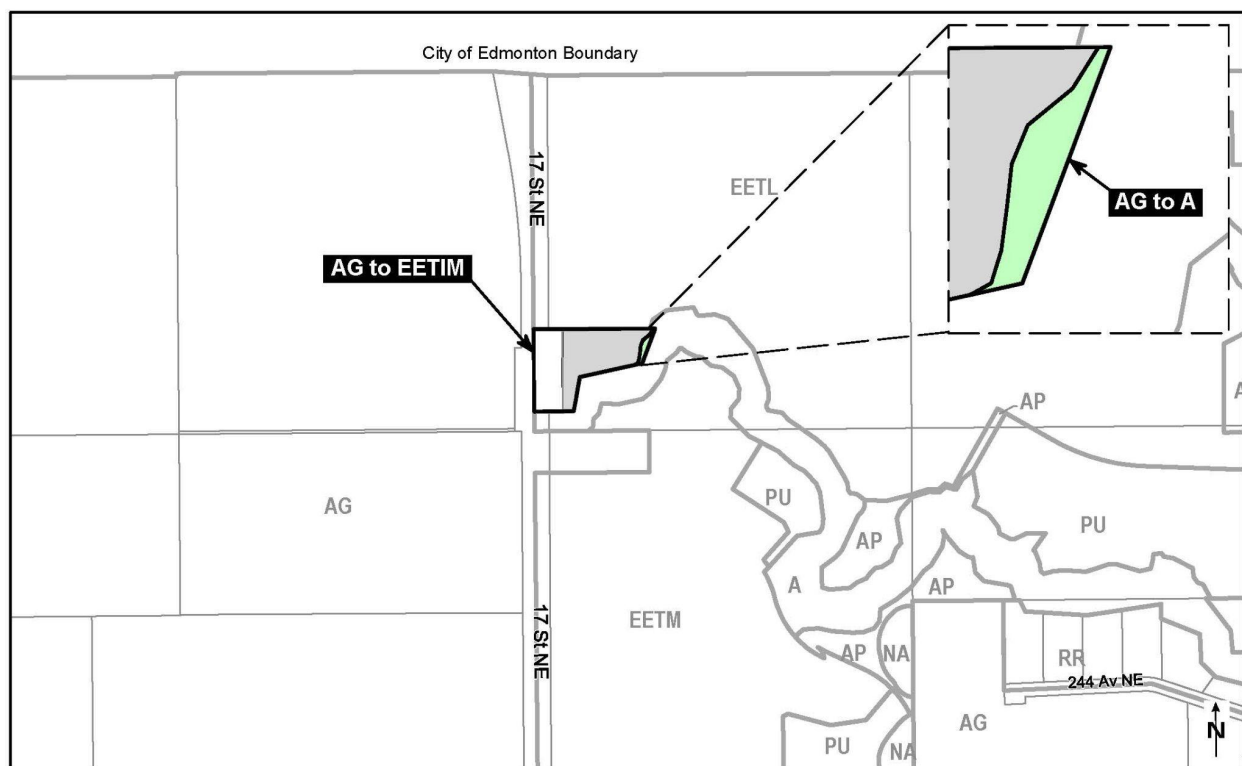




ADMINISTRATION REPORT **REZONING** EDMONTON ENERGY AND TECHNOLOGY PARK

25211 - 17 STREET NE

To allow for general industrial development, and the preservation of natural areas and parkland associated with the North Saskatchewan River.



RECOMMENDATION: That Charter Bylaw 19990 to amend the Zoning Bylaw from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone and (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone be APPROVED.

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

- It is in conformance with the *Edmonton Energy and Technology Park Area Structure Plan (ASP)*;
- It provides the opportunity for manufacturing and logistic uses needed to support development of the petrochemical cluster precinct; and
- It allows for the preservation of natural areas and parkland along the North Saskatchewan River in conformance with City Policy C542.

