

12603 - 184 Street NW and 12220, 12720 & 12750 - 170 Street NW. Position of Administration: Support



Summary

Bylaw 21084 proposes a rezoning from the Direct Control Zone (DC2.539), Direct Control Direct Control (DC2.540) and Direct Control Zone (DC2.542) to the Public Utility Zone (PU) and Direct Control Zone (DC) to allow for a stormwater management facility and a Carbon Capture Utilization and Storage (CCUS) facility with ancillary power generation and to accommodate the preservation of Kinokamau Lake.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, and information on the City's webpage. Administration heard from 2 people, both seeking clarification and additional information on the application. Most concerns were related to maintaining integrity of the natural environment and the migration of potential contaminants from the proposed CCUS facility.

Administration supports this application because it:

- Supports the development of necessary infrastructure to service the Kinokamau Plains Area.
- Facilitates the ongoing development of the Kinokamau Plains Area while ensuring the integrity of Kinokamau Lake and its surrounding ecosystem remain intact.
- Supports City Council's Climate Resilience goal of transitioning to a low carbon future, and offers adaptations to a changing climate in alignment with Edmonton's Community Energy Transition Strategy.
- Supports The City Plan big city move *Greener as We Grow* by protecting and enhancing our land, air, water and biodiversity providing an opportunity for a carbon capture, utilization and storage facility.

Application Details

This application was submitted by WSP Canada Inc. on behalf of Heidelberg Materials.

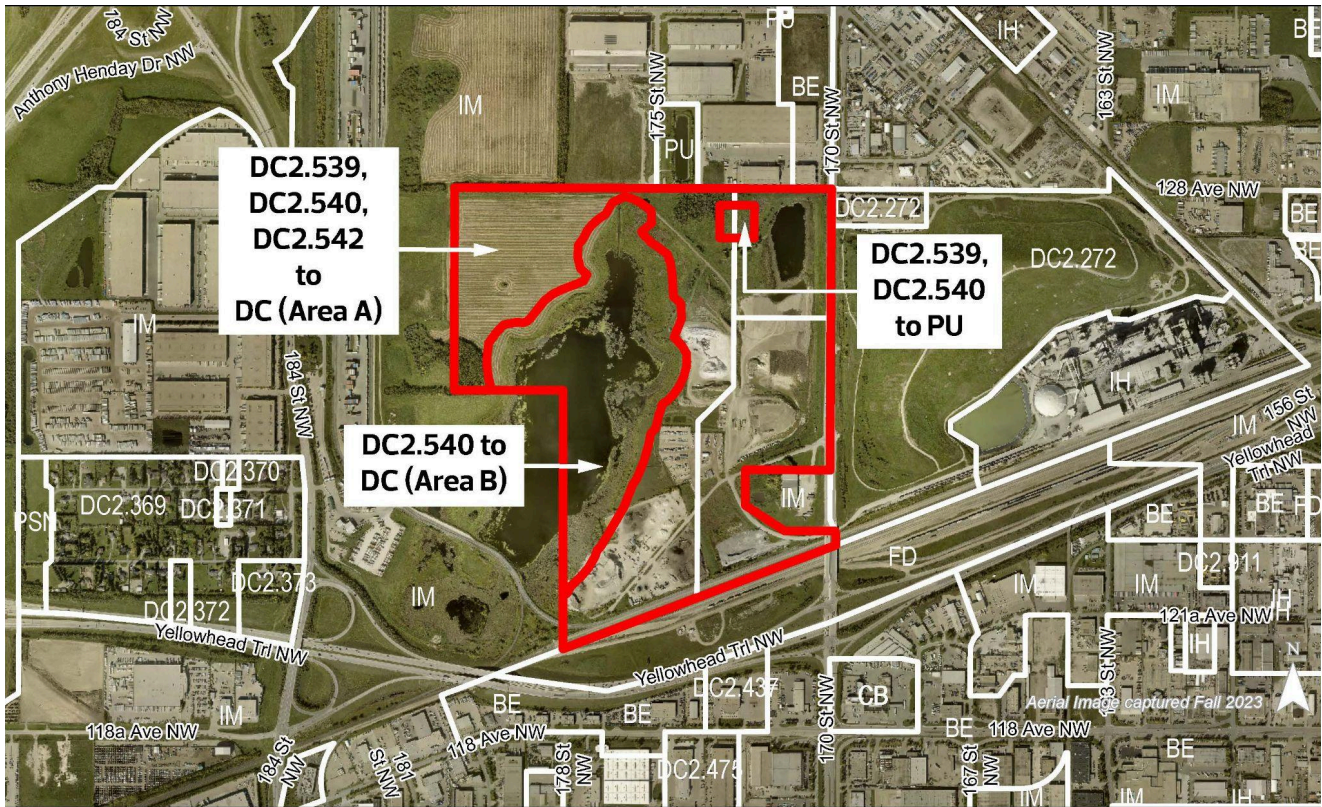
The proposed Public Utility Zone (PU) would allow development with the following key characteristics:

- The development and protection of infrastructure, systems and facilities that provide a public benefit.
- A maximum height of 18.0 metres.

