

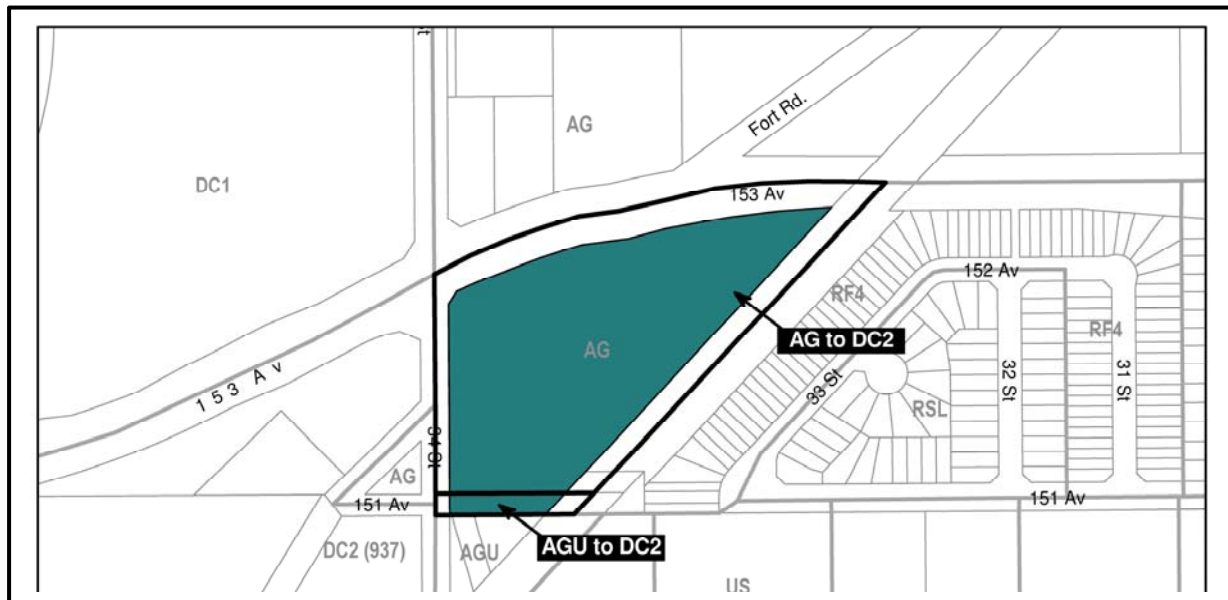


PLAN AMENDMENT AND REZONING APPLICATION

EBBERS

3325 – 153 Avenue NW

To allow for the development of low intensity commercial, office and service uses and to establish setbacks from the existing rail line and pipeline.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- the proposed development provides opportunities for small to medium-sized businesses to locate in Edmonton, contributing to a competitive and entrepreneurial business climate;
- the proposed commercial development is in conformance with the land use identified Ebbers Neighbourhood Area Structure Plan (NASP); and
- the plan amendment and proposed development identifies risk sources and provides mitigation measures for the development relative to the adjacent rail line and pipeline.

THE APPLICATION

This application consists of two components:

- Bylaw 18506 is an amendment to the Ebbers NASP to modify the implementation requirements of a buffer / setback for commercial development adjacent to a rail line; to include implementation direction requiring setbacks for commercial development that is adjacent to a pipeline and to identify a "Pipeline Buffer" on the Development Concept Map. Minor administrative amendments are also included.
- Charter Bylaw 18507 is an amendment the Zoning Bylaw from (AG) Agriculture Zone and (AGU) Urban Reserve Zone to (DC2) Site Specific Development Control Provision, to allow for the development of low intensity commercial development and to establish setbacks from the railway and pipeline.

SITE AND SURROUNDING AREA

The subject site is located south of 153 Avenue NW and east of 34 Street NW in the northeast corner of the Ebbers neighbourhood. The site is bound by a rail line along the southeast to northeast edge, beyond which is the Kirkness neighbourhood. A high pressure pipeline is within an easement along the western edge of the property, adjacent to 34 Street NW. A Neighbourhood Structure Plan is currently being developed for land north of 153 Avenue NW (Gorman).



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agriculture Zone and (AGU) Urban Reserve Zone	Undeveloped land
CONTEXT		
North, across 153 Avenue NW	(AG) Agriculture Zone	Contractor storage, Automotive and Equipment Repair, and undeveloped land
East, across rail line	(RF4) Semi-detached Residential Zone	Semi-detached housing
South	(AGU) Urban Reserve Zone	Undeveloped land
West, across 34 Street NW	(DC2) Site Specific Development Control Provision	Undeveloped commercial land

PLANNING ANALYSIS

PLANS IN EFFECT

The proposed rezoning complies with the direction of the Ebbers NASP which designates the land for Office / Commercial development intended for low intensity commercial, office and service uses, to be developed with a DC2 Provision.

