

Bylaw 20481

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, 17810, 18506 and Bylaw 20303;

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. deleting the third paragraph in Section “3.5 Utility Right-of-Ways”;
  - b. deleting the Map entitled “Bylaw 20303 Ebbers Neighbourhood Area Structure Plan (as amended)” and replacing it with “Bylaw 20481 Amendment to Ebbers Neighbourhood Area Structure Plan (as amended)”, attached hereto as Schedule “A” and forming part of this Bylaw;
  - c. deleting the Map entitled “Figure 5.0 Development Concept” and replacing it with “Figure 5.0 Development Concept”, attached hereto as Schedule “B” and forming part of this Bylaw;
  - d. deleting the Map entitled “Figure 6.0 Circulation System” and replacing it with “Figure 6.0 Circulation System”, attached hereto as Schedule “C” and forming part of this Bylaw;
  - e. deleting the Map entitled “Figure 7.0 Water Network” and replacing it with “Figure 7.0 Water Network”, attached hereto as Schedule “D” and forming part of this Bylaw;
  - f. deleting the Map entitled “Figure 8.0 Sanitary Sewer” and replacing it with “Figure 8.0

Sanitary Sewer”, attached hereto as Schedule “E” and forming part of this Bylaw;

- g. deleting the Map entitled “Figure 9.0 Storm Sewer” and replacing it with “Figure 9.0 Storm Sewer”, attached hereto as Schedule “F” and forming part of this Bylaw;
- h. deleting the Map entitled “Figure 10.0 Development Staging” and replacing it with “Figure 10.0 Development Staging”, attached hereto as Schedule “G” and forming part of this Bylaw; and
- i. deleting the Table entitled “Ebbers Neighbourhood Area Structure Plan Land Use and Populations Statistics - Bylaw 17810” and replacing it with “Ebbers Neighbourhood Area Structure Plan Land Use and Populations Statistics - Bylaw 20481”, attached hereto as Schedule “H” and forming part of this Bylaw.

READ a first time this	15th day of May,	A.D. 2023;
READ a second time this	15th day of May,	A.D. 2023;
READ a third time this	15th day of May,	A.D. 2023;
SIGNED and PASSED this	15th day of May,	A.D. 2023.