The proposed Direct Control Zone (DC) would allow development with the following key characteristics:

- The preservation of Kinokamua Lake natural area.
- Industrial, Utility and Natural area uses.
- A maximum height of 115.0 metres.

Site and Surrounding Area



Aerial view of application area

The proposed rezoning area encompasses approximately 110 ha of land located north of the CN Rail line and west of 170 Street NW. The most prominent feature in the area is Kinokamau Lake and its surrounding ecosystem, a portion of which is within the rezoning area. The surrounding lands are mainly undeveloped and are designated for future industrial development. East of 170 Street NW is the current Heidelberg Materials cement plant site, which will tie into the CCUS Facility, if approved, through a network of pipes. Transit service is offered via 184 Street NW and 170 Street NW.

	Existing Zoning	Current Development
Subject Site	Site Specific Development Control Provision (DC2.539, DC2.540 & DC2.542)	General Industrial / undeveloped land
North	Medium Industrial Zone (IM) Public Utility Zone (PU)	General Industrial /Undeveloped land Stormwater Management Facility

East	Medium Industrial Zone (IM)	General industrial
	Site Specific Development Control Provision (DC2.272.1 & DC2.272.2)	General Industrial/Open Space/ undeveloped land
South	Medium Industrial Zone (IM)	Kinokamau Lake
	Future Urban Development Zone (FD)	CN Railway
West	Medium Industrial Zone (IM)	CN Rail Yard

Community Insights

This application was brought forward to the public using a basic approach. The basic approach included:

Pre-Application Notice (from applicant), April 25, 2024

- Notification radius: 60 metres
- Number of recipients: 56
- Number of responses (as reported by the applicant): 2
- Main comments received (as reported by the applicant):
 - Maintaining integrity of the natural environment
 - The migration of potential contaminants from the proposed CCUS facility

