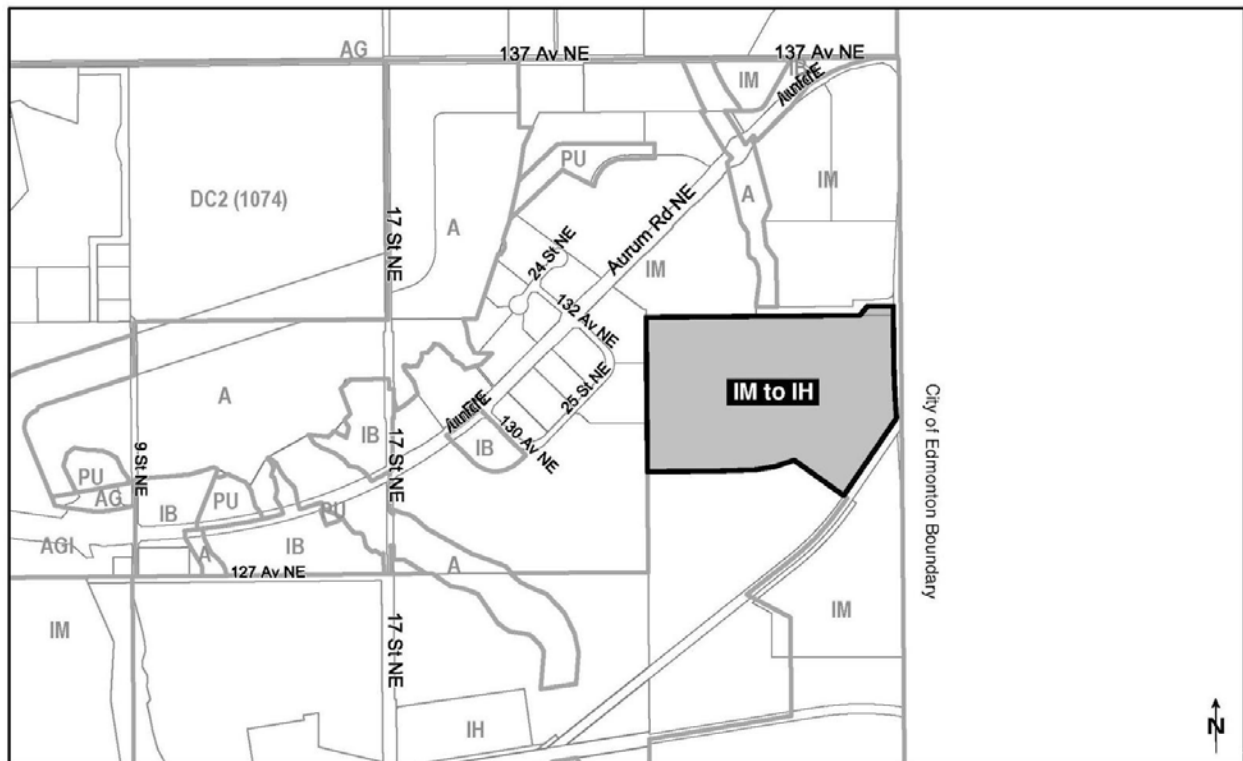




# ADMINISTRATION REPORT **REZONING, PLAN AMENDMENT** CLOVER BAR AREA

## 13004 & 13104 - 33 Street NE

To allow for heavy industrial uses.



**Recommendation:** That Charter Bylaw 19867 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IH) Heavy Industrial Zone and the associated plan amendment, Bylaw 19866, to redesignate the lands from Medium Industrial to Heavy Industrial be **APPROVED**.

Administration is in **SUPPORT** of this application because it:

- supports and maintains industrial opportunities as outlined in the Aurum Industrial Business Park Area Structure Plan (ASP); and
- is compatible with the existing and planned development of surrounding land.