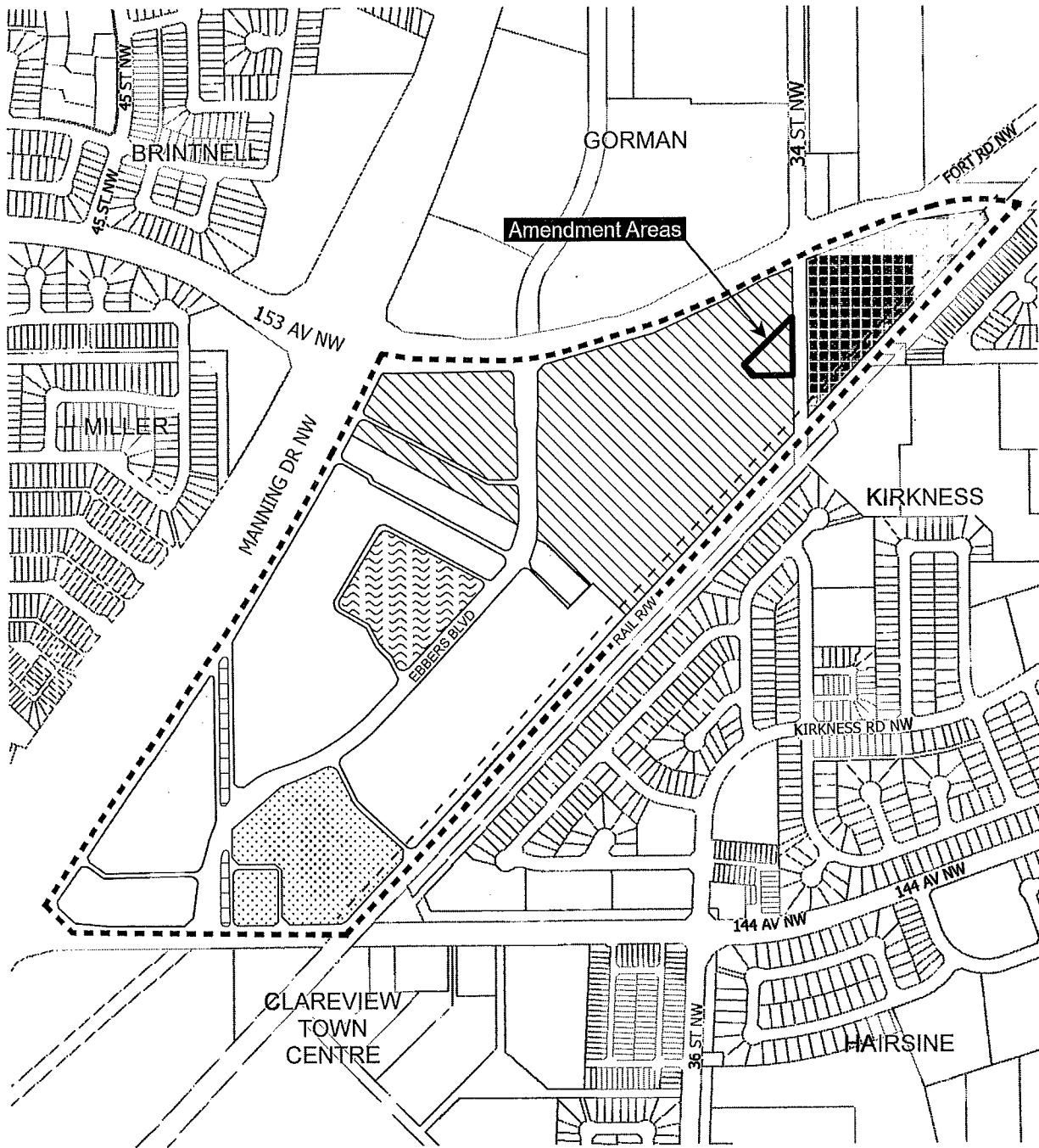
THE CITY OF EDMONTON

*A. Sahi*

MAYOR

*Christophorus*

*AC* CITY CLERK



**BYLAW 20481  
AMENDMENT TO  
EBBERS**  
Neighbourhood Area  
Structure Plan  
(as amended)



- |                                |                      |
|--------------------------------|----------------------|
| Commercial                     | Utility Right-of-Way |
| Low Density Residential        | Railway Buffer       |
| Medium Density Residential     | N.A.S.P. Boundary    |
| Office / Commercial            | Amendment Area       |
| Park                           |                      |
| Stormwater Management Facility |                      |

