001

As shown on Figure 6.0, many of the medium density residential sites have been located at or near neighbourhood entrances located along the collector and arterial roadways which in most cases will not result in substantial through traffic in low density residential enclaves. Locations adjacent to walkway corridors help ensure exposure to many residents. Medium density residential development also serves as a transitional land use in select portions between low density residential development, commercial parcels, utility rights of ways and arterial roadways.

While many of the medium density parcels are likely to be developed on a self contained basis, opportunities exist to develop street-oriented townhousing designs.

MDR sites will be integrated into the community through the implementation of appropriate site design and transition / buffer treatments. Specifically, MDR developments will be integrated along side low density residential housing through sensitive streetscape design and attention to transitioning.

5.3 COMMERCIAL

The Ellerslie NSP has one neighbourhood commercial site.

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September 5, 2001

This commercial site is located in the north west portion of the plan area and is intended to be developed to a maximum area of 0.71 hectares. Given its frontage onto 91st Street the site will act as a node for the surrounding community. The site is separated from residential land uses to the south by a collector road and to the east by *landscaping*. The site is intended to be developed as a Neighbourhood Convenience Commercial area.

Bylaw 15068
December 15, 2008

Amended by
Editor

The location of the site will ensure convenient access to residents while maintaining appropriate traffic patterns and volumes in the neighbourhood. *The commercial uses share an access from both 91st Street with associated cross-access easements and second access from Edwards Drive.*

Bylaw 15068
December 15, 2008

5.4 EDUCATIONAL FACILITIES

One site for a public school facility has been allocated in the *Ellerslie NSP* using accepted locational methods employed by the Public School Board and the City of Edmonton. In new suburban areas, Edmonton Public Schools plans for its facilities using a two-tier school system based on Grades K-8 & 9-12, in order to economize on school facilities and field space. As shown on Figure 6.0, a Public K-8 site has been identified in Ellerslie plan area.

Bylaw 12878
September 5, 2001

The school/neighbourhood park site has been sized to accommodate the space requirements of the School Board and City within the available allocation of the 10% municipal reserves.

The proposed site is accessible from the collector road and access to the sites is intended to be safe and convenient by pedestrian, bicycle, automobile and public transit. The site has been configured with ample frontage onto the collector road to ensure adequate drop off circulation and on street parking. No overland drainage flows will be permitted across the school/park sites.

5.5 PARKS & OPEN SPACE

5.5.1 Public Parks & Open Space

The *powerline corridor* presents an opportunity for the development of a walkway corridor through the neighbourhood. The power transmission line provides a relatively uninterrupted north-south link through the plan area into which other walkways can join. Other pedestrian linkages are available along the local and collector roadways, around the stormwater facility, and through a series of short walkway connections strategically located through residential blocks all providing circulation access to residents within all areas of the neighbourhood.

Amended by
Editor

5.5.2 Natural Areas

Two Natural Areas are located in the south central portion of the Neighbourhood and are defined by the presence of vegetation, water or natural features. An Inventory of Natural Areas within the City of Edmonton does acknowledge these areas but does not described, in detail, the extent of vegetation.

An assessment of the two areas concluded that the two stands were composed primarily of Trembling Aspen and Balsam Poplar varying in ages from young to mature. The lands in and around SE 127, located in the lowest area of the neighbourhood, will require major grading and re contouring and therefore will not be retained. All the trees within SE128 fall in the central portion of the school / park site and create a barrier to programming of the school / park site. Removal of this tree stand will allow for the appropriate allocation of lands for playing fields and a school building.

At the time of writing this document (*Bylaw 12581*), Alberta Environment's Public Lands Office had not yet indicated whether or not it would lay claim to the water bodies that are shown on Figure 5. Determination of a claim and possible compensation will be made prior to the lands east of 91 Street being redistricted.

Amended by
Editor

5.6 TRANSPORTATION NETWORK

The transportation system envisaged for the *Ellerslie Neighbourhood Structure Plan* will comprise of a full range of transportation facilities to efficiently and effectively accommodate the movement of automobiles, trucks, pedestrians, and bicycles and public transit.

Bylaw 12878
September 5, 2001

5.6.1 Roadway Network

As shown on Figure 7.0 - Circulation, the proposed development has a high level of accessibility by virtue of its proximity to Parsons Road and Ellerslie Road. The access from Ellerslie Road will be directly opposite the access into the Summerside Neighbourhood to the south.

