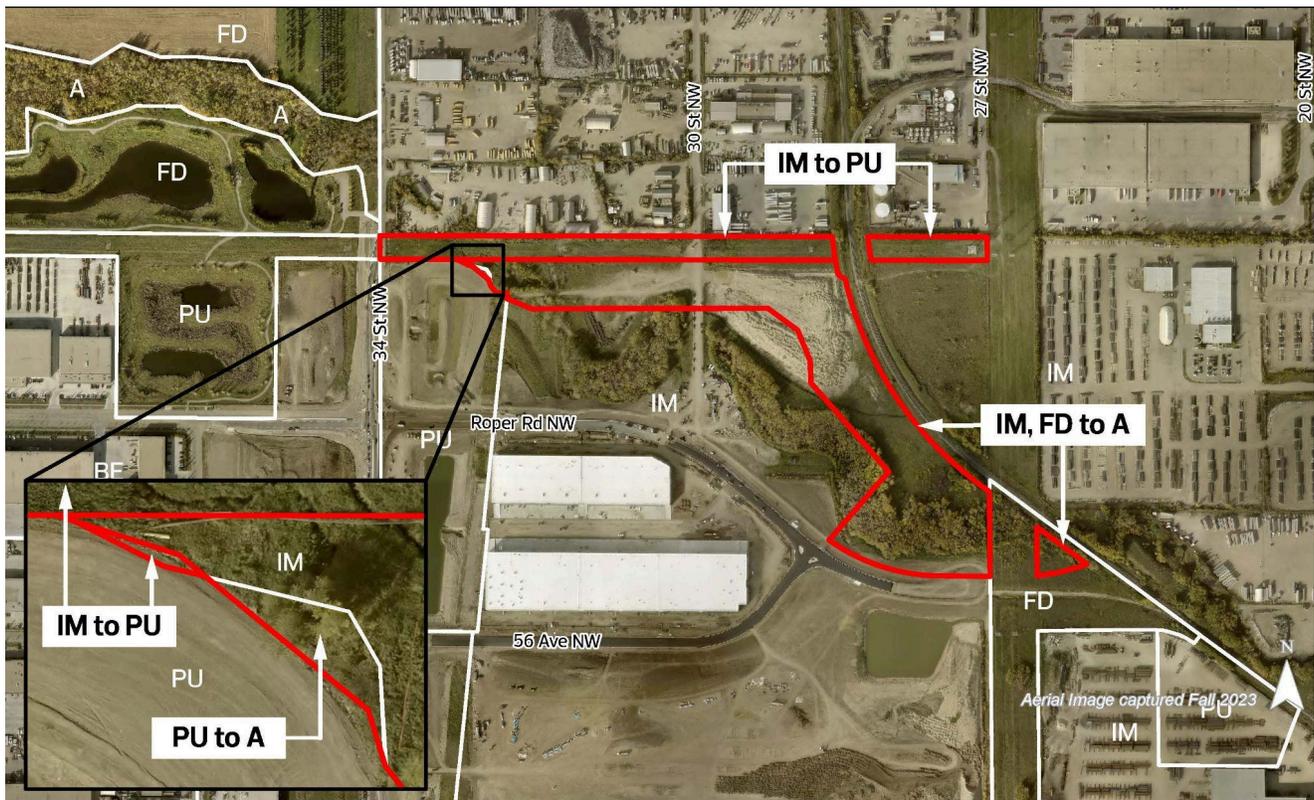


## 3310 - Roper Road NW, 6010 - 30 Street NW & 6011 - 34 Street NW Position of Administration: Support



### Summary

The purpose of this application is to enable the relocation and future preservation of a creek and natural area, and to expand industrial opportunities. To facilitate this, amendments to the Zoning Bylaw, the Maple Ridge Area Structure Plan, the North Saskatchewan River Valley Area Redevelopment Plan and the Southeast District Plan are required.

Engagement for this application included pre-consultation in accordance with the provincial Aboriginal Consultation Office (ACO) and the Indigenous Relations Office (IRO) as well as mailed notice to other stakeholders. Administration reached out with additional mailed notices, site

signage, and information on the City's webpage. At the time this report was written, no response was received.

Administration supports this application because it:

- Allows for the relocation of a portion of Fulton Creek with no loss in environmental protected area, the protection of an existing portion of the creek and includes a riparian buffer to protect the area along the edges of the creek
- Promotes Edmonton's non-residential lands' improvement, evolution, and intensification.
- Allows for the necessary infrastructure to support the ongoing development of the neighbourhood.
- Increases high level shovel ready industrial land supply
- Enables the growth of non-residential areas
- Will allow for a mechanism to protect additional high value land within the River Valley

## Trade Offs

This application is complex, and not contemplated by existing policy. There are benefits and losses associated with it, and to move forward with the proposal to relocate the creek involves trade offs. Administration's review of this application addressed interdependent systems, focusing on the risks associated with the relocation of the creek and the benefits associated with higher quality industrial land. Details of Administration's review are discussed further in this report.