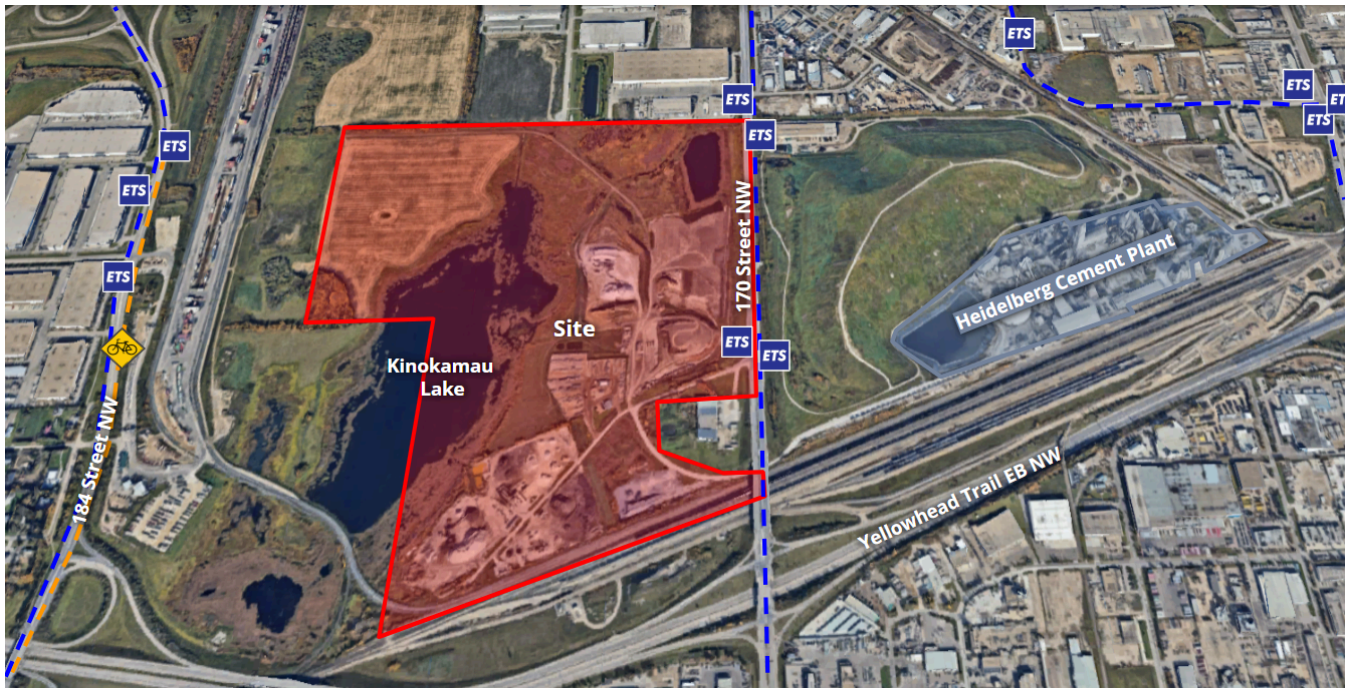
Mailed Notice, July 15, 2024

- Notification radius: 60 metres
- Recipients: 56
- Responses: 0

Webpage

- edmonton.ca/rezoningapplications

Application Analysis



Site analysis context

The City Plan

The proposed rezoning area is identified as an “Established Non Residential Area” within the City Plan. The proposal supports The City Plan Big City Move *Greener as We Grow*, protecting and enhancing our land, air, water and biodiversity by providing an opportunity for a CCUS facility. Furthermore, the proposed rezoning moves us towards the direction of The City Plan by:

- Supporting Edmontonians’ transition to a low carbon future in their daily lives.
- Encouraging innovation to reduce non-residential process energy and carbon footprint.
- Moving Edmonton towards a total community-wide budget of 135 megatonnes of greenhouse gas emissions and a net per-person greenhouse gas emissions of zero.

The proposed rezoning aligns with one of the four main goals from ConnectEdmonton: *Edmonton is transitioning to a low carbon future, has clean air and water and is adapting to a changing climate*. This goal is supported by a number of policy objectives detailed through The Community Energy Transition Strategy which include:

- Making Edmonton resilient to disturbances from climate change that could affect its energy supplies and distribution system.
- Advancing Edmonton along a path to a low carbon future.

By allowing for the development of the CCUS facility, Edmonton is one step closer to achieving its overall climate resilience goals.

District Plans

The site is within the Jasper Place District Plan, which designates the site as Commercial/Industrial employment, waterbody and a Large (>10 ha) Park. This amendment aligns with District Policy 2.2.1.1. by protecting ecologically-significant areas through the land development and infrastructure design processes and District Policy 2.2.1.5. by encouraging emission-neutral buildings, mobility and utilities infrastructure through renewable-energy projects, retrofits and efficiency improvements.

Land Use Compatibility

The proposed rezoning will allow for the development of a CCUS facility while protecting Kinokamau Lake's integrity and its surrounding ecosystem by maintaining a 50 m buffer area around the lake.

The proposed CCUS facility is a complementary use to and will support the operation of the adjacent Heidelberg Materials cement plant. The surrounding lands are designated as light, medium, and heavy industrial and are compatible with the proposed rezoning. .

Mobility

The proposed DC includes requirements to install a pedestrian signal at the site's 170 Street NW access. This new crosswalk will be connected to upgraded bus stops along 170 Street NW via new sidewalks linked to the site access. ETS operates crosstown bus service along 170 Street NW which connects transit users to West Edmonton Mall Transit Centre and Clareview LRT Station and Transit Centre. A mass transit bus route is anticipated to operate nearby on 170 Street NW as part of the future mass transit network associated with the 1.25 million population scenario of the Edmonton City Plan. This route is anticipated to follow similar routing as current ETS crosstown service in the area.

Open Space

A concept-level EIA has been submitted to support this rezoning application. The EIA describes existing site conditions, required regulatory thresholds, and areas of future study. A detailed, project-specific EIA will be required with future Development Permits. This will be based on the specific facility design, and additional opportunities to avoid or mitigate impacts will be assessed and required as conditions of the permit.

The existing zoning allows for industrial uses and provides a 50 m buffer to mitigate risk. The proposed application maintains this buffer, and introduces additional EIA and review requirements.

Utilities

As part of the rezoning application, studies were submitted to establish how the site will receive utility servicing. The development will connect to the existing municipal sanitary sewer network located within 175 Street NW, north of the rezoning area. The project will also be required to appropriately manage its own stormwater on-site, before discharging to Kinokamau Lake at the

governing release rate. The owner/applicant will be responsible for all costs associated with providing adequate utility infrastructure to the site.

Also included with the application is the rezoning of lands to the Public Utility Zone (PU). As per the relevant engineering reports, a planned Stormwater Management Facility (SWMF) is required to provide service to the greater Kinokamau Plains Area in the future. The proposed rezoning to the Public Utility Zone ensures that this land remains available for future infrastructure use.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing . The developer will be required to provide sufficient hydrants adjacent to the site to address this deficiency. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met.

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Section: Planning Coordination