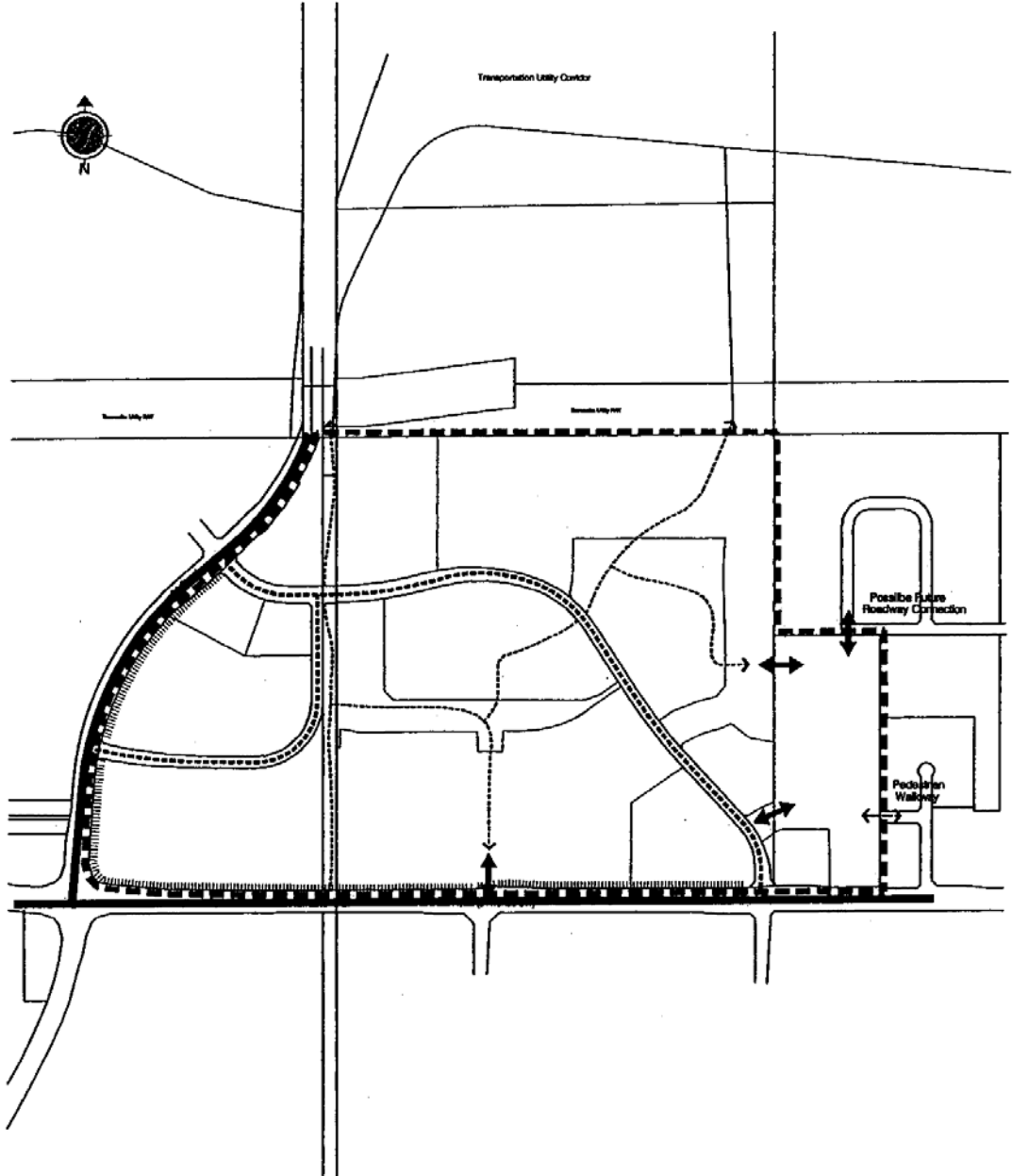
Access to the arterial grid system will be provided by a collector roadway system traversing through the neighbourhood from the northwest to the south east. The collector roadway provides internal/external access and is spaced at approximately 400 metre intervals to facilitate traffic movements. This collector network generally conforms to the requirements of the Ellerslie ASP.

A hierarchy of roadways will provide the necessary inter-connections appropriate to efficiently accommodate traffic at the local, collector and arterial levels. Given the neighbourhood's location relative to Ellerslie Road and realigned 91st Street, the transportation network has also been developed to accommodate external/internal traffic flow demands in both a north-south and east-west direction. *Roadways within Lot A will connect to Edwards Drive.* Access to the commercial site and roadway requirements will be determined at the redistricting and subdivision stages to the satisfaction of the Transportation & Streets Department.