**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.

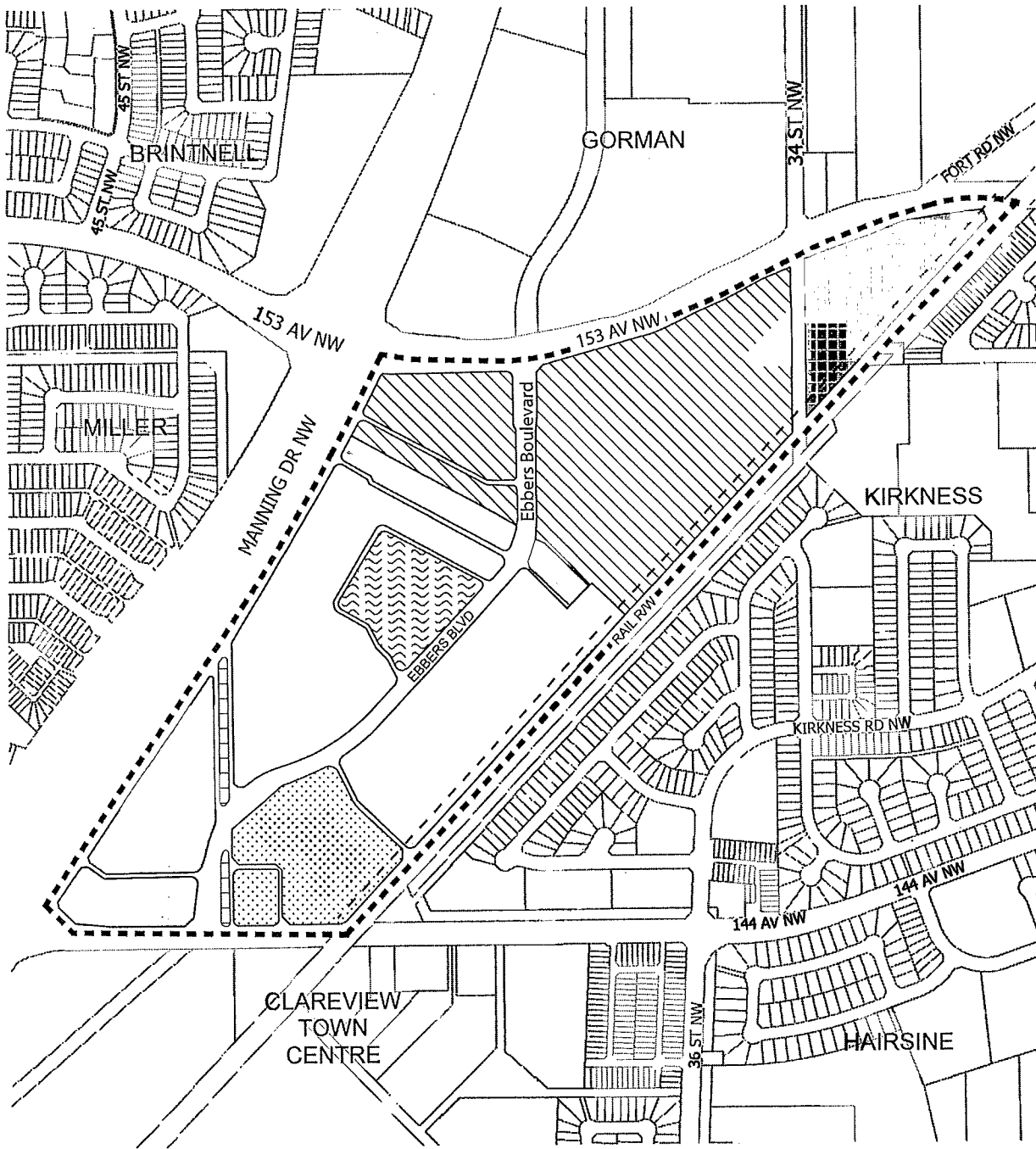











FIGURE 5.0  
DEVELOPMENT CONCEPT  
EBBERS  
Neighbourhood Area Structure Plan  
(as amended)



- |  |  |
|--|--|
|  Commercial                 |  Stormwater Management Facility |
|  Low Density Residential    |  Utility Right-of-Way           |
|  Medium Density Residential |  Railway 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.

