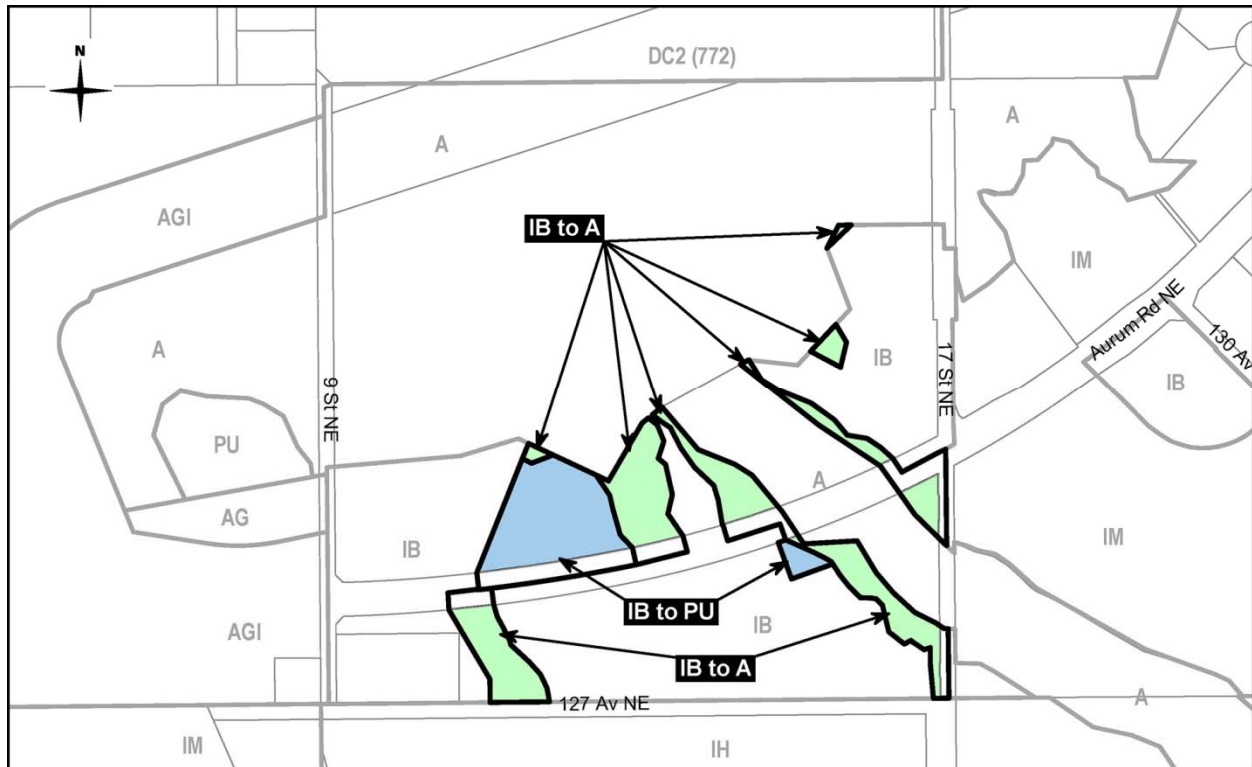




PLAN AMENDMENT AND REZONING CLOVER BAR / AURUM AREA

12704 – 17 STREET NE

To allow for the development of a stormwater management facility, the relocation of a lift station and the preservation of environmental reserve lots.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