Bylaw 13535
November 18, 2003

A second minor collector is located in the southwest portion of the plan area. Traffic volumes for this roadway are greatest at the intersection with 91st Street. Maximum counts of approximately 2000 vehicle trips per day are anticipated for this location. The central portions of the roadway will see counts in the 1000 vehicle trips per day range and as such fronting on driveways will be located in this area of the roadway.

Figure 7: Circulation (Bylaw 13535, November 18, 2003)



Scale 1: 10,000



Legend

- Collector Roadway
- Arterial Roadway/Truck Route
- Pedestrian Walkway
- ||||| Noise Attenuation Barrier
- ↔ Access Points
- - - - NSP Boundary

Project
**ELLERSLIE
 NEIGHBOURHOOD STRUCTURE PLAN**

Figure
7.0

Title
Circulation

October, 2003
 161 51108

Portions of the 91 Street Government Road Allowance between Ellerslie Road and the *Utility/Powerline Right of Way* are designated to be closed as part of the NSP. The central portion of the road allowance within the neighbourhood will be upgraded to an urban standard and become part of the local roadway network.

Bylaw 13535
November 18, 2003

The proposed lane requirements and rights-of-way for these roadway facilities as well as the arterial roadway network are more fully addressed in the complementary *Ellerslie NSP - Traffic Impact Assessment (TIA)*. The TIA also discusses the location and extent of the collector roadway network as it relates to the internal school park site.

Bylaw 12878
September 5, 2001

A north-south road right-of-way will be dedicated within Lot A to align with 78 Street SW within the Wernerville subdivision. This road right-of-way will be sized to accommodate a future road connection to Wernerville and will be developed as a walkway until such time as Wernerville redevelops to the extent that a roadway connection is necessary.

Bylaw 13535
November 18, 2003

5.6.2 Roadway Staging

Concurrent with appropriate staging, construction of Parsons Road and closures of a portion of the of 91st Street Government Road Allowance will be required. The realignment of 91st Street will form part of a continuous truck route from the Transportation and Utilities Corridor to the south City Limit. The planned physical closure of the existing 91st Street will not occur until the new 91st Street alignment is constructed. Upgrades to Ellerslie Road will be triggered by traffic volumes.

5.6.3 Transit Service

Future transit routes will follow the collector roadway and will be established on the basis of the proportion of trips which are expected to be generated from within the neighbourhood and adjacent areas. The neighbourhood has been designed with the school/park site adjacent to the major collector roadway system to ensure that the school receives adequate transit service.

Based on this routing, the majority of land within the *Ellerslie NSP* is within 400 m of these roadways.

Bylaw 12878
September 5, 2001

5.6.4 Pedestrian & Bicycle Circulation

Sidewalks will be provided along all adjacent arterial roadways, collector and internal local roadways in accordance with City policies and practices. Walkways will be provided to connect sidewalks along the internal roadway network with the *power transmission* ROW as an opportunity to provide a major north-south multi-use trail system.

Amended by
Editor

Walkways will also be provided adjacent to the stormwater management facility with connecting walkways into the school/park site and through the residential precincts. The bicycle circulation system for *Ellerslie NSP* is intended to follow the collector, local roadway and trail system within the neighbourhood area.

Bylaw 12878
September 5, 2001

5.6.5 Parking

Parking for vehicles will generally be provided off-street in conjunction with residential development. Adequate frontage has been provided for the school/park site providing ample on street parking.

5.6.6 Truck Routes

Existing truck routes will be maintained along Ellerslie Road and the ultimate configuration of 91st Street. In connection with these truck routes, appropriate screen fencing / berming treatments will be required for abutting residential properties.

6.0 Engineering Services

(Entire Section Amended by Bylaw 12878, September 5, 2001)

6.1 SERVICING CONCEPTS

The following sections describe the engineering service design concepts for the Amendment to the Ellerslie Neighborhood Structure Plan. A more detailed discussion regarding the storm and sanitary servicing schemes is contained in the Neighbourhood Designs Report (NDR) which is under separate cover.

6.2 STORMWATER DRAINAGE

The stormwater drainage system for the amendment to the Ellerslie Structure Plan is shown on the enclosed Figure 8.0.

Ellerslie will contain one stormwater management facility located in the west central portion of the plan area and is planned as a wet pond. The north portion of the lake will front onto the internal collector roadway providing a vista of the facility. This pond will accommodate runoff from lands located east of the power utility right-of-way to the east boundary of the quarter section. The stormwater management facility just west of the new 91 Street will service the area west of the power utility right-of-way. The ponds will discharge to an outfall system being constructed in the Transportation and Utilities Corridor for Anthony Henday drainage works.