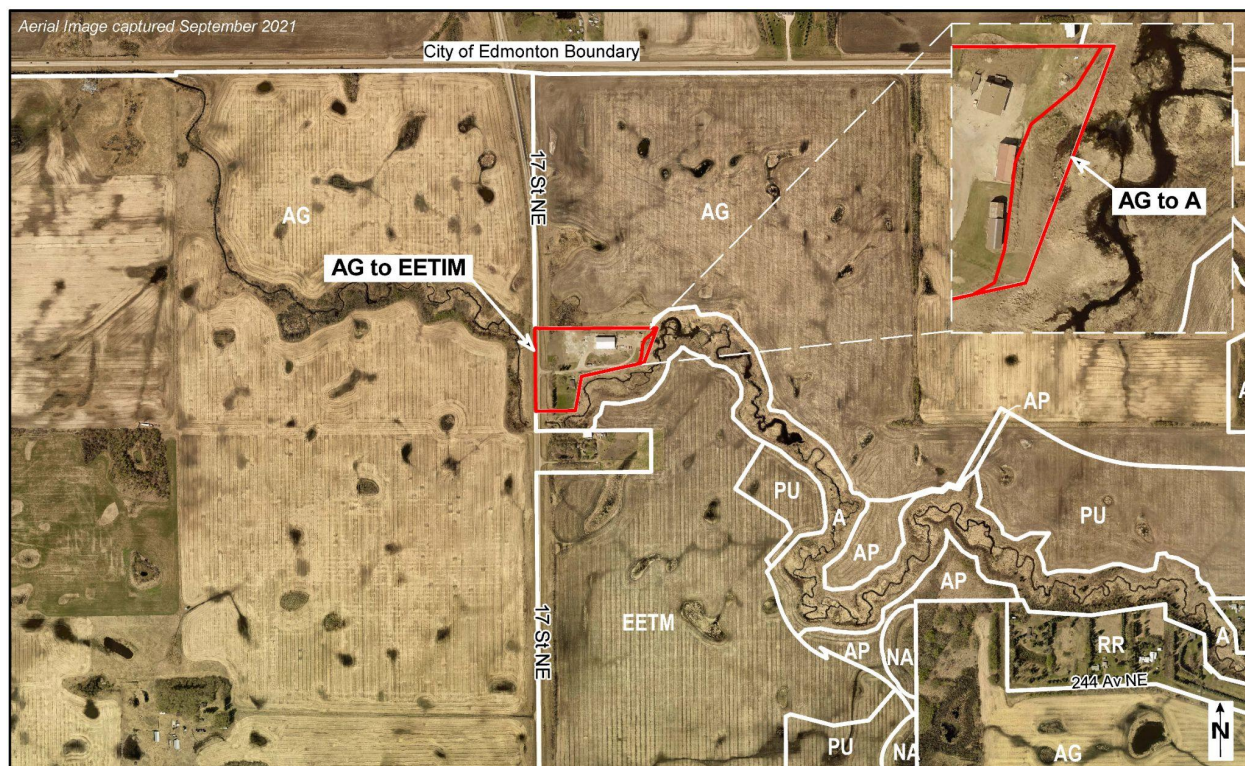
THE APPLICATION

CHARTER BYLAW 19990 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone and (A) Metropolitan Recreation Zone. The proposed EETIM zone will allow for the development of general industrial uses in conformance with the Edmonton Energy and Technology Park Area Structure Plan. The proposed A zone will allow for the preservation of natural areas and parkland associated with the North Saskatchewan River in conformance with City's Top-of-Bank policy (C542) and the North Saskatchewan River Valley ARP.

The applicant's stated intent is to develop a boom truck rental service for concrete pumping on the subject site.

SITE AND SURROUNDING AREA

The subject site is located south of 259 Avenue NE and east of 17 Street NE in the northeast portion of the Edmonton Energy and Technology Park Area Structure Plan.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Country Residential / General Industrial
CONTEXT		
North	(EETL) Edmonton Energy and Technology Park Logistics Zone	Vacant lot
East	(A) Metropolitan Recreation Zone	Horse Hill Creek Tributary
South	AG) Agricultural Zone	Country Residential
West	AG) Agricultural Zone	Vacant lot

PLANNING ANALYSIS

The proposed rezoning is in conformance with the Edmonton Energy and Technology Park Area Structure Plan (EETP ASP) which designates the area as part of the Medium Industrial Precinct. The intent of the Medium Industrial Precinct is to provide for an array of industries and services which will include logistics, manufacturing, and commercial uses.

A portion of the subject lands are proposed for (A) Metropolitan Recreation Zone in conformance with the City's Top-of-Bank Policy (C542). The purpose of this zone is for the preservation of natural areas and parkland along the North Saskatchewan River.

TECHNICAL REVIEW

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

The application was circulated to Alberta Transportation for review given its proximity to provincial highways, namely Highway 28A (17 Street NE) and Highway 37. Both highways are identified for future improvements, which will result in longer-term changes to vehicular access to this site. Administration is not aware of any timelines for this work. Any development permit on the site will be reviewed by Alberta Transportation and will require a roadside development permit to be obtained from Alberta Transportation.