During the review process the rail corporation advised that they would not accept ownership of the backside of the berm, which is stipulated in the NASP as part of the buffer between commercial development and the rail line. As such, a plan amendment to modify implementation direction for the required 15 m Buffer / Setback for commercial development adjacent to the rail was required. The amendment deletes plan direction to “gift” land to the rail corporation and replaces it with the following:

- *A 15 m buffer between the existing rail right-of-way and abutting non-residential buildings shall be provided for noise attenuation and safety as illustrated in Exhibit 1.1.*
- An illustrative diagram is added, Exhibit 1.1 Commercial Building Setback / Buffering Adjacent to Railway, and is implemented in the proposed DC2 Provision through regulation 4.e and identified on the Appendix 1 – Site Plan.

A Risk Assessment was required as part of the review of the application as there is a pipeline easement within the property proposed to be rezoned. The plan amendment identifies the pipeline under Section 3.5 Utility Right-of-Ways and indicates that a minimum 22 m Setback from 34 Street NW, for development on the east side of 34 Street NW will be provided.

The Risk Assessment Report (2017/2018) accepted identified that increased setbacks for sensitive uses, as referenced in the City of Edmonton’s Risk Assessment Guidelines for Land Development, are required to be in accordance with the individual risk threshold for allowable land uses identified by the Major Industrial Accidents Council of Canada (MIACC).

The proposed DC2 provision requires a minimum 22 m Setback from 34 Street NW, which provides an approximate 7 m building separation from the eastern boundary of the existing pipeline easement, and also requires increased setbacks (51 m and 37 m) for sensitive uses as identified in the DC2 provision.

Figure 5.0 Development Concept Map is updated to identify a "Pipeline Buffer" east of 34 Street and to update the existing "Buffer" notation to "Railway Buffer".

During the review process it was noted that some administrative amendments would improve the readability and clarity of the plan by including the following amendments:

- Section 5.2 Internal Transportation Network
 - Deleting a reference to a transit roadway connecting Ebbers Boulevard to 153 Avenue. This road way was deleted under Bylaw 17810.
 - Deleting and replacing Arterial Roadway Assessment discussion with the following: *In general terms, the ARA outlines the developer's responsibility for roadway construction within a catchment area and is based on the estimated costs of constructing arterial roads required for access to a catchment area.*
- Section 5.8 Parking – deleting a statement referring to potential parking impacts of medium density and commercial development. The medium density adjacent to the commercial was removed with Bylaw 17810.
- Section 6.4 Shallow Utilities – deleting reference to requirements for a gate station. Through the circulation process, the utility company confirmed that the gate station is no longer required in the location identified in the plan.
- Figure 9.0 Storm Sewer Map is being updated because the Legend inadvertently refers to the identified infrastructure as a "Sanitary Trunk" when it should read "Storm Sewer Trunk".

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

DC2 PRE-NOTIFICATION (Applicant) July 14, 2017	<ul style="list-style-type: none"> • Number of recipients: 48 • No responses received
ADVANCE NOTICE January 15, 2018	<ul style="list-style-type: none"> • Number of recipients: 48 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

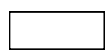
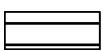



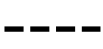



- 1 Approved NASP – Bylaw 17810
- 2 Proposed NASP – Bylaw 18506
- 3 Application Summary