Amended by
Editor

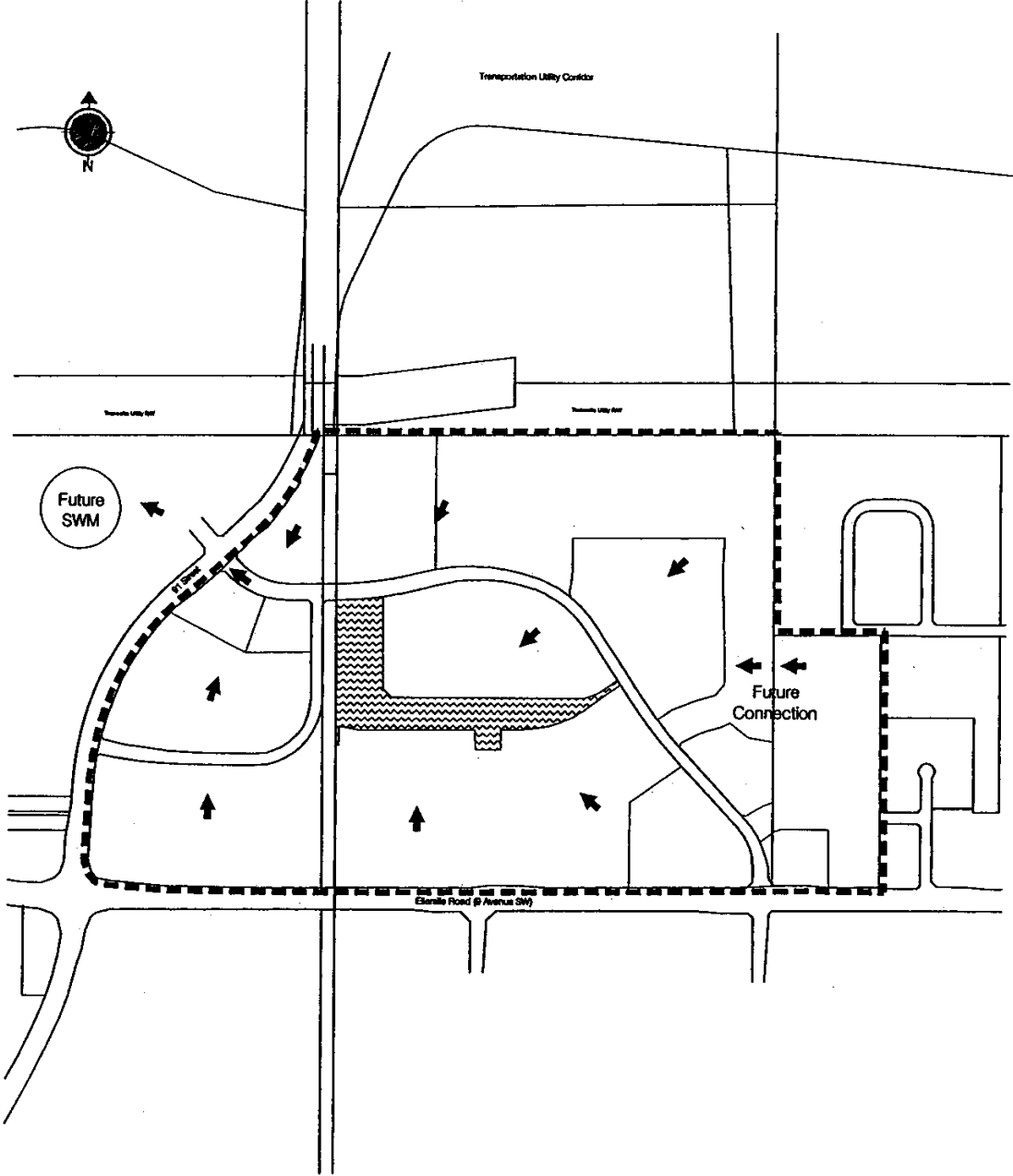
With regards to Wernerville, the new development adjacent to its boundary will be designed such that Wernerville will not be impacted. Back of lot drainage in Ellerslie will be handled internally, but at the same time will take the back of lot drainage from Wernerville into consideration. In the event that Wernerville is redeveloped to a suburban standard City of Edmonton density, a new stormwater management facility would be constructed near the north west corner of Wernerville that would discharge to the extension of the same outfall system that is being used for Ellerslie.

6.3 SANITARY DRAINAGE

The design concept for the sanitary drainage system for Ellerslie is shown in Figure 9.0.

Ellerslie will construct a new outfall system that will discharge to the lift station located west of the realigned 91 Street. This lift station is currently under construction and is being funded by the South East Sanitary Sewer (SESS) program.