While Administration is recommending support for this application, there are trade offs:

Benefits:

- Expand the City's non-residential land base
- Growth and revitalization in an older, existing industrial site to modernize and enhance lands, consistent with the non-residential priority growth areas
- Larger building envelope (increases from 50,000 ft<sup>2</sup> to 347,500 ft<sup>2</sup>)
- Expanded supply of higher quality, shovel-ready industrial land (4.9 ha)
- Employment opportunities and an estimated 300-400 new jobs

Losses:

- Approximately 6,900 existing trees
- Intact ecosystem and ecosystem services
- Time delays and risks associated with re-establishment of a natural system

Regarding the losses, it is acknowledged that naturalization takes time and is difficult to ensure and measure success. Administration acknowledges that relocating a creek carries risks. The proposed amendments and rezoning represent the first stages of the approval process. As noted in this Planning Report, if approved, the applicant will be required to submit a Water Act and Public Lands application to the Province of Alberta to relocate a portion of Fulton Creek and meet those requirements in addition to subsequent processes of the City such as subdivision, servicing agreements, development permits, and an extended Final Acceptance Certificate (FAC) to support the

successful restoration and establishment efforts.

The Industrial Investment Action Plan (IIAP) and policy direction of The City Plan, District Plans and City Council, shows intention for investment and growth as key components to expand Edmonton's industrial land base. The expansion is essential for the City's sustainability, enabling the maintenance of core services, resilience, and the advancement of key priorities necessary to become a healthy, urban, and climate-resilient city within a prosperous region. Administration is taking a more active role in maintaining the industrial land supply and discouraging the redesignation of industrial land for non-industrial uses.

## **Application Details**

This application was submitted by V3 Companies of Canada Ltd. on behalf of Fulton Creek Business Park Ltd.

There are four bylaws associated with this application:

Bylaw 21125 proposes a rezoning from the Future Urban Development (FD), Medium Industrial (IM) and Public Utility (PU) Zones to the River Valley (A) and Public Utility (PU) Zones.

Charter Bylaw 21143 proposes amendments to the Southeast District Plan to align the proposed amendments to the Maple Ridge Industrial Area Structure Plan.

Bylaw 21123 proposes to amend the Maple Ridge Industrial Area Structure Plan by reconfiguring light and medium industrial, park/open space and ravine/wetland/natural area land uses and to identify an existing collector roadway.

Bylaw 21124 proposes to update a portion of the North Saskatchewan River Valley Area Redevelopment Plan to align with the proposed River Valley Zone (A).

## **Rezoning**

The proposed zones would allow development with the following key characteristics:

- River Valley Zone (A) allows for:
  - The preservation of natural areas and parkland along the rivers, creeks, and ravines.
  - Passive and active park uses.
- Public Utility Zone (PU) allows for:
  - The development and protection of infrastructure, systems and facilities.

## **District Plan Amendment**

Charter Bylaw 21143 proposes to amend the Southeast District Plan to align with the proposed amendments. Maps 1 through 8 will be adjusted accordingly.

## **Area Structure Plan Amendment**

Bylaw 21123 proposes to amend the Maple Ridge Industrial Area Structure Plan (ASP) by reconfiguring light and medium industrial, park/open space, and ravine/wetland/natural area land uses and identifying an existing collector road. The proposed amendment will:

- Increase the Environmental Reserve ( +0.33 ha)
- Decrease the area of Open Space/Parks (-5.01 ha)
- Decrease the area of Light Industrial (-0.47 ha)
- Increase the area of Medium Industrial (+5.02 ha)
- Increase the area of a local roadway (+1.46 ha)

The proposed amendment will allow the relocation and future preservation of a creek and natural area, as well as allow for the continued use of a transmission line and existing stormwater management facility, and the continued development of medium industrial uses. The text, figures and the Land Use and Population Statistics will be updated to reflect the proposed changes.

## **North Saskatchewan River Valley Area Redevelopment Plan Amendment**

Bylaw 21124 proposes an amendment to the North Saskatchewan River Valley Area Redevelopment Plan (NSRVARP) boundaries to align with the proposed ASP plan amendment and proposed rezoning.

## **Provincial Approvals, Alberta Public Lands Act**

City Council is authorized to guide the development above the top of the bank. However, pursuant to Section 3 of the Public Lands Act, the Province owns the bed and shore of all water bodies that are permanent and naturally occurring.

The proposed amendments and rezoning represent the first stages of the approval process. If the Land Use amendments and the Rezoning are approved, the applicant will be required to submit a Water Act and Public Lands application to the Province of Alberta to relocate a portion of Fulton Creek.

A restrictive covenant has also been established and secured to ensure that if the application to the Province is not approved, the existing creek location and natural area is protected with the practical outcome that the land would be dedicated to the City on a subsequent land development application.

## Site and Surrounding Area

	Existing Zoning	Current Development
<b>Subject Site</b>	Medium Industrial Zone (IM) Future Urban Development Zone (FD) Public Utility Zone (PU)	Fulton Creek and Industrial buildings Natural areas Stormwater Management Facility
<b>North</b>	Medium Industrial Zone (IM)	Industrial buildings
<b>East</b>	Medium Industrial Zone (IM)	Industrial buildings
<b>South</b>	Medium Industrial Zone (IM)	Industrial buildings
<b>West</b>	Business Employment (BE) Public Utility Zone (PU)	Industrial buildings Stormwater Management Facility



Street view looking east from Roper Road NW

## Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the application required additional consultation. The broadened approach included:

### Pre-Application Notice (applicant)

On September 23, 2021, the applicant submitted a pre-consultation assessment request to the provincial Aboriginal Consultation Office (ACO). The ACO directed V3 to consult with the Paul First

Nation, Blood Tribe, and Enoch Cree Nation. Additionally, V3 Companies of Canada Ltd. contacted the provincial Aboriginal Consultation Office to obtain a list of Indigenous Nations. Of the 31 Indigenous Nations identified by the ACO, it was determined that two Indigenous Nations required direct engagement, while project information should be sent to the remaining 29.

The Paul Band and Enoch Cree Nation received project information and requests for meetings to inform the land owner, Fulton Creek Limited Partnership, about how the project might affect their Indigenous and Treaty Rights. Fulton Creek Limited Partnership conducted follow-ups on April 19th and May 6th, 2022, and responses were received between April and July 2022.

Six Nations responded to the information they received by asking how they could be involved and/or expressing potential concerns, including:

- Paul First Nation Blood Tribe
- Blood Tribe
- Cold Lake First Nation
- Ermineskin Cree Nation
- Horse Lake First Nation
- Siksika Nation

Fulton Creek Limited Partnership responded to inquiries and offered to conduct meetings, which resulted in scheduling three meetings and three site visits. These site visits, held between August and October 2022 with Paul First Nation, Blood Tribe, and Siksika Nation, involved walking the length of the creek and discussing the site's existing conditions and the creek's ecological health. No significant concerns were raised.

Participating Indigenous Nations emphasized the importance of habitat preservation. Observations were made regarding the existing conditions of the creek corridor, noting the impact of surrounding industrial activity and debris from the 1987 Edmonton tornado. The Indigenous Nations also discussed the potential for creek alteration to improve habitat. One Indigenous Nation suggested that the alteration and habitat restoration should occur before the removal of the existing creek corridor, allowing wildlife to relocate during subsequent project phases.

No Indigenous Nation has formally opposed the project. Paul First Nation, Blood Tribe, and Siksika Nation have provided letters of non-objection.

The pre-application notice was also distributed to Altalink, River Valley Alliance, Edmonton River Valley Conservation Coalition, Sierra Club Canada, Environment and Protected Areas, and Forestry and Parks. Please see the applicant's Public Engagement Report Attachment.

Applicant Public Engagement Report is in Appendix 1.

### **Mailed Notice, May 23, 2024**

- Notification radius: 120 metres
- Recipients: 123
- Responses: 0

## Site Signage, February 28, 2025

- One rezoning information sign was placed on the property so as to be visible from 34 Street NW

## Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## Notified Community Organizations

- Fulton Meadows Community League
- The Meadows Community League Association

## Application Analysis

The site is located north of Roper Road NW and east of 34 Street NW, specifically within the northeast portion of the Southeast Industrial neighbourhood known as the Fulton Creek Business Park. The area is currently undergoing redevelopment for light and medium industrial uses, and it includes two large warehousing and logistics buildings used for industrial purposes.

Fulton Creek, a tributary watercourse, traverses a section of the site and is currently divided into two distinct areas by the existing 30 Street NW. The natural flow of the creek is presently diverted through a culvert that runs beneath this roadway.

Additionally, the site is adjacent to a transmission line and CN railway. Public transit service is available via Roper Road NW, and active transportation options are accessible west of the site and a portion of 34 Street NW.



Site analysis context

## The City Plan

The purpose of this application is to enable the relocation and future preservation of a creek and natural area, as well as to allow for the continued use of a transmission line and existing stormwater management facility. An application to move a creek is rare, and as such most City guidance, from The City Plan down to established processes, are non-specific when considering a change of this scale. Administration recognizes this and has completed a thorough review of existing policy and direction, weighing the trade offs to ensure the big picture and the interests of Edmontonians are considered appropriately.

The site is in the established non-residential area and North Saskatchewan River Valley and Ravine System, as identified in The City Plan. The City Plan