

Planning Report

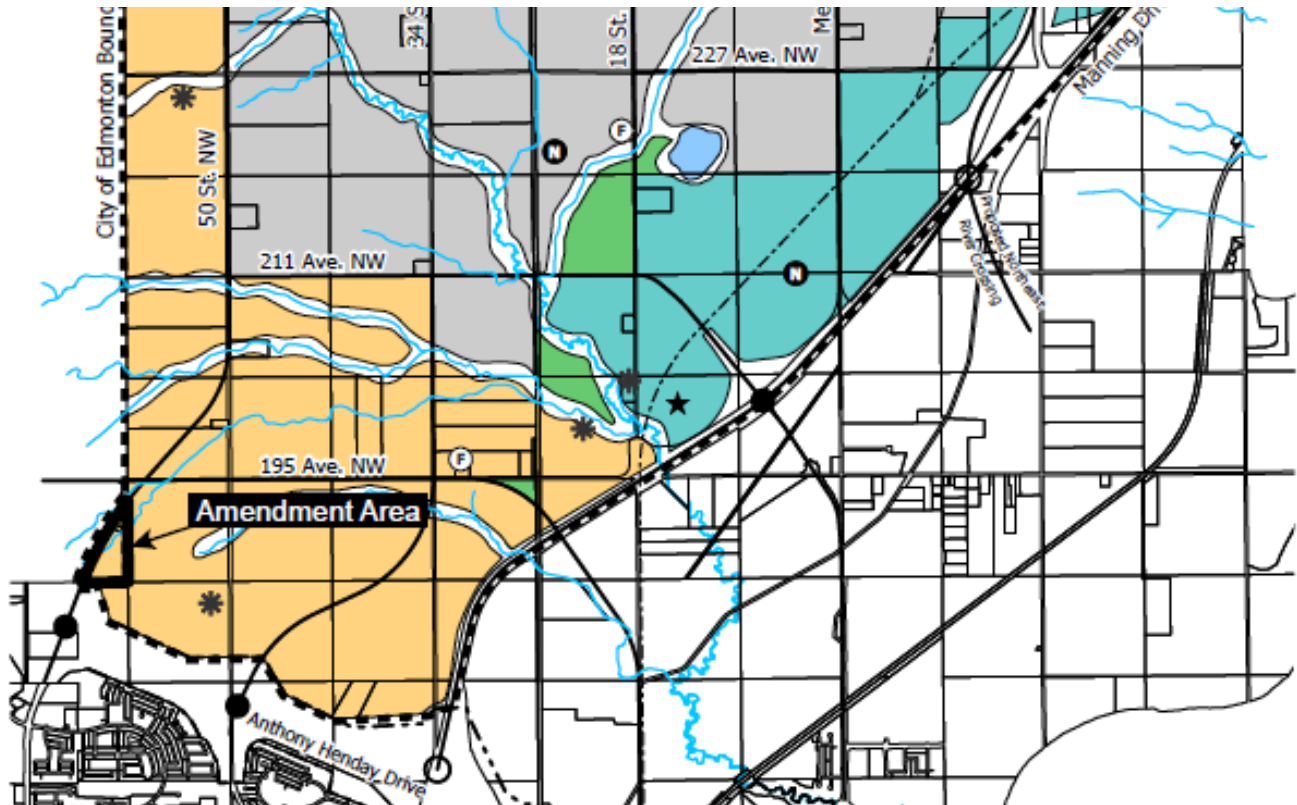
Edmonton Energy & Technology Park

Dene

Edmonton

South of 195 Avenue NW & east of 66 Street NW

Position of Administration: Support



Summary

Bylaw 20754 proposes an amendment to the Edmonton Energy and Technology Park Area Structure Plan to add a 16 ha of land to the plan area and designate the majority of the site to the Edmonton Energy and Technology Manufacturing Zone (EETM).

Public engagement for this application included a mailed notice and information on the City's webpage. No responses were received.

Administration supports this application because it:

- Supports The City Plan by providing economic opportunity within the City's non-residential lands.
- Is compatible with surrounding and planned land uses.

Application Details

This application was submitted by the Real Estate Branch on behalf of the City of Edmonton.

