

Bylaw 18506

A Bylaw to amend Bylaw 14079, as amended, being the  
Ebbers Neighbourhood Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on February 27, 2006 the Municipal Council of the City of Edmonton passed Bylaw 14079, the Ebbers Neighbourhood Area Structure Plan;

WHEREAS Council found it desirable to amend the Ebbers Neighbourhood Area Structure Plan through the passage of Bylaws 16835 and 17810;

WHEREAS an application was received by City Planning to amend the Ebbers Neighbourhood Area Structure Plan;

WHEREAS Council considers it desirable to amend the Ebbers Neighbourhood 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. That Bylaw 14079, as amended, the Ebbers Neighbourhood Area Structure Plan is hereby amended by:
  - a. adding under section "3.5 Utility Right-of-Ways" after the second paragraph the following:

A pipeline runs diagonally along the east boundary of the railway right of way to 34 Street NW where it jogs north within the westerly portion of the property east of 34 Street NW. Given the location of the pipeline, development east of 34 Street NW within the Ebbers Neighbourhood will provide a minimum 22m Setback from 34 Street NW.
  - b. adding after the first paragraph and subsequent four bullets of Section "3.6 Private Railway Corporation" the following:

An updated Risk Assessment (2017/2018) was provided and accepted. It considered the area of amendment to be rezoned to Site Specific Development Control Provision (DC2) commercial.

The findings of the assessment concluded that the likelihood of a release is within the acceptable Major Industrial Accidents Council of Canada (MIACC) criterion of  $0.3 \times 10^{-6}$  for the proposed uses, including commercial uses such as Child Care Services, with increased setbacks provided. This risk is further reduced as an individual can move away from a hazard and seek shelter.

- c. deleting the paragraph which begins with the sentence "A 15 m buffer between the existing rail right of way and abutting non-residential buildings is recommended for noise attenuation and safety" under Section "3.6 Private Railway Corporation".
- d. adding before the last paragraph under Section "3.6 Private Railway Corporation" the following paragraph and Exhibit 1.1:

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.

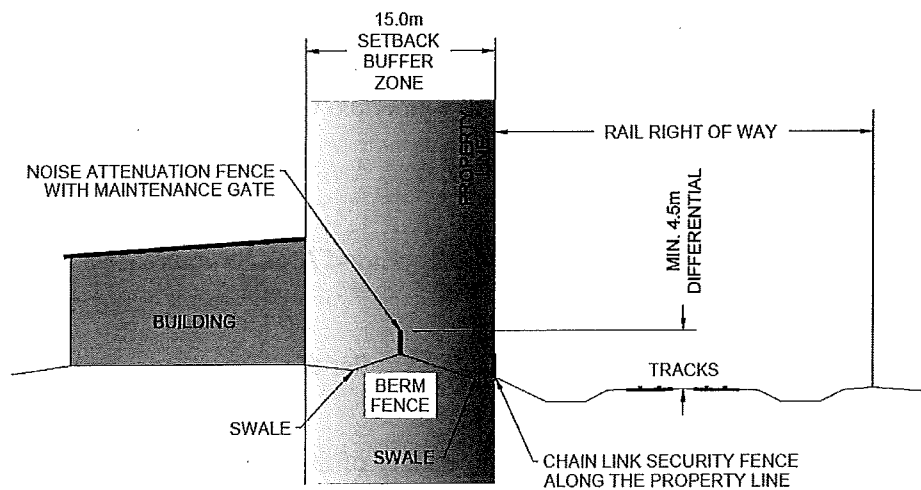


Exhibit 1.1. Commercial Building Setback / Buffering Adjacent to Railway

- e. deleting the second sentence from the first paragraph under Section "5.2 Internal Transportation Network".
- f. deleting from the second paragraph under Section "5.2 Internal Transportation Network", all sentences after the first sentence and replace them 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.