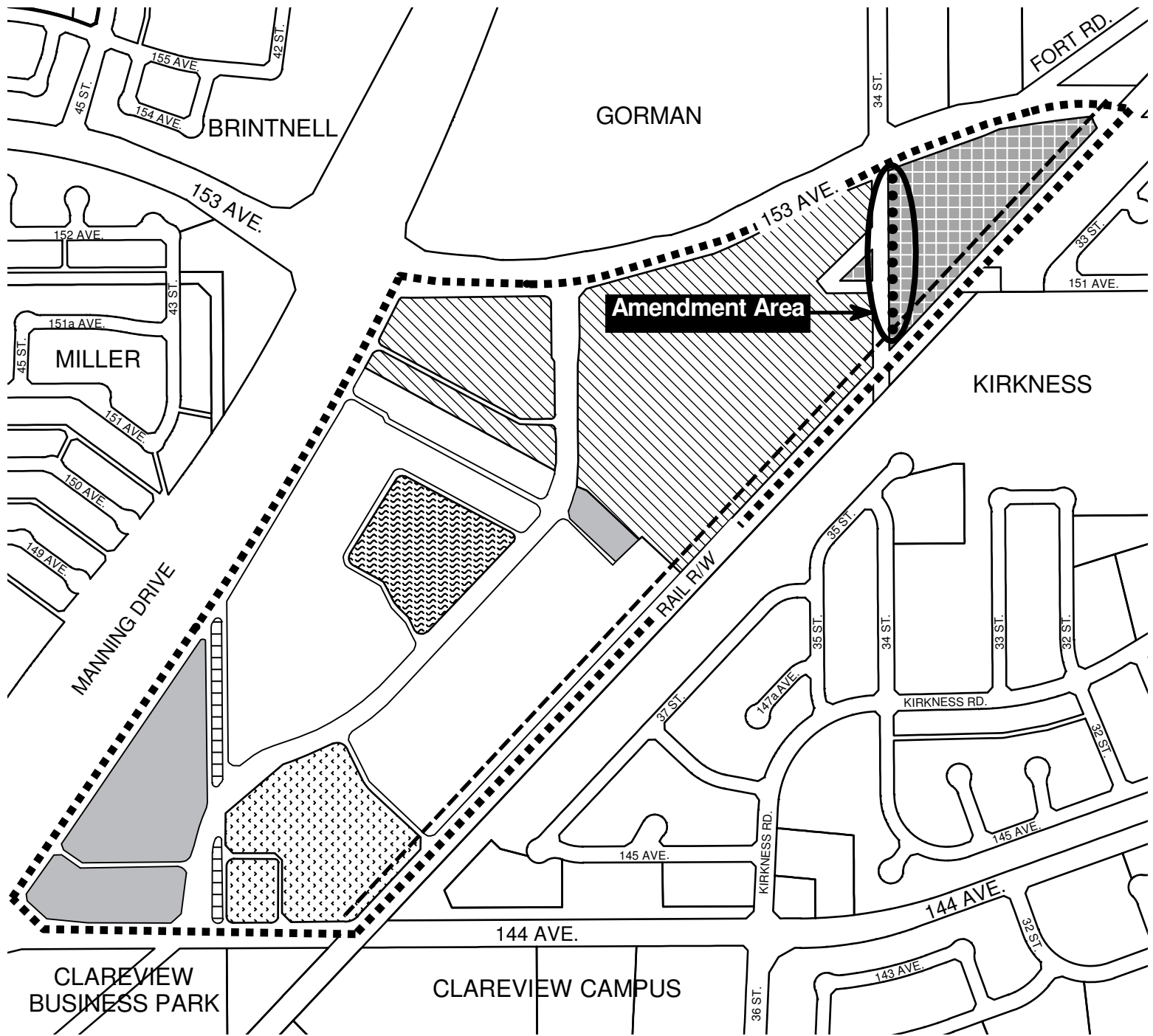
**BYLAW 17810
APPROVED
EBBERS**

Neighbourhood Area Structure Plan
(as amended)



	Low Density Residential		Utility Right-of-Way
	Medium Density Residential		Stormwater Management Facility
	Commercial		Buffer
	Office / Commercial		Boundary of Ebbers NASP
	Park		

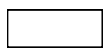
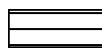

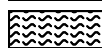






Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



BYLAW 18506 AMENDMENT TO EBBERS

Neighbourhood Area Structure Plan
(as amended)



	Low Density Residential		Utility Right-of-Way
	Medium Density Residential		Stormwater Management Facility
	Commercial		Pipeline Buffer
	Office / Commercial		Railway Buffer
	Park		Boundary of Ebbers NASP

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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw(s):	18506, 18507
Location:	South of 153 Avenue NW and east of 34 Street NW
Address(es):	3325 153 Avenue NW
Legal Description(s):	Lot 2, Block 3, Plan 1620747
Site Area:	3.1 ha
Neighbourhood:	Ebbers
Ward - Councillor:	4 – Aaron Paquette
Notified Community Organization(s):	Hairsine Community League Clareview and District Area Council Horse Hill Community League
Applicant:	DesignWorks Engineering & Inspections Ltd.

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AG) Agriculture Zone and (AGU) Urban Reserve Zone
Proposed Zone(s) and Overlay(s):	(DC2) Site Specific Development Control Provision
Plan(s) in Effect:	Ebbers Neighbourhood Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

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Planning Coordination