ASP Amendment

The following amendments are proposed to the Edmonton Energy and Technology Park Area Structure Plan (EETP ASP):

- Adding 16.1 ha (39.9 ac) of land acquired by the City of Edmonton from Sturgeon County
- Designating the majority of the site to the Edmonton Energy and Technology Manufacturing Zone (EETM).
- Administrative text amendments to reflect changes in transit policy regarding walking distances and terminology to describe future mass transit since the adoption of the EETP ASP.

Webpage

- edmonton.ca/rezoningapplications

Site and Surrounding Area

The site measures 16.1 ha (39.9 ac) and consists of 4.2 ha of road right of way for 66 Street NW and 11.9 ha of undeveloped land. The site was annexed from Sturgeon County, is zoned AJ, and was primarily used for agricultural purposes. The site contains a slough that accumulated as a result of lot grading work undertaken on the adjacent parcel; however, the Province has indicated there is no interest in retaining it.

	Existing Zoning	Current Development
Subject Site	Alternative Jurisdiction Zone (AJ)	Non-natural occurring slough, road right of way, and vacant land
North	Agricultural Zone (AG)	Vacant
East	Edmonton Energy and Technology Manufacturing Zone (EETM) Agricultural Zone (AG)	Vacant
South	Agricultural Zone (AG) Edmonton Energy and Technology Manufacturing Zone (EETM)	Vacant
West	Agricultural Zone (AG)	Vacant

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the amendment is relatively minor in terms of overall land use impacts, it complies with the ASP vision and policies and no responses to the mailed notice were received.

The basic approach included:

Mailed Notice, November 22, 2023

- Notification radius: 60 metres
- Recipients: 244
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Horse Hill Community League
- Clareview and District Area Council
- Area Council No. 17

Application Analysis



Site analysis context

The City Plan

The application aligns with The City Plan by providing economic opportunity within the City's non-residential lands.

Area Structure Plan

With the exception of the 4.2 ha of road right of way, the balance of the site will be located within the Medium Industrial Precinct in the EETP ASP. Development in this precinct is intended to support the uses in the Petrochemical Cluster or provide a standalone service.

Changes to Land Use and Population Statistics are summarised in the table below.

Land Use and Population Statistics	Current	Proposed	Difference
Medium Industrial	2,668 ha	2,684 ha	+16.1 ha
Arterial/Freeway	179 ha	183 ha	+ 4.2 ha

Administrative amendments to the text of the EETP ASP are also proposed in order to update the language in the plan pertaining to the provision of LRT to Mass Transit primarily within Section 8.5 *Pedestrian/Bicycle Network* and Section 8.6 *LRT and Transit Network*.

Land Use Compatibility

The site is located in proximity to two major roadways (Anthony Henday Drive and 66 Street NW) and is surrounded to the east and south by lands within the Medium Industrial Precinct.

By formally incorporating the site into the boundary of a statutory plan, the application will facilitate future industrial development that is compatible with existing and surrounding planned development.

Mobility

Transportation policies within the ASP have been amended to reflect current City directions. Key updates include designing all roads within the ASP area to be safe, accessible and attractive for all users in accordance with the City's Complete Streets Design and Construction Standards.

There is currently no conventional bus service operating in the EETP. Edmonton Transit Service intends to provide service in the future but implementation depends on demand, neighbourhood build-out and available funding for transit. The closest anticipated future bus route to the plan amendment area will be on 195 Avenue NW (Valour Avenue NW) and 66 Street NW. Bus stops in the area will be constructed with future development and road upgrades.

Open Space

Open Space Planning has no objections to this plan amendment. As per direction in the ASP, additional technical reports will be required at the rezoning and subdivision stages to confirm areas for natural area protection and municipal reserve allocation purposes.

Utilities

The proposed amendment to the ASP area conforms to the Edmonton Energy and Technology Park Neighbourhood Design Report (NDR), which identifies sanitary and stormwater servicing plans for the neighbourhood. The proposed plan amendment does not significantly impact these existing servicing plans.

EPCOR Water supports the application and advises that there are no existing water mains adjacent to the amendment areas. Offsite water main construction may be required if growth of adjacent municipal facilities has not occurred before development of the area.