COMMUNITY INSIGHTS

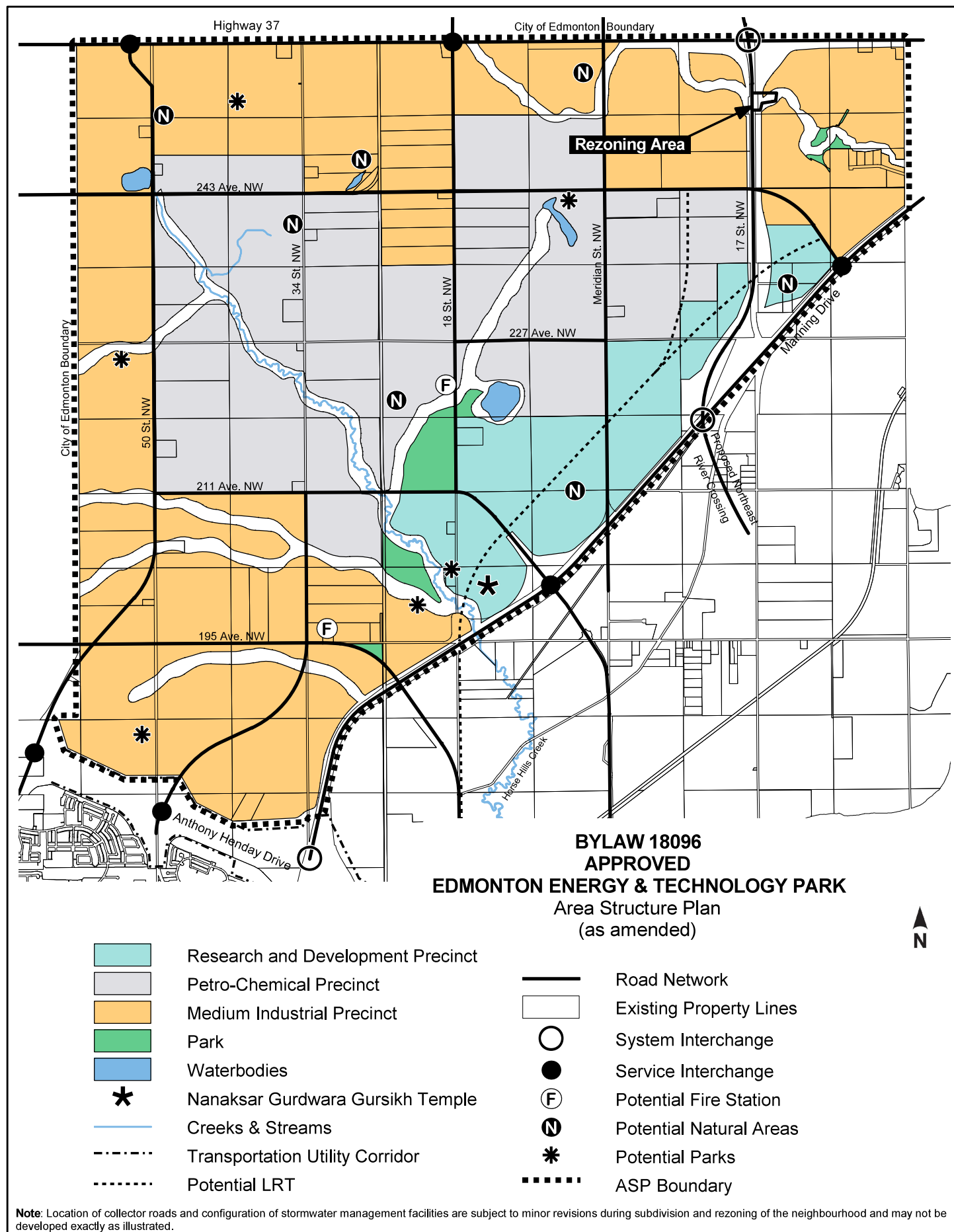
ADVANCE NOTICE March 26, 2020	<ul style="list-style-type: none"> • Number of recipients: 46 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications

CONCLUSION

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

APPENDICES

- 1 Context Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19990
Location:	South of 259 Avenue NE and east of 17 Street NW
Address:	25211 - 17 Street NE
Legal Description(:	Lot A, Plan 8022750
Site Area:	2.02 ha
Neighbourhood:	Edmonton Energy and Technology Park
Ward:	Dene
Notified Community Organization(s):	Horse Hill Community League (1995) Association; Area Council No. 17 Area Council; & Clareview and District Area Council Area Council
Applicant:	Jason McNeil

PLANNING FRAMEWORK

Current Zone and Overlay:	(AG) Agricultural Zone and North Saskatchewan River Valley and Ravine System Overlay
Proposed Zone(s) and Overlay:	(EETIM) Edmonton Energy and Technology Medium Industrial Zone, (A) Metropolitan Recreation Zone & North Saskatchewan River Valley and Ravine System Overlay
Plan in Effect:	Edmonton Energy and Technology Park Area Structure Plan (ASP)
Historic Status:	None

Written By:
Approved By:
Branch:
Section:

Luke Cormier
Tim Ford
Development Services
Planning Coordination