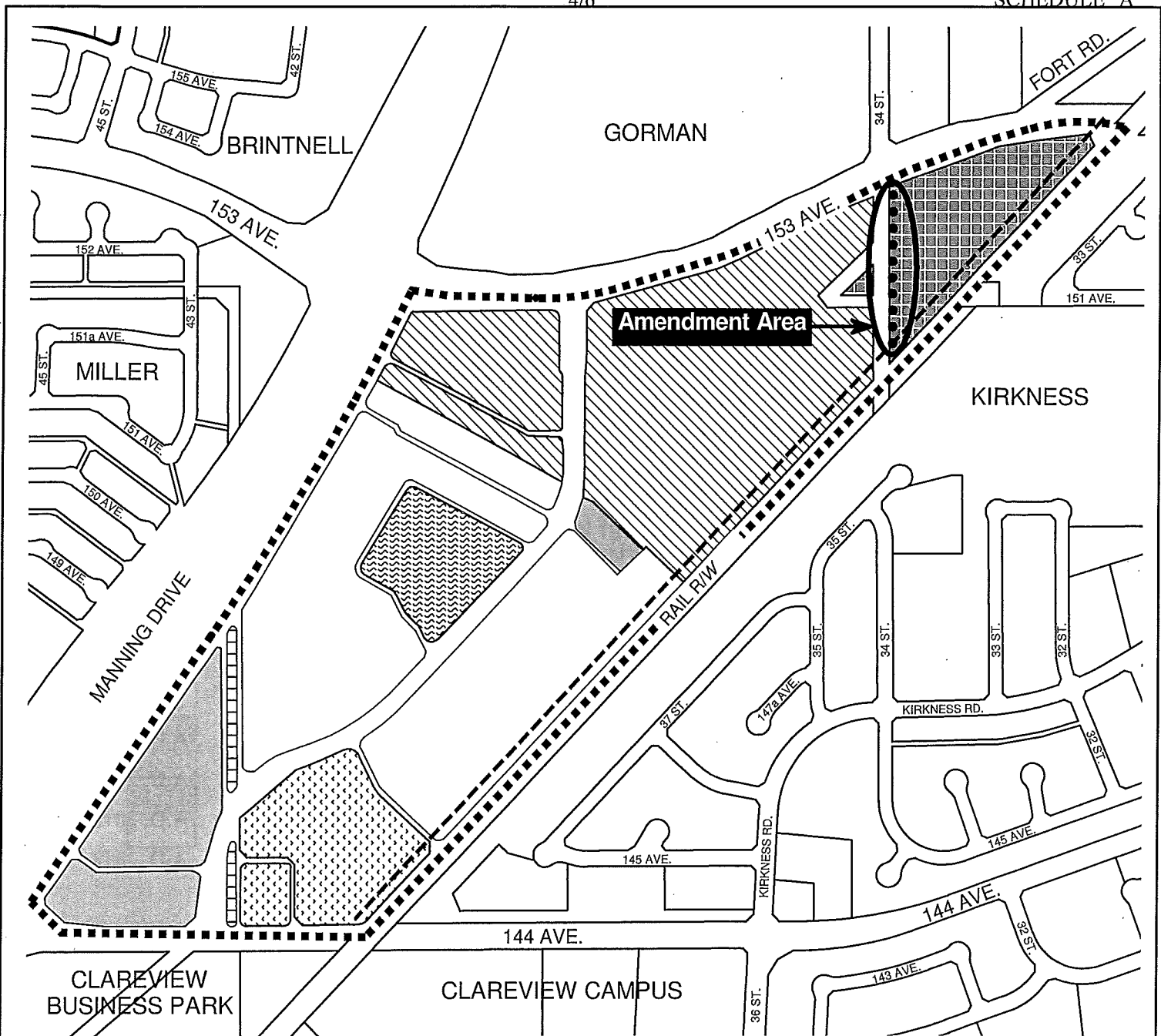
- g. deleting the second sentence from the second paragraph under Section "5.8 Parking";
- h. deleting the second paragraph under Section "6.4 Shallow Utilities";
- i. deleting the Map entitled "Bylaw 17810 Amendment to Ebbers Neighbourhood Area Structure Plan (as amended)" and substituting therefore the Map entitled "Bylaw 18506 Amendment to Ebbers Neighbourhood Area Structure Plan (as amended)", attached hereto as Schedule "A" and forming part of this Bylaw
- j. deleting the Map entitled "Figure 5.0 Development Concept" and substituting therefore the Map entitled "Figure 5.0 Development Concept", attached hereto as Schedule "B" and forming part of this Bylaw; and
- k. deleting the Map entitled "Figure 9.0 Storm Sewer" and substituting therefore the Map entitled "Figure 9.0 Storm Sewer", attached hereto as Schedule "C" and forming part of this Bylaw.

READ a first time this	20th	day of	August	, A. D. 2018;
READ a second time this	20th	day of	August	, A. D. 2018;
READ a third time this	20th	day of	August	, A. D. 2018;
SIGNED and PASSED this	20th	day of	August	, A. D. 2018.