## Report Summary

This application was submitted by Kristin Hoffman on June 22, 2021 on behalf of Air Products. This application proposes to change the zoning and land use designation of a portion of one property - 13004 - 33 Street NE & 13104 - 33 Street NE from (IM) Medium Industrial Zone to (IH) Heavy Industrial Zone. Approximately half of 13004 - 33 Street NE is already designated and zoned for Heavy Industrial uses.

The proposed rezoning is in general alignment with the Aurum Industrial Business Park Area Structure Plan which supports and maintains industrial opportunities.

It is the applicant's intent to develop a net zero hydrogen production facility.

## The Application

1. **BYLAW 19866** to amend the Aurum Industrial Business Park Area Structure Plan proposes to re-designate the subject lands from Medium Industrial to Heavy Industrial.
2. **CHARTER BYLAW 19867** proposes to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IH) Heavy Industrial Zone. The proposed (IH) zone will allow for a range of heavy industrial uses.

## Site and Surrounding Area

The subject site is located on the eastern boundary of the Aurum Industrial Business Park ASP, south of Aurum Road NE and east of Range Road 232 / 33 Street NE. While the site is currently vacant, it has been used for a number of storage type industrial uses over the years.

The westerly limit of Range Road 232 / 33 Street NE is the municipal boundary between Sturgeon County and the City of Edmonton. Land in the County, east of Range Road 232 is generally developed with industrial uses.



AERIAL VIEW OF APPLICATION AREA

|                     | <b>EXISTING ZONING</b>                                       | <b>CURRENT USE</b>                    |
|---------------------|--|---------------------------------------|
| <b>SUBJECT SITE</b> | (IM) Medium Industrial Zone<br>(IH) Heavy Industrial Zone    | Vacant lot                            |
| <b>CONTEXT</b>      |  |                                       |
| North               | (IM) Medium Industrial Zone                                  | General Industrial uses / vacant lot  |
| East                | N/A (Strathcona County)                                      | Mixed Industrial uses and vacant land |
| South               | (IH) Heavy Industrial Zone<br>(IM) Medium Industrial Zone    | Vacant lot<br>Temporary storage       |
| West                | (IM) Medium Industrial Uses<br>(IB) Industrial Business Zone | General Industrial<br>Vacant lot      |

## Planning Analysis

### LAND USE COMPATIBILITY

The amendment to the Aurum Industrial Business Park ASP proposes to re-designate the subject area from Medium Industrial to Heavy Industrial uses.

The Aurum Industrial Business Park ASP was prepared in the 1980s and 1990s in order to allow for a mix of light, medium and heavy industrial uses to develop in close proximity to rail and major highways. The configuration of the Plan is fairly traditional with heavy industrial in the central portions buffered by medium then lighter industrial uses closer to the edges of the NSP.

Over time, the reduction of residential development in the Aurum and surrounding area, and the ongoing industrial development to the east in the adjacent County lands, have resulted in an industrial area that stretches beyond the boundaries of the Aurum ASP.

Currently, approximately half of the southerly lot is zoned (IH) and designated for Heavy Industrial Uses. This application expands the zoning to the entire property and includes the smaller northerly property that provides access from Range Road 232/ 33 Street NE to the larger site.

The proposed rezoning is compatible with the existing development in the area and is appropriately located on the interior of the larger industrial area.

|                                       | <b>IM Zone</b><br><i>Current</i> | <b>IH Zone</b><br><i>Proposed</i> |
|---------------------------------------|----------------------------------|-----------------------------------|
| <b>Maximum Height</b>                 | 18.0 m                           | 30.0 m                            |
| <b>Maximum Floor Area Ratio (FAR)</b> | 2.0                              | 2.0                               |
| <b>Minimum Site Area</b>              | N/A                              | 1 hectare                         |
| <b>Minimum Setbacks</b>               | 3.0 m                            | 3.0 m                             |

**THE CITY PLAN**

The subject site is in the Northeast District Planning Area and supports the policies of The City Plan (MDP) by maintaining a land supply necessary to support continued industrial growth and encourage innovative servicing solutions that support the growth and evolution of industrial lands.