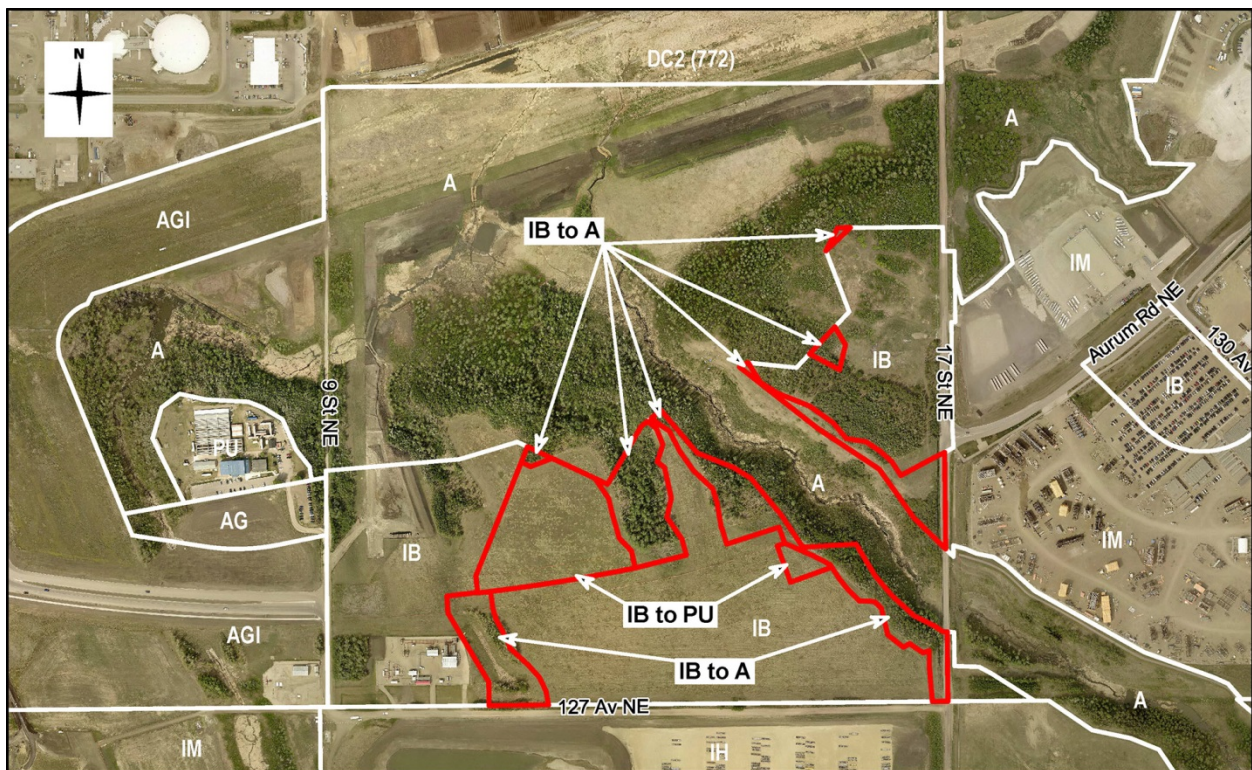
- It is compatible with the existing and planned development of surrounding land;
- It provides the opportunity for public utility and environmental reserve uses; and
- It facilitates the ongoing development of the Aurum Industrial Area.

THE APPLICATION

1. BYLAW 18131 to amend the Aurum Industrial Business Park Area Structure Plan (ASP) to allow for the development of a stormwater management facility.
2. BYLAW 18133 to amend the Zoning Bylaw to rezone the subject site from (IB) Industrial Business Zone to (PU) Public Utility Zone and (A) Metropolitan Recreation Zone in order to accommodate a new proposed storm water management facility, a relocated lift station and the preservation of environmental reserve (natural area) lots and make the corresponding updates to Appendix 1 of the North Saskatchewan River Valley and Ravine System Protection Overlay, Section 811.
3. BYLAW 18183 to amend the North Saskatchewan River Valley Area Redevelopment Plan by adding those lands designated as to (PU) Public Utility Zone and (A) Metropolitan Recreation Zone.

SITE AND SURROUNDING AREA

The subject site is located in the southwest portion of the Aurum Industrial Business Park, north of 127 Avenue NE and west of 9 Street NE. The subject site is undeveloped.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IB) Industrial Business Zone (A) Metropolitan Recreation Zone	Undeveloped Natural Area
CONTEXT		
North	(DC2.772)	Edmonton Waste Management Centre
East	(IM) Medium Industrial Zone (IB) Industrial Business Zone	General Industrial (trucking yard) General Industrial (equipment sales/service)
South	(IH) Heavy Industrial Zone	General Industrial (storage yard)
West	(IB) Industrial Business Zone (PU) Public Utility Zone (AG) Agricultural Zone (AGI) Industrial Reserve Zone	ATCO pipeline-station EPS Training Centre Vacant / Natural Area Vacant / Undeveloped