THE CITY OF EDMONTON

  
MAYOR











  
CITY CLERK



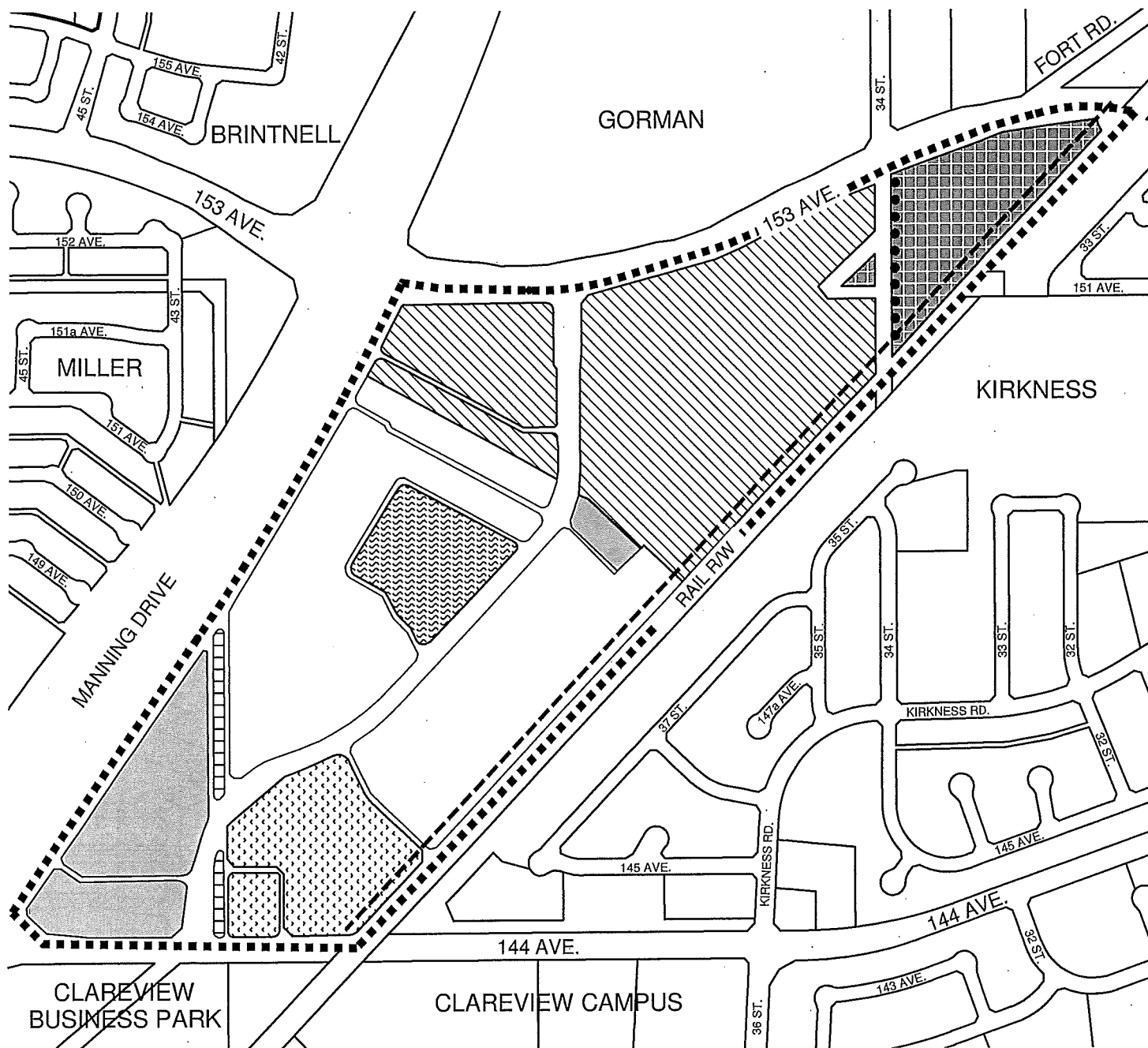
**BYLAW 18506  
AMENDMENT TO  
EBBERS**

Neighbourhood Area Structure Plan  
(as amended)






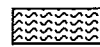






	Low Density Residential		Utility Right-of-Way
	Medium Density Residential		Stormwater Management Facility
	Commercial		Pipeline Buffer
	Office / Commercial		Railway Buffer
	Park		Boundary of Ebbers NASP