**REGIONAL CONSIDERATIONS**

The application area is within 1.6 km of Strathcona County and includes a proposal for a heavy industrial development and therefore is subject to referral to the County (City Policy A1475). It is understood that further technical information including an updated Drainage Servicing Report to include sanitary information as well as an updated Risk Assessment in accordance with the local context and Major Industrial Accidents Council of Canada (MIACC) approach will be submitted at the Development Permit stage. The County has requested to review this information as soon as it is available as part of the Development Permit application.

Finally it is noted that there are a number of County owned and operated water mains in the Aurum Neighbourhood. Approval from the County will be required should a connection to a County owned water main be desired.

## Technical Review

### Transportation

Access to the site is via Range Road 232/33 Street NE. This roadway is entirely within Strathcona County's jurisdiction. The application has been referred to the County, who have advised that Transportation contributions to the County may be required at the time of future development permit once the full development scope and impact to County infrastructure can be determined. This may require an update to the County's Range Road 232 Functional Planning Study to reassess the long-term improvements necessary to serve the corridor, such as a previously identified rail overpass near the southeast boundary of the site.

### Drainage

Stormwater will be managed by constructing stormwater management facilities and discharging to a natural channel existing within the ER lot to the North. Sanitary flows will be directed to the Capital Region Wastewater Treatment Plant by tying into an existing sewer line to the North of this area. A neighbourhood design report will be required to specify the details of permanent sanitary and storm servicing prior to subsequent stages of development.

### Risk

A risk assessment was submitted for the proposed hydrogen plant facility. Administration accepted the risk assessment based on the consequence analysis that was provided. The risk was deemed suitable enough for the surrounding area. However, more information was requested, including frequency analysis that can be submitted as part of a future development permit application under Section 14.6 of the Zoning Bylaw, which is required in order to meet the City of Edmonton's risk policy. This is done to protect the public safety from a potential incident, and to ensure sensitive uses are not located in the nearby vicinity should any plan operations produce potential risk.

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

## Community Engagement

|  |   |
|--|---|
| <p><b>ADVANCE NOTICE</b><br/>June 28, 2021</p> | <ul style="list-style-type: none"> <li>● Number of recipients: 14</li> <li>● No responses received</li> </ul>   |
| <p><b>WEBPAGE</b></p>                          | <ul style="list-style-type: none"> <li>● <a href="https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications#accordion-69699">https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications#accordion-69699</a></li> </ul> |

## Conclusion

Administration recommends that City Council **APPROVE** this application.

## **APPENDICES**

- 1 Approved ASP Land Use and Population Statistics – Bylaw 19453
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 19866
- 3 Approved ASP – Bylaw 19453
- 4 Proposed ASP – Bylaw 19866
- 5 Application Summary