PLANNING ANALYSIS

The proposed rezoning aligns with the policies of the Municipal Development Plan - *The Way We Grow*, by acquiring and managing the most ecologically sensitive areas in Edmonton and by designing, arranging and locating new infrastructure and buildings to mitigate impacts on the water system. The (A) Metropolitan and Recreation Zone meets this objective by protecting natural areas through the preservation of environmental reserve lots, while the (PU) Public Utility Zone and plan amendment provides the opportunity to develop a stormwater management facility.

The proposed zoning will facilitate the development of industrial uses by providing the necessary stormwater drainage facility. Further refinements to the top-of-bank line are also being adjusted to protect and refine the ravine boundary.

The subject application was circulated to Strathcona County for comment and they expressed no concerns.

TECHNICAL REVIEW

There currently exist two high pressure pipelines that run along the southern edge of the proposed rezoning area, north of 127 Avenue NE. ATCO Pipelines has expressed "non-support" for the associated subdivision, stating that vehicular movement and parking is prohibited within ATCO's right-of-way adjacent to 127 Avenue NE. The applicant has been advised by the Administration that these issues will need to be addressed at the development permit stage.

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE May 24, 2017	<ul style="list-style-type: none">● Number of recipients: 15● No responses received
PUBLIC MEETING	<ul style="list-style-type: none">● Not held

CONCLUSION










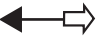

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved ASP – Bylaw 15108
- 2 Proposed ASP – Bylaw 18131
- 3 Proposed ARP – Bylaw 18183
- 4 Application Summary



**BYLAW 15108
APPROVED
AURUM INDUSTRIAL BUSINESS PARK
Area Structure Plan
(as amended)**

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












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.