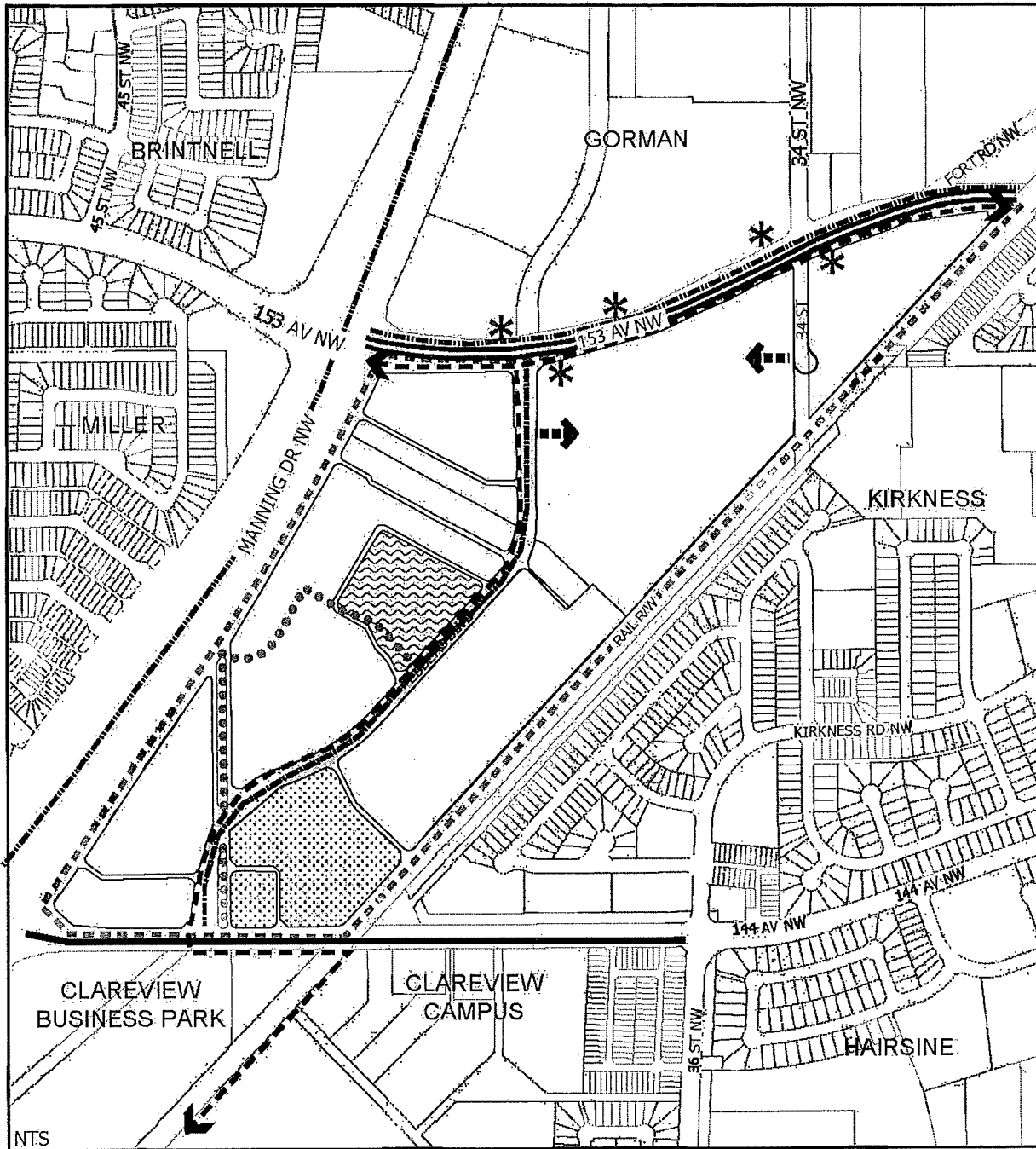


FIGURE 6.0  
CIRCULATION SYSTEM



- |  |                            |  |                            |
|--|----------------------------|--|----------------------------|
|  | Existing Arterial - 4 lane |  | Multi-Use Trail Connector  |
|  | Existing Major Collector   |  | Pedestrian Linkages        |
|  | Proposed Major Collector   |  | Park                       |
|  | Existing Bus Route         |  | Stormwater Management Pond |
|  | Future Bus Route           |  | Existing Transit Stop      |
|  | Proposed Access            |  | NASP Boundary              |

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.