Figure 8: Storm Servicing (Bylaw 13535, November 18, 2003)






Scale 1: 10,000



Stantec

Legend

-  Direction of Flow
-  Stormwater Management Facility
-  NSP Boundary

Project

ELLERSLIE
NEIGHBOURHOOD STRUCTURE PLAN

Figure

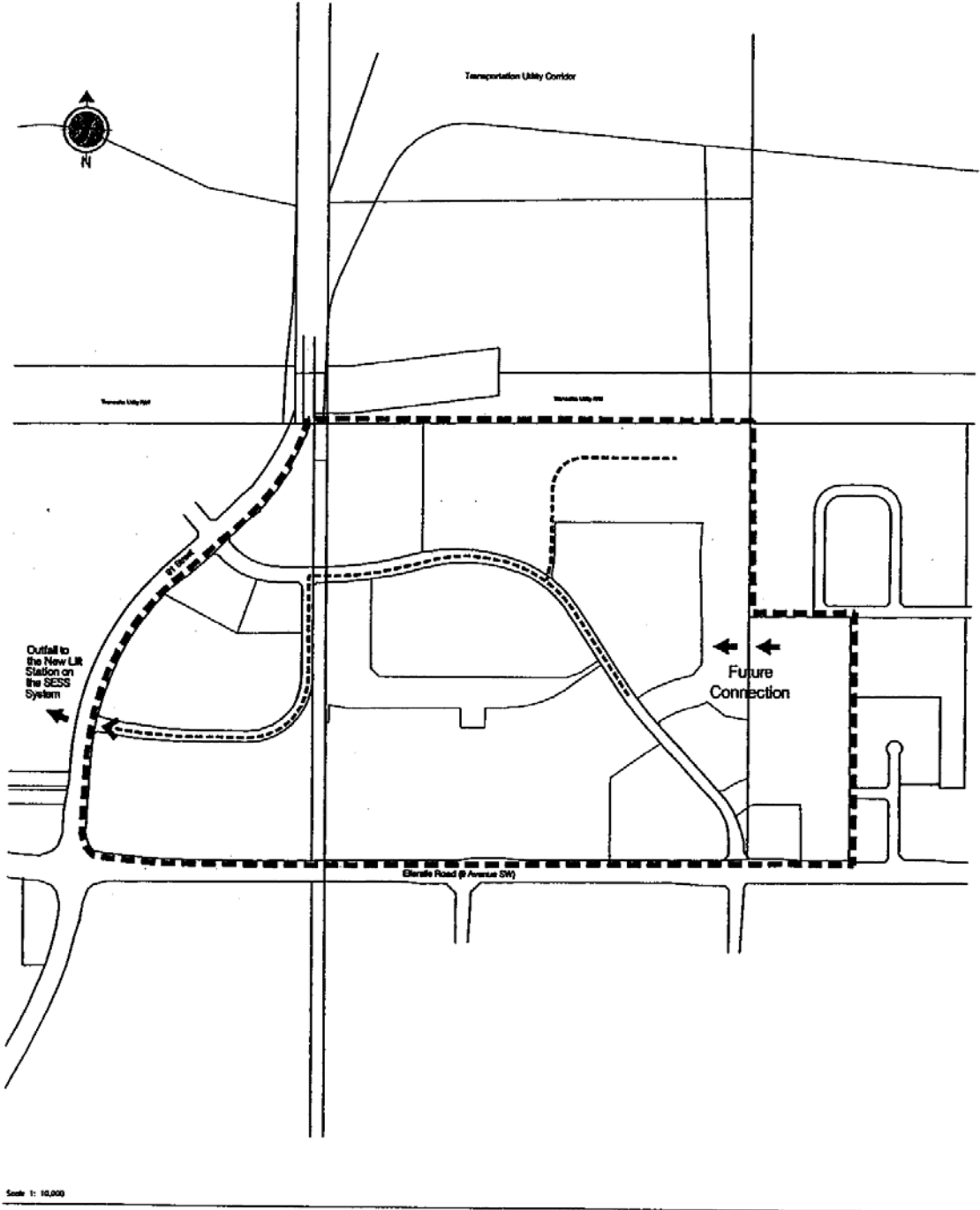
8.0

Title

Storm Servicing

October, 2003
161 51188

Figure 9: Sanitary Servicing (Bylaw 13535, November 18, 2003)



Scale: 1: 10,000

Legend


- Sanitary Trunk Sewer
- NSP Boundary

Project
ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN

Figure **9.0**

Title
Sanitary Service

October, 2003
 161 51188



Wernerville will be serviced in the following manner:

- a) A connection will be provided from the Ellerslie system to service Wernerville in its present form.*
- b) In the event that Wernerville is redeveloped to higher density, the sanitary service would be provided from a new line that will be constructed to service areas east of 66 Street. The line is shown on Figure 9.0.*

6.4 WATER DISTRIBUTION

Water servicing will be designed to provide peak hour flows and fire flows for residential, institutional and commercial uses. Water looping will be provided in accordance with the requirements of EPCOR.