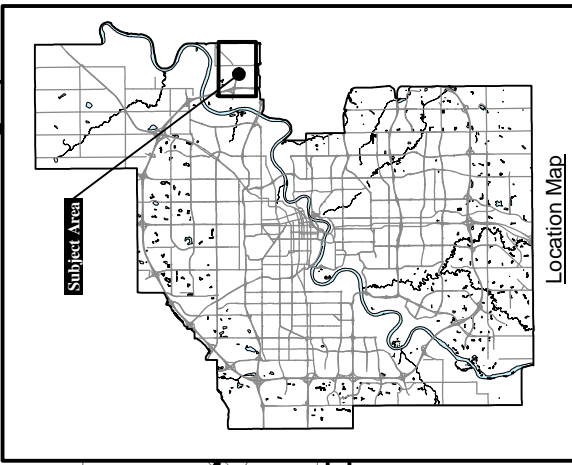
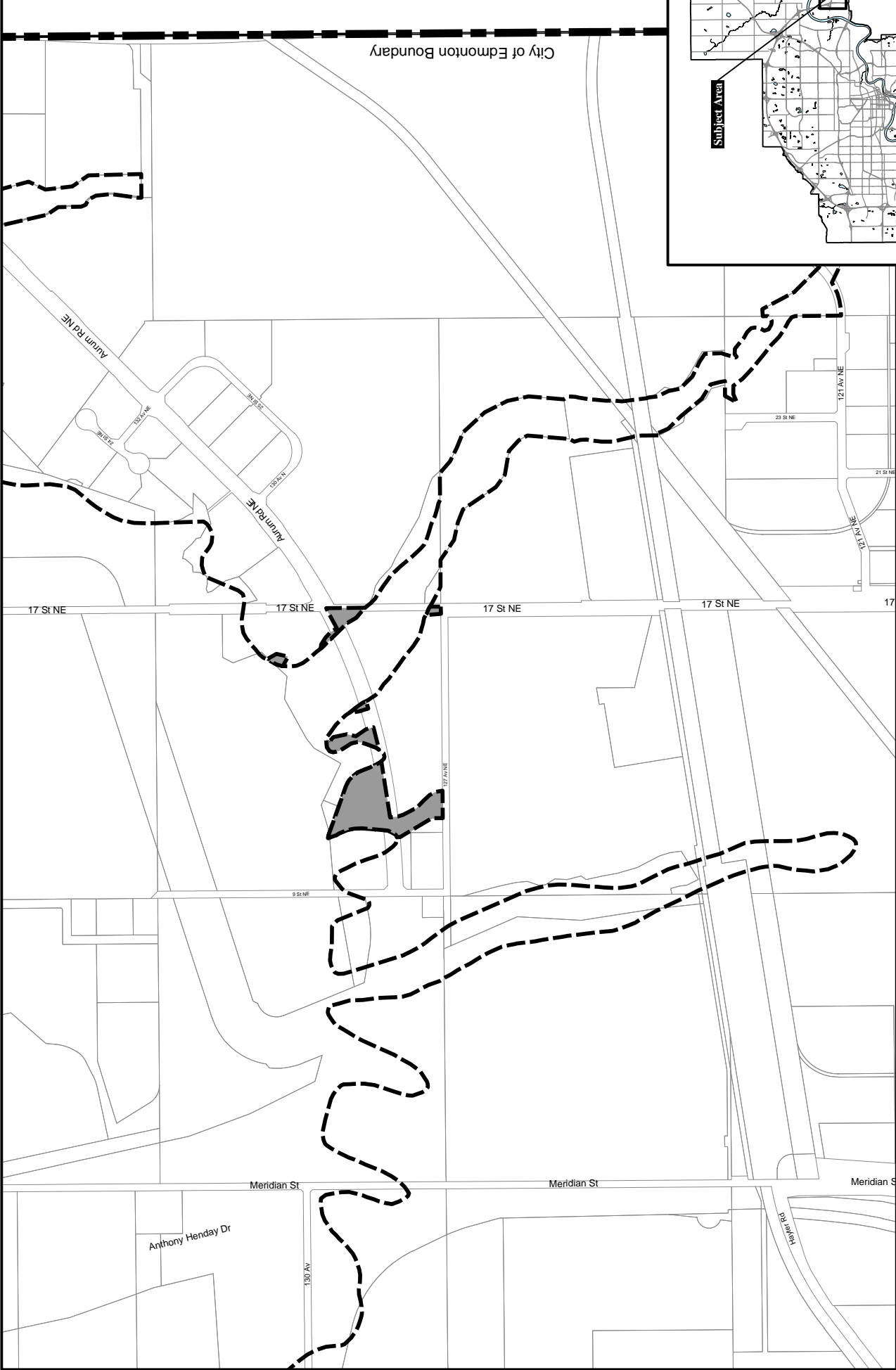
Amendment Area



**BYLAW 18131
AMENDMENT TO
AURUM INDUSTRIAL BUSINESS PARK
Area Structure Plan
(as amended)**

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

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.



**Administrative Amendment
The North Saskatchewan River Valley Area Redevelopment Plan (ARP)
Schedule A**

Legend



Area to be added

City of North Saskatchewan RV and Ravine System



URBAN FORM AND CORPORATE STRATEGIC DEVELOPMENT

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw(s):	18131, 18133, 18183
Location:	North of 127 Avenue NE and west of 9 Street NE
Address:	12704 – 17 Street NE
Legal Description(s):	Portions of SE-21-53-23-4
Site Area:	N/A
Neighbourhood:	Clover Bar Area / Aurum
Ward - Councillor:	#4 – Ed Gibbons
Notified Community Organization(s):	Fraser Community League Homesteader (Edmonton) Community League Horse Hill Community League (1995) Association
Applicant:	Stantec

PLANNING FRAMEWORK

Current Zone and Overlay:	(IB) Industrial Business Zone North Saskatchewan River Valley and Ravine System Overlay
Proposed Zone(s) and Overlay(s):	(A) Metropolitan Recreation Zone (PU) Public Utility Zone
Plan(s) in Effect:	Aurum Industrial Business Park Area Structure Plan
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Department:	Urban Form and Corporate Strategic Development
Section:	Planning Coordination