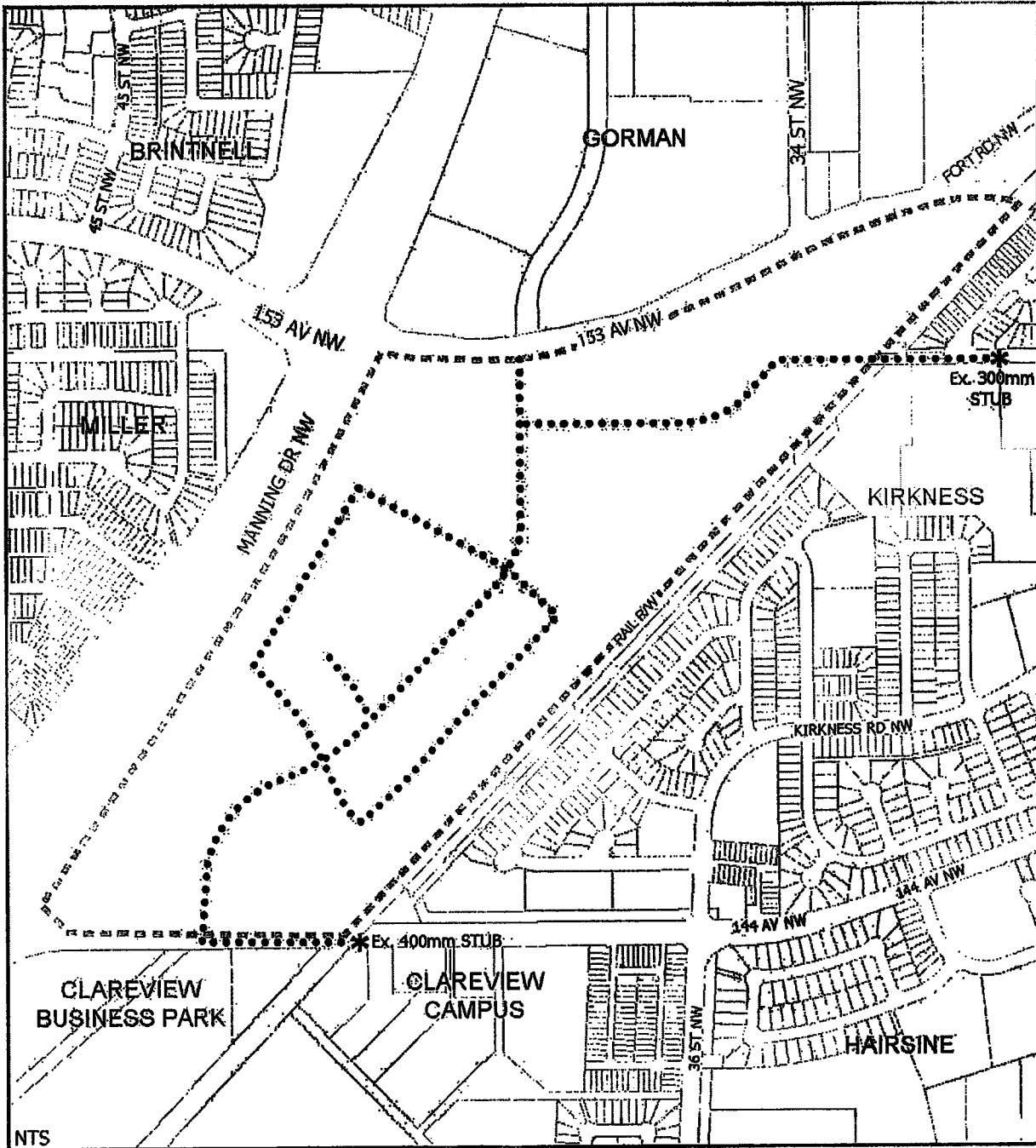


FIGURE 7.0  
WATER NETWORK



- ..... Water Network Looping
- - - - - NASP Boundary

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.