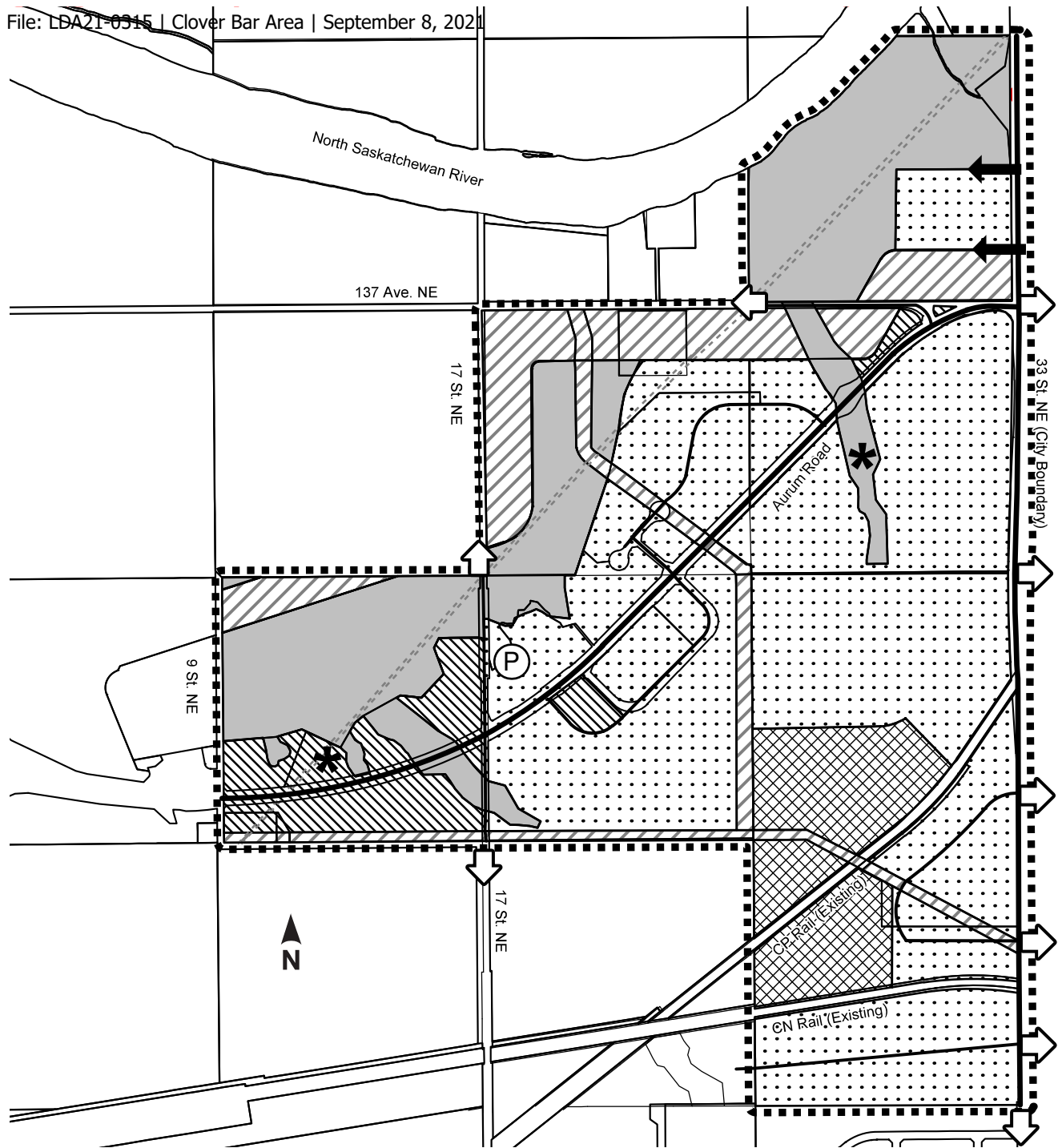
**TABLE 1**  
**APPROVED AURUM INDUSTRIAL BUSINESS PARK AREA STRUCTURE PLAN**  
**LAND USE AND POPULATION STATISTICS**  
**BYLAW 19453**

|  | <b>Area (ha)</b> | <b>% of GDA</b> |
|--|------------------|-----------------|
| Gross Area                                 | 444.10           |                 |
| Arterial (137 Avenue – if 4 lanes)         | 11.17            |                 |
| Pipeline & Utility Rights-of-Way           | 37.46            |                 |
| <i>Private railway</i> Rights-of-Way       | 5.96             |                 |
| Environmental Reserve (ER)*                | 93.66            |                 |
| Online Stormwater Management Facility (ER) | 3.61             |                 |
| <b>Gross Developable Area</b>              | <b>292.26</b>    | <b>100.0%</b>   |
| Circulation (3%)**                         | 8.76             | 3.0             |
| <b>Net Developable Area (Industrial)</b>   | <b>283.50</b>    | <b>97.0 %</b>   |
| Business / Light Industrial                | 25.34            |                 |
| Medium Industrial                          | 222.81           |                 |
| Heavy Industrial                           | 35.35            |                 |