The initial water connection point for Ellerslie will be to the watermain constructed to service the Summerside area and is located off Parsons Road and south of Ellerslie Road. This water supply will be sufficient for 2-3 years of development. As development progresses EPCOR will be contacted to discuss the scheduling for expanding the primary system from 91 Street and 29 Avenue to the Ellerslie Area. An appropriate Water Network Analysis will be prepared and submitted as required.

6.5 SHALLOW UTILITIES

Power, gas and telecommunication services are located within proximity to the Ellerslie plan area and will be provided by the respective utility operators concurrently with development in the neighbourhood.

7.0 Implementation

7.1 DEVELOPMENT STAGING

As shown on Figure 10.0 - Development Staging, residential development in the *Ellerslie NSP* is anticipated to begin in the southwest at the intersection of 91st Street and Ellerslie Road. Development will progress in a northeasterly direction based on the demands of the market and further extension of services and roadways.

Bylaw 12878
September 5, 2001

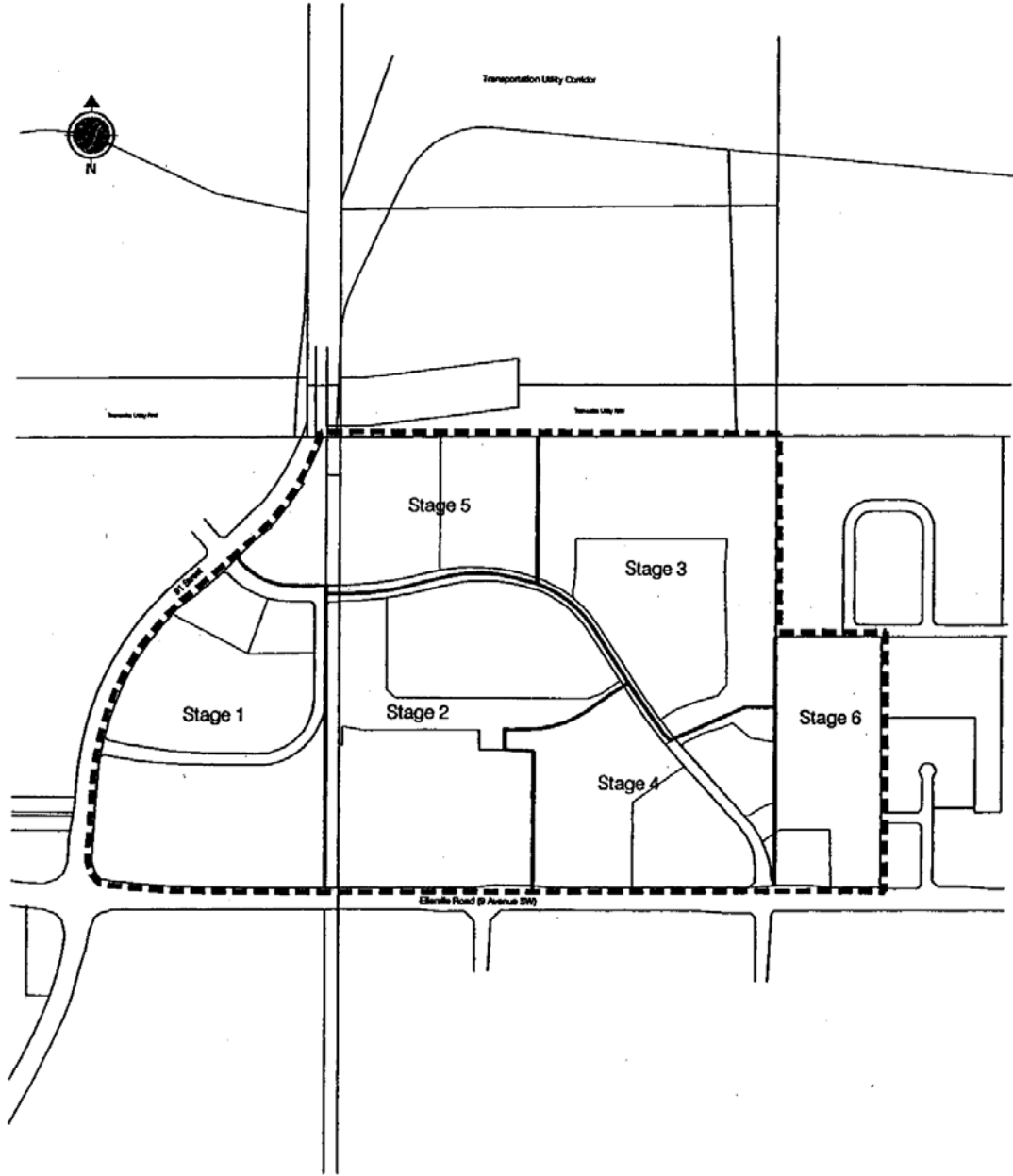
7.2 REDISTRICTING AND SUBDIVISION

All of the land within the *Ellerslie NSP* is currently districted as Agricultural (AG) District and Rural Residential (RR). Redistricting and subdivision of the land to conform with the land uses designated in the NSP will be undertaken when necessary.