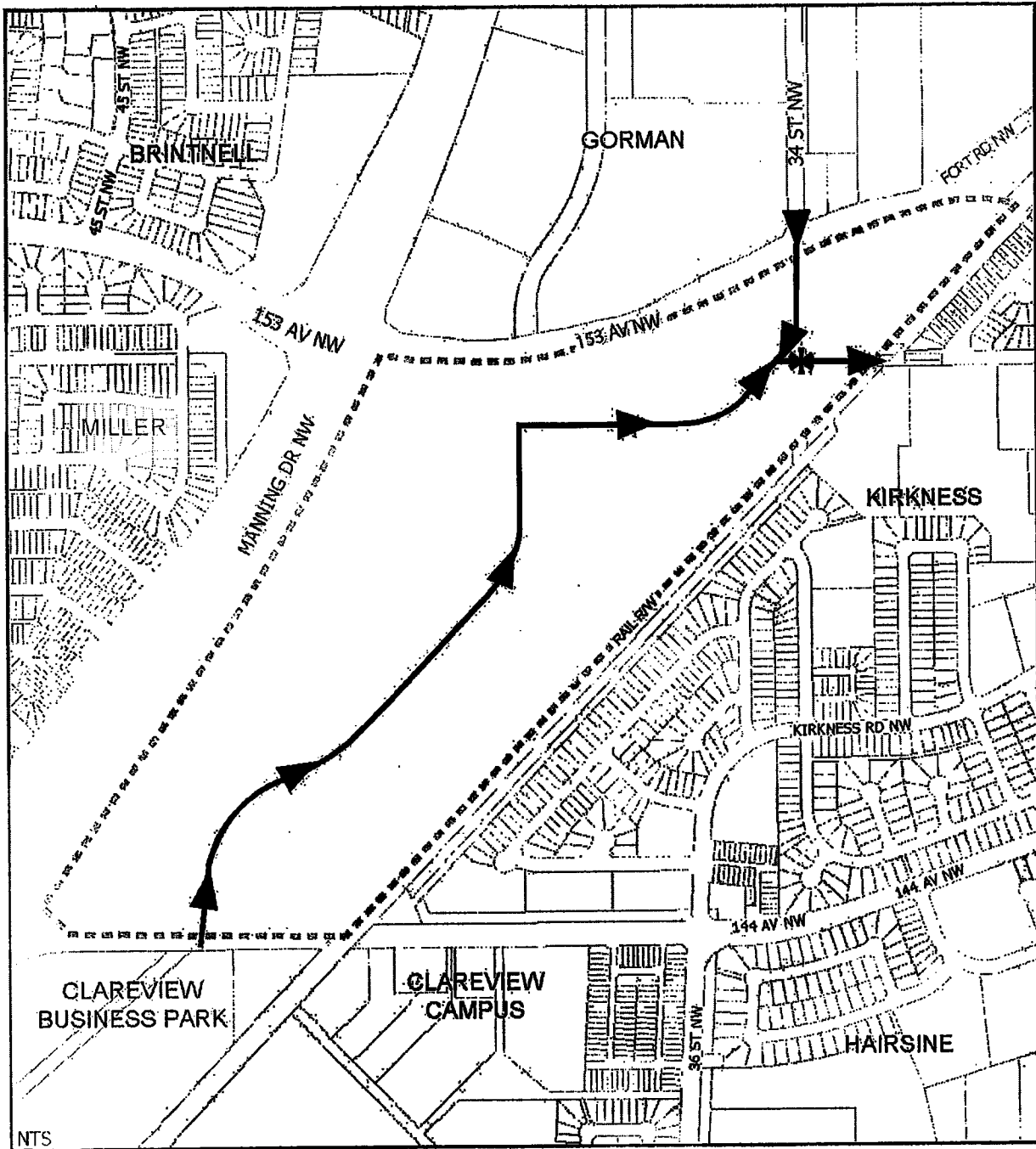


FIGURE 8.0  
SANITARY SEWER



- ▶ Sanitary Trunk
- \* Tie In Location
- - - NASP Boundary

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