The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

1. Current ASP Land Use Statistics
2. Proposed ASP Land Use Statistics
3. ASP Land Use Concept Map Comparison

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Current ASP Land Use and Population Statistics – Bylaw 18096

	Area (ha)	%
Gross Area	5,218	
North Saskatchewan River Valley/Ravine	376	7.2
Arterial/Freeway	383	7.3
Gross Developable Area	4,459	100.0
Stormwater Management Facilities	388	8.7
Parks	104	2.3
Natural Areas	258	5.8
Circulation (Roads)	669	15.0
Non-developable Area	1,419	31.8
Precinct		% GDA
Medium Industrial	1,591	35.7
Petrochemical Cluster	1,134	25.4
Research and Development	315	7.1
Total	3,040	68.2

Precinct	Total Area (ha)	% Developable	Developable Area (ha)	Employees/ha	Total Employees
Medium Industrial	2,668	69	1,591	21	33,420
Petrochemical Cluster	1,841	71	1,134	7	7,937
Research and Development	709	57	315	91	28,693
				Total	70,050

	Medium Industrial Precinct		Petrochemical Cluster Precinct		Research and Development Precinct	
	Area (ha)	%	Area (ha)	%	Area (ha)	%
Gross Area	2,668		1,840.64		709.28	
North Saskatchewan River Valley	192	7.2	165	8.9	19	2.7
Arterial/Freeway	179	6.7	69	3.7	136	19.1
Gross Developable Area	2,297	100	1,607	100	555	100
Stormwater Management Facilities	202	8.8	138	8.6	48	8.7
Parks	31	1.4	23	1.4	50	8.9
Natural Areas	128	5.6	72	4.5	59	10.6
Circulation (Roads)	345	15	241	15	83	15
Net Developable Area	1,591	69.3	1134	70.5	315	56.9

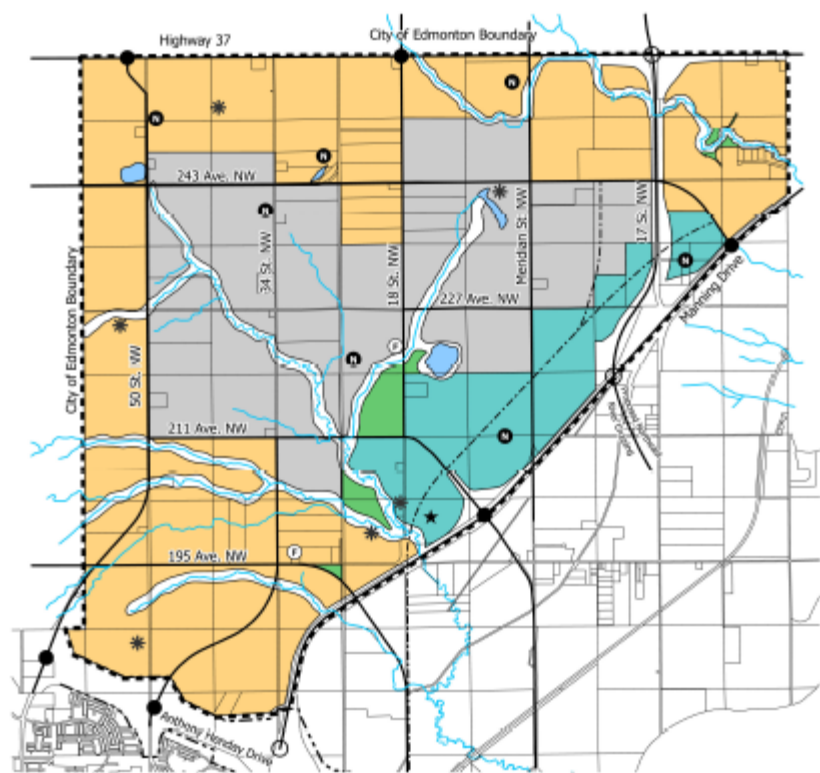
Proposed ASP Land Use and Population Statistics – Bylaw 20754

	Area (ha)	%
Gross Area	5,234	100
North Saskatchewan River Valley/Ravine	376	7
Arterial/Freeway	388	7
Gross Developable Area	4,471	100
Stormwater Management Facilities	388	9
Parks	104	2
Natural Areas	258	6
Circulation (Roads)	669	15
Non-developable Area	1,419	32
Precinct	Area (ha)	% GDA
Medium Industrial	1,603	36
Petrochemical Cluster	1,134	25
Research and Development	315	7
Total	3,052	68

	Total Area (ha)	% Developable	Developable Area (ha)	Employees / ha	Total Employees
Medium Industrial	2,684	69	1,603	21	33,660
Petrochemical Cluster	1,841	71	1,134	7	7,938
Research and Development	709	57	315	91	28,665
Total	5,234		3,052		70,263