Bylaw 12878
September 5, 2001

Bylaw 13535
November 18, 2003

Figure 10.0 Staging Plan (Bylaw 13535, November 18, 2003)



Scale 1: 10,000



Legend
 ——— Staging Boundary
 - - - NSP Boundary

Project
 ELLERSLIE
 NEIGHBOURHOOD STRUCTURE PLAN

Figure 10.0

Title
Staging Plan

October, 2003
 161 51188

APPENDIX I

Ellerslie NSP Land Use & Demographic Profile

**Ellerslie Neighbourhood Structure Plan
Land Use & Demographic Profile – (Bylaw 15068, December 15, 2008)**

		AREA (ha)
GROSS AREA		97.71
Arterial Roadways		
Arterial Roadways & Widening	2.68	2.68
Utility / Pipeline Corridors		
Utility / Pipeline Rights-of-Way	1.80	1.80
GROSS DEVELOPABLE AREA		93.23
Stormwater Management Facilities		
Stormwater Management Facilities	3.98	3.98
Municipal Reserves		
Public K-8 School / Park Site (w/ Comm. League Building site)	7.18%	6.70
		6.70
Non-Residential Land Uses		
Neighbourhood Convenience Commercial	0.71	0.71
Circulation		
Circulation @ 20% of GDA	18.65	18.65
NET RESIDENTIAL AREA		63.19

RESIDENTIAL LAND USE ANALYSIS

Land Use	Area (ha)	Units/Ha	Units	Pop/Unit	Population
Low Density Residential	48.72	25	1,218	3.46	4,214
Medium Density Residential	14.47	50	723	2.98	2,154
TOTAL	63.19		1,941		6,368