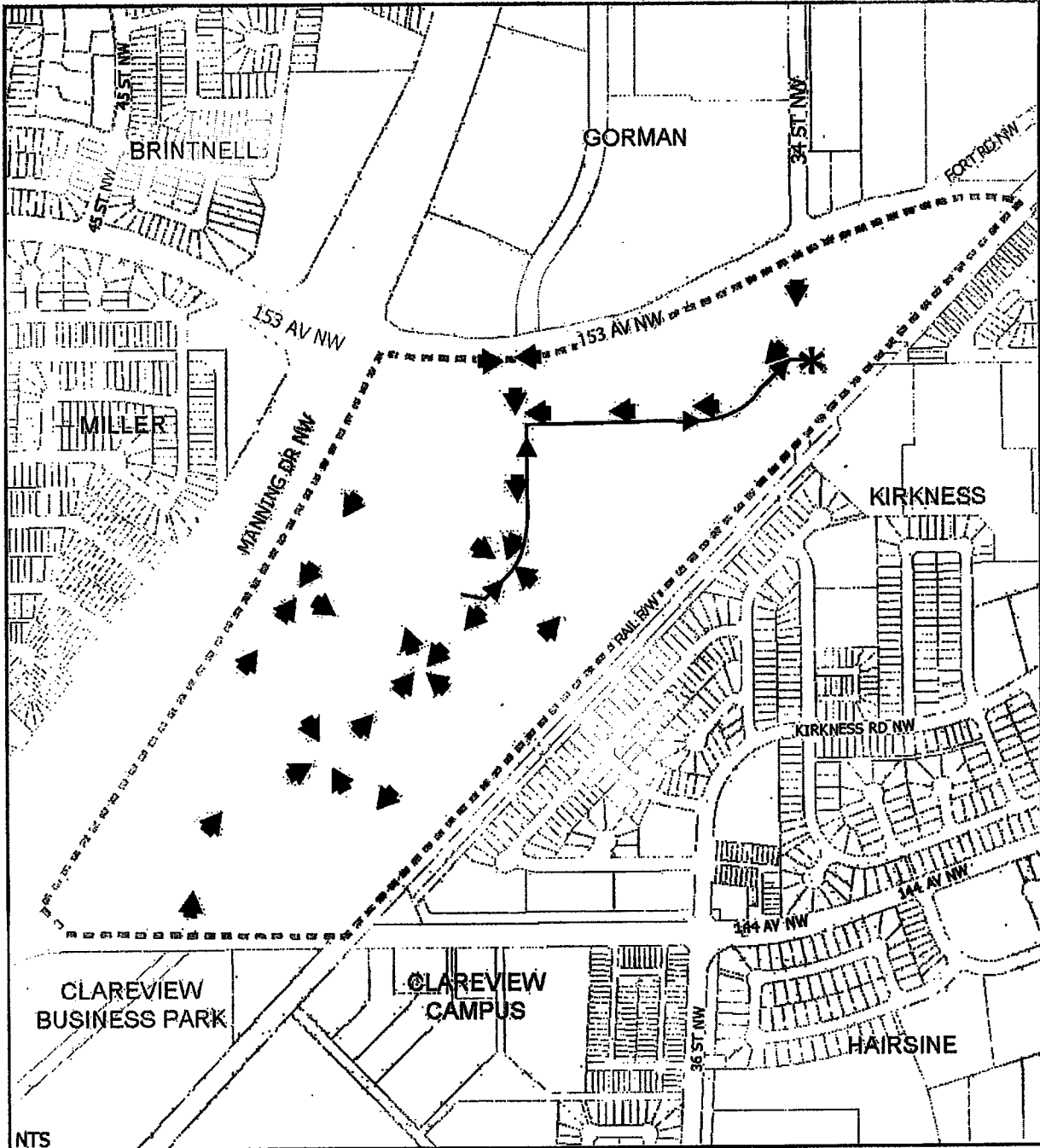


FIGURE 9.0  
STORM SEWER



- Storm Sewer Trunk
- ▲ Flow Direction
- \* Tie In Location
- - - - - NASP Boundary

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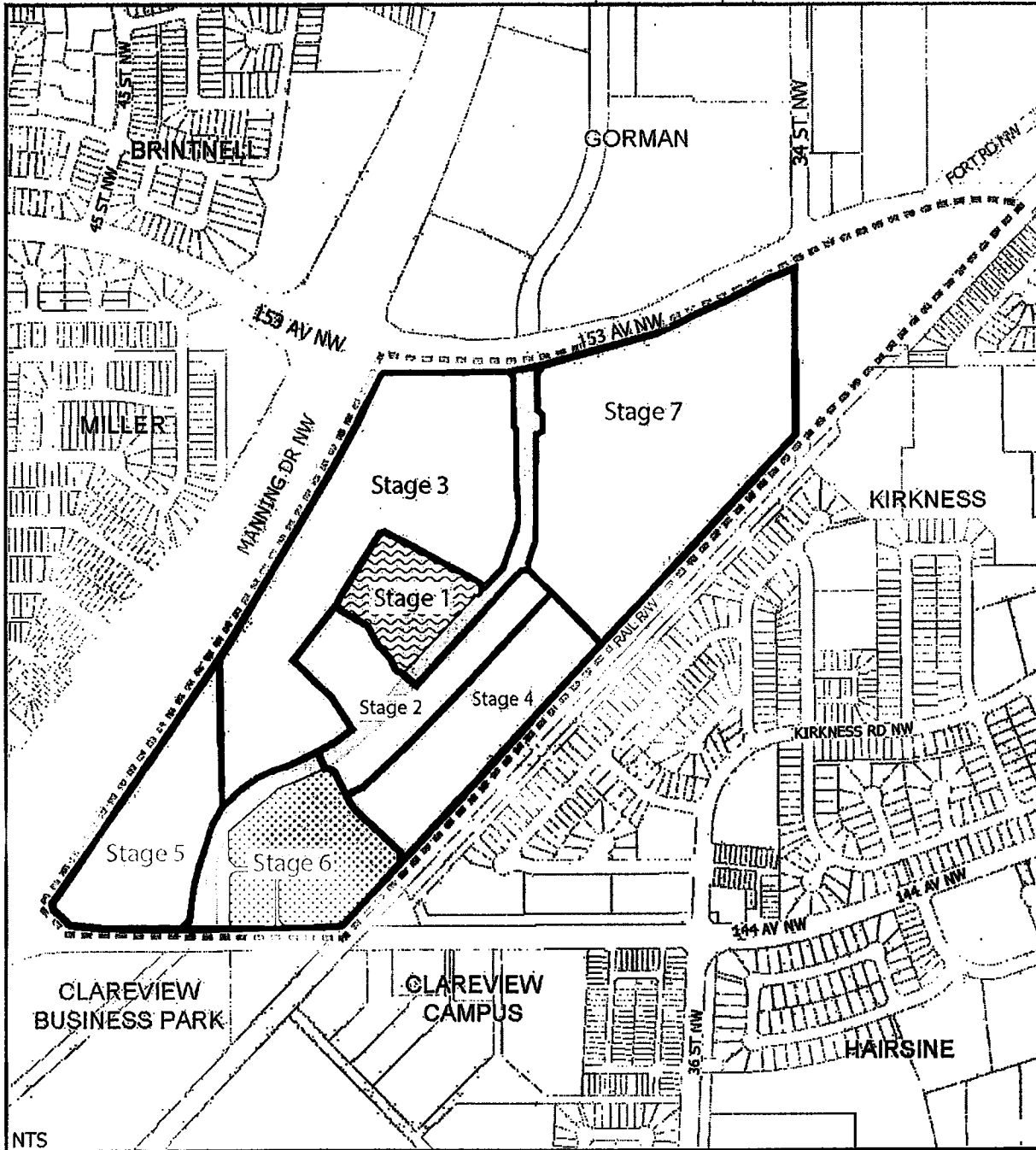


FIGURE 10.0  
DEVELOPMENT STAGING



- Stage Boundary
- ▨ Proposed Major Collector
- ▤ Park
- ▧ Stormwater Management Pond
- - - NASP Boundary

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

**EBBERS NEIGHBOURHOOD AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
BYLAW 20481**

LAND USE	Area (ha)	% of GDA
Gross Area	48.20	
Gas ROW	0.50	
Arterial Roadway	1.38	
Gross Developable Area	46.32	100%
Municipal Reserve*	3.80	8.2%
Office Commercial	3.19	6.9%
Commercial	14.43	31.2%
Stormwater Management	2.40	5.2%
Circulation	5.90	12.7%
<b>Total Non-Residential</b>	<b>29.72</b>	<b>64.16%</b>
<b>Net Residential Area (NRA)</b>	<b>16.60</b>	<b>35.84%</b>

**RESIDENTIAL LAND USE, UNIT COUNT AND POPULATION**

Land Use	Area(ha)	Units/ha	Units	% of NRA	People/Unit	Population
Low Density Residential	12.14	25	304	73.1%	2.80	850
Medium Density Residential	4.46	90	401	26.9%	1.90	762
<b>Total Residential</b>	<b>16.60</b>		<b>705</b>	<b>100.0%</b>		<b>1,612</b>

**SUSTAINABILITY MEASURES**

Population Per Net Residential Hectare (p/nrha)	97.1
Dwelling Units Per Net Residential Hectare (du/nrha)	42
[Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Units	43 % / 57%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	100%

**STUDENT GENERATION STATISTICS**

Level	Public	Separate
Elementary	66	33
Junior High	33	16
Senior High	33	16
<b>TOTAL</b>	<b>132</b>	<b>75</b>

\*Areas dedicated to Municipal Reserve to be confirmed by legal survey