**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.

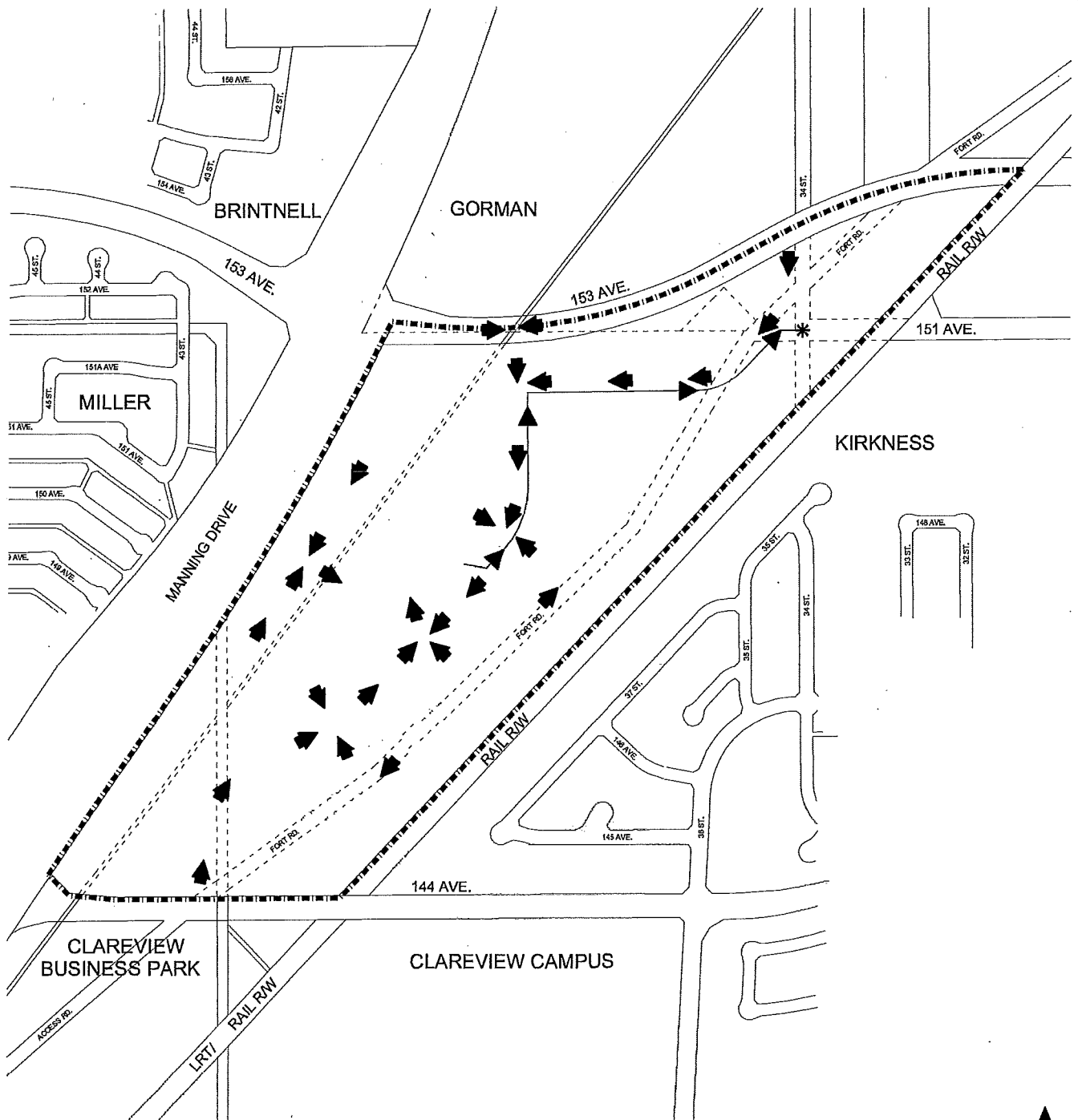


**FIGURE 5.0**  
**DEVELOPMENT CONCEPT**  
**EBBERS**  
 Neighbourhood Area Structure Plan  
 (as amended)







	Low Density Residential		Utility Right-of-Way
	Medium Density Residential		Stormwater Management Facility
	Commercial		Pipeline Buffer
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**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.



### Legend

-  Storm Sewer Trunk
-  Flow Direction
-  Tie in Location
-  ASP Boundary

**Figure 9.0**  
**Storm Sewer**

ARMIN A. PREIKSAITIS  
& ASSOCIATES LTD.

CLAREVIEW PROPERTIES LIMITED PARTNERSHIP ●  
ROYAL WEST PROPERTY CORPORATION ●  
MELCOR DEVELOPMENTS LTD. ●  
Ebbers Neighbourhood - Area Structure Plan