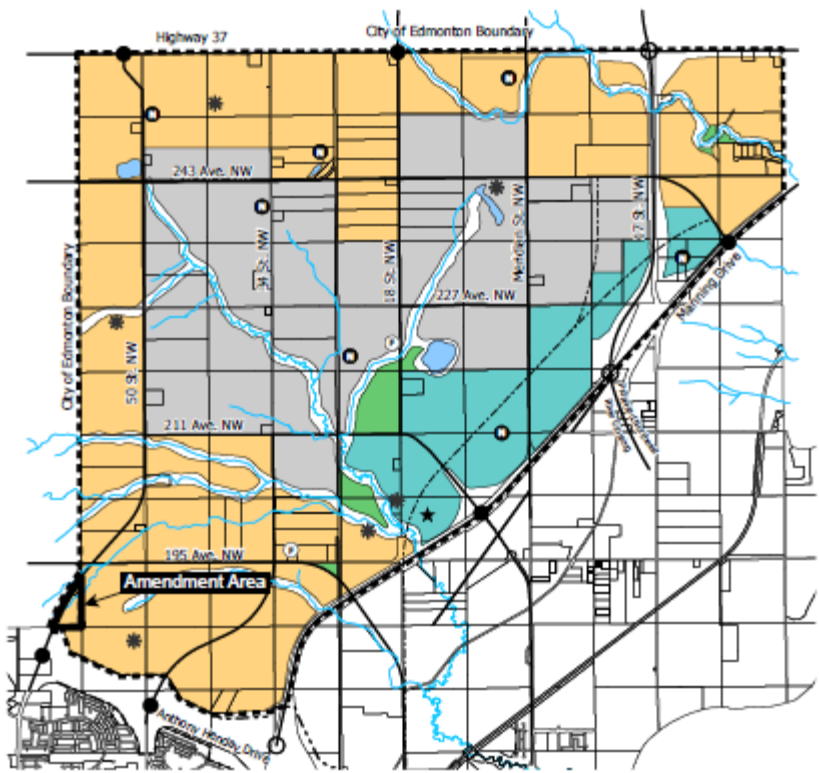
	Medium Industrial Precinct		Petrochemical Cluster Precinct		Research and Development Precinct		Totals	
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%
Gross Area	2,684	51	1,841	35	709	14	5,234	100
North Saskatchewan River Valley	192	7	165	9	19	3	376	19
Arterial/Freeway	183	7	69	4	136	19	388	30
Gross Developable Area	2,309	52	1,607	36	555	12	4,471	100
Stormwater Management Facilities	202	9	138	9	48	9	388	9
Parks	31	1	23	1	50	9	104	2
Natural Areas	128	6	72	4	59	11	258	6
Circulation (Roads)	345	15	241	15	83	15	669	15
Net Developable Area	1,603	69	1,134	71	315	57	3,052	68

Plan Land Use Concept Map Comparison



**BYLAW 18096
APPROVED
EDMONTON ENERGY & TECHNOLOGY PARK
Area Structure Plan
(as amended)**

- | | | |
|-----------------------------------|----------------------------------|-------------------------|
| Research and Development Precinct | Creeks & Streams | System Interchange |
| Petro-Chemical Precinct | Transportation Utility Corridor | Service Interchange |
| Medium Industrial Precinct | Potential LRT | Potential Fire Station |
| Park | Road Network | Potential Natural Areas |
| Waterbodies | ASP Boundary | Potential Parks |
| Existing Property Lines | Nanaksar Gurdwara Gursikh Temple | |



**BYLAW 20754
AMENDMENT TO
EDMONTON ENERGY & TECHNOLOGY PARK
Area Structure Plan
(as amended)**

- | | | |
|-----------------------------------|----------------------------------|-------------------------|
| Research and Development Precinct | Transportation Utility Corridor | Potential Fire Station |
| Petro-Chemical Precinct | Potential LRT | Potential Natural Areas |
| Medium Industrial Precinct | Road Network | Potential Parks |
| Park | ASP Boundary | ASP Boundary |
| Waterbodies | Nanaksar Gurdwara Gursikh Temple | Amendment Area |
| Existing Property Lines | System Interchange | |
| Creeks & Streams | Service Interchange | |

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.

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