

Bylaw 17557

Text Amendment to the Edmonton Energy and Technology Park

Purpose

To add a limited range of generally automotive - related uses to the Edmonton Energy and Technology Park Manufacturing Zone.

Readings

Bylaw 17557 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 17557 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, February 26, 2016, and Saturday, March 5, 2016. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report

This application proposes amend the text of the Edmonton Energy and Technology Park Manufacturing Zone. The proposed text amendment to the Edmonton Energy and Technology Park Manufacturing zone proposes to add a limited number of discretionary uses: Automotive and Minor Recreation Vehicle Sales/Rentals Convenience Vehicle Rentals, Fleet Services, Mobile Catering Food Services, Rapid Drive-through Vehicle Services, Specialty Food Services (for less than 100 occupants and 120m² of Public Space), Truck and Mobile Home Sales/Rentals and Projecting On-premises Signs. The text amendment limits the uses to locations, immediately adjacent to Anthony Henday Drive NW.

It is the intention of the Edmonton Energy and Technology Park Area Structure Plan to chart a course for the development of the area into an eco-industrial precinct specializing in petro-chemical manufacturing industry. Furthermore, the plan is intended to create a new kind of industrial development in Edmonton that incorporates economic opportunity with eco-industrial principles.

The Manufacturing Precinct (Part 7.4 of the Area Structure Plan) is described as catering to businesses that use material from chemical plants, to create finished goods such as plastics and oils. The precinct is also intended for services provided by other land uses in the plan area to support its business functions. The Edmonton Energy and Technology Park Manufacturing zone was developed based on the intent of the Plan and includes uses that provide services to both the businesses and the employees of the area.

The addition of a limited range of uses with enhanced landscaping, buffering and limited outdoor storage may be desirable for lots backing onto Anthony Henday Drive NW as these uses draw on a larger catchment area. Furthermore, they may enhance opportunities necessary to initiate development in the Edmonton Energy and Technology Park. The addition of limited discretionary uses will serve as a transition between the residential development south of Anthony Henday Drive and the industrial land uses within the Edmonton Energy and Technology Park.

No civic departments or utility agencies expressed concern regarding the proposed text amendment.

Policy

The Municipal Development Plan: *The Way We Grow* identifies the Edmonton Energy and Technology Park as “Industrial Business”. The proposed rezoning supports the following policies of *The Way We Grow*:

- Policy 6.3.1.4 – Undertake and facilitate development plans for new industrial areas to ensure development opportunities are continually available.
- Policy 6.3.1.7 – Build infrastructure and provide services to support land development, goods movements and ongoing business operations.

Corporate Outcomes

- Edmonton has a globally competitive and entrepreneurial business climate
- Edmonton region is a catalyst for industry and business growth

Public Consultation

An advance notification was sent to the surrounding property owners, the Horse Hill Community League Association, the Area Council No. 17 Area Council and the Clareview and District Area Council Area Council on December 23, 2015. Sustainable Development received no response to the Advance Notification.

Attachments

1. Bylaw 17557
2. Sustainable Development report