STUDENT GENERATION STATISTICS

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

LDR/MDR RATIO

63% / 37%

Persons / Gross Developable Hectare

68.3

APPENDIX II

***Ellerslie NSP* Subsurface Investigation Summary**

Ellerslie NSP

Subsurface Investigation Summary

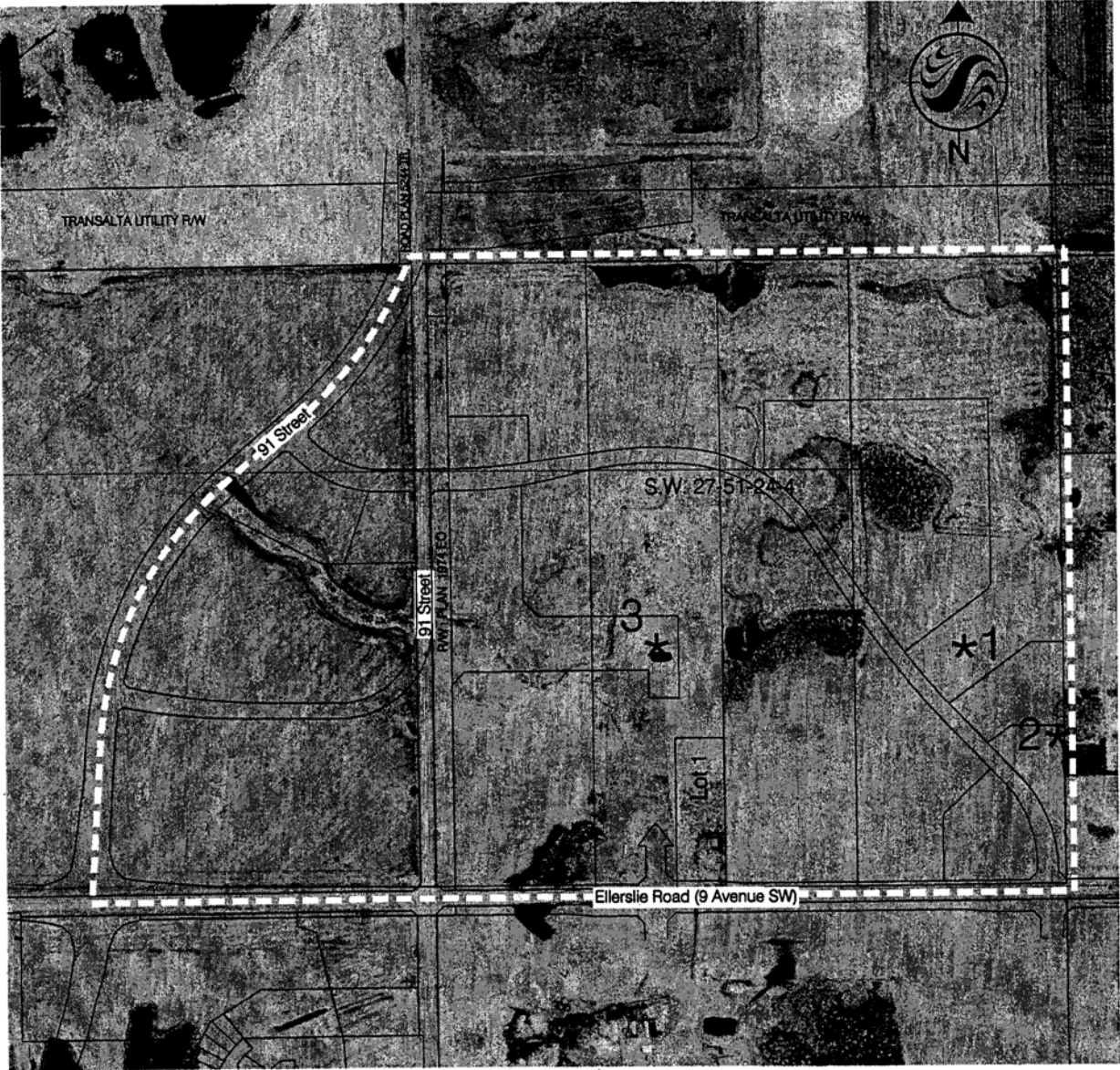
Amended by
Editor

Based on a review of the information within the Phase I ESA, the following areas of environmental concern were identified on or in the vicinity of the subject property:

- The aerial photograph review identified a clearing in the centre of the south east quarter of the subject property that could potentially be the location of an oil well drilling site (Area 1). The photograph review also identified a potential oil well site adjacent to the subject property (Area 2). A third area identified in the photo review was a lagoon site (Area 3) which will require confirmation of historical use.
- The land titles indicated that three caveats were issued for the subject property by *A private corporation* in 1963 (discharged in 1964), by *another private corporation* in 1964 (discharged in 1968) and by a third company in 1947 whose name is illegible on the title (discharged in 1952). The land titles also indicate that a mineral certificate was issued to *a private corporation* in 1963.
- The Environmental Law Centre search resulted in no findings for reclamation oil well certificates for the subject property. It should be noted that the reclamation information contained in the Environmental Law Centre records was provided by Alberta Environment (AENV) and the records relate to reclamation of well sites dating back to 1963. The Land Surface Conservation and Reclamation Act was introduced in 1963.
- The Alberta Energy and Utilities Board (AEUB) records indicated that no licenses have been issued for well sites in the area of the subject property. However, this oil well site would have been located on the property within the late 1940's and the AEUB records may not be complete dating back to the 1940-50's.
- Based on the results of the Phase I ESA, a potential exists that there were former oil well drilling sites located on or near the subject property. A subsurface investigation is recommended to determine if the potential former oil well sites have impacted the subsurface in Areas 1 and 2 and indicated on Figure 12. The subsurface investigation will need to be completed to the satisfaction of the City of Edmonton's Planning and Development Department, in consultation with Alberta Environment and the Capital Health Authority.
- Regarding the lagoon area, reasonable effort will be made to confirm the history of the lagoon area, specifically confirmation of its use. This information shall be provided prior to rezoning of the subject area and shall be to the satisfaction of the City of Edmonton's Planning and Development Department.

Amended by
Editor

Figure 11: Investigations Area (Bylaw 12581, May 1, 2001)



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Client/Project
 ELLERSLIE I. _____
 NEIGHBOURHOOD STRUCTURE PLAN

Figure No.
11.0

Title
Investigation Areas

March, 2001
 161 51104