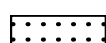





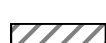


**TABLE 1**  
**PROPOSED AURUM INDUSTRIAL BUSINESS PARK AREA STRUCTURE PLAN**  
**LAND USE AND POPULATION STATISTICS**  
**BYLAW 19866**

|  | <b>Area (ha)</b> | <b>% of GDA</b> |
|--|------------------|-----------------|
| Gross Area                                 | 444.10           |                 |
| Arterial (137 Avenue – if 4 lanes)         | 11.17            |                 |
| Pipeline & Utility Rights-of-Way           | 37.46            |                 |
| <i>Private railway</i> Rights-of-Way       | 5.96             |                 |
| Environmental Reserve (ER)*                | 93.66            |                 |
| Online Stormwater Management Facility (ER) | 3.61             |                 |
| <b>Gross Developable Area</b>              | <b>292.26</b>    | <b>100.0%</b>   |
| Circulation (3%)**                         | 8.76             | 3.0             |
| <b>Net Developable Area (Industrial)</b>   | <b>283.50</b>    | <b>97.0 %</b>   |
| Business / Light Industrial                | 25.34            |                 |
| Medium Industrial                          | 184.78           |                 |
| Heavy Industrial                           | 73.38            |                 |

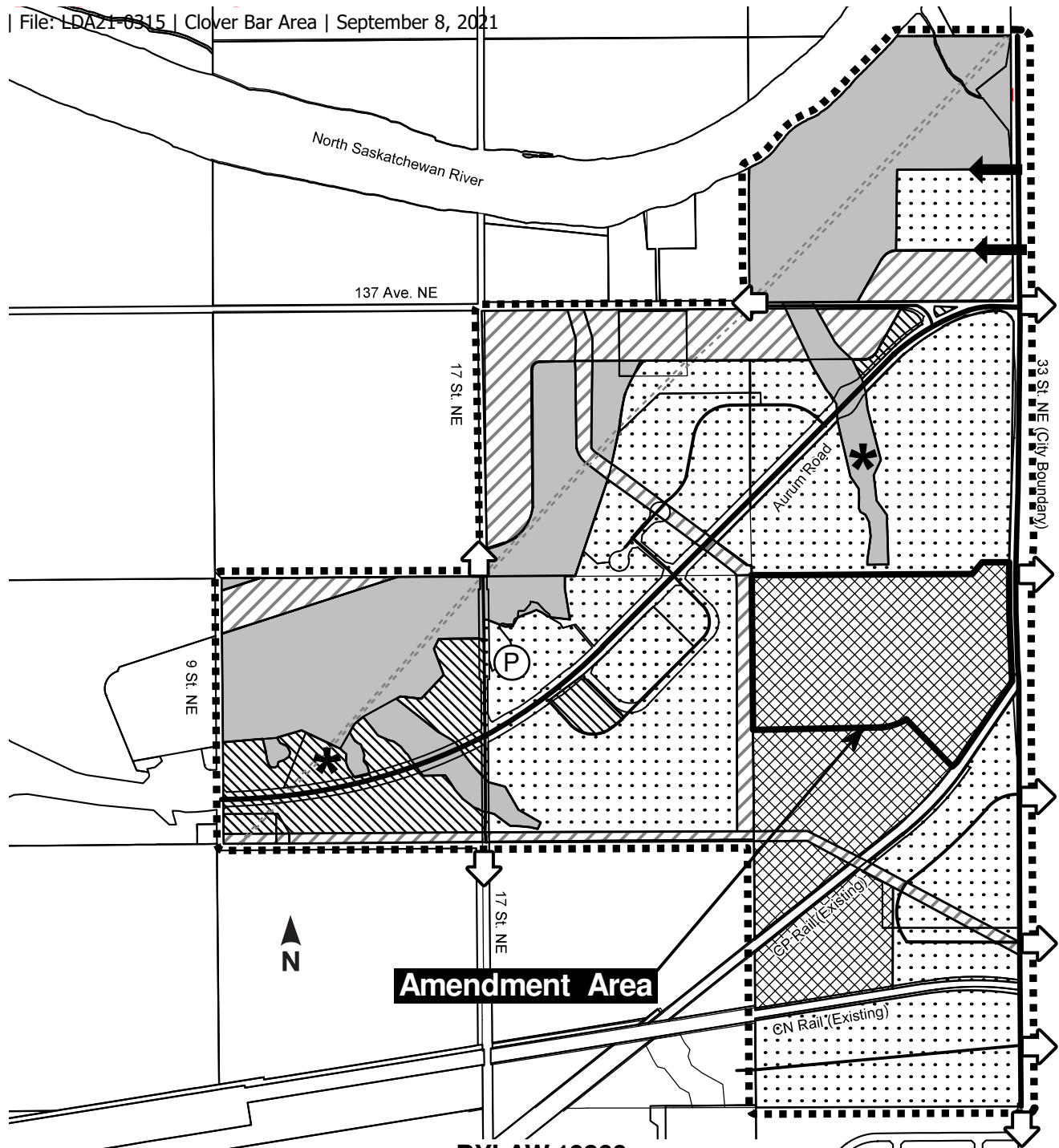






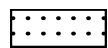









**BYLAW 19453**  
**AURUM INDUSTRIAL BUSINESS PARK**  
 Area Structure Plan  
 (as amended)

- |   |  |  |                    |
|---|--|--|--------------------|
|  | Business/Light Industrial                      |  | Potential Park     |
|  | Medium Industrial                              |  | Arterial Roadway   |
|  | Heavy Industrial                               |  | Collector Roadways |
|  | Ravines/Natural Areas (ER)                     |  | Access Road        |
|  | Major Pipeline Corridor                        |  | Boundary of ASP    |
|  | Proposed Online 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.



**BYLAW 19866  
AMENDMENT TO  
AURUM INDUSTRIAL BUSINESS PARK  
Area Structure Plan  
(as amended)**

- |   |  |  |                    |
|---|--|--|--------------------|
|  | Business/Light Industrial                      |  | Potential Park     |
|  | Medium Industrial                              |  | Arterial Roadway   |
|  | Heavy Industrial                               |  | Collector Roadways |
|  | Ravines/Natural Areas (ER)                     |  | Access Road        |
|  | Major Pipeline Corridor                        |  | Boundary of ASP    |
|  | Proposed Online Stormwater Management Facility |  | Amendment Area     |

**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:                           | 19866   |
| Charter Bylaw:                   | 19867   |
| Location:                        | South of Aurum Road NE and west of 33 Street NE       |
| Addresses:                       | 13004 & 13104 - 33 Street NE                          |
| Legal Descriptions:              | Block 3, Plan 8920191<br>Lot 8, Block 4, Plan 1123218 |
| Site Area:                       | 60.74 ha  |
| Neighbourhood:                   | Aurum   |
| Notified Community Organization: | Horse Hill Community League (1995) Association        |
| Applicant:                       | Air Products - Kristin Hoffman                        |

### PLANNING FRAMEWORK

|                  |   |
|------------------|---|
| Current Zone:    | (IM) Medium Industrial Zone<br>(IH) Heavy Industrial Zone |
| Proposed Zone:   | (IH) Heavy Industrial Zone                                |
| Plan in Effect:  | Aurum Industrial Business Park Area Structure Plan        |
| Historic Status: | None  |

|              |                       |
|--------------|-----------------------|
| Written By:  | Luke Cormier          |
| Approved By: | Tim Ford              |
| Branch:      | Development Services  |
| Section:     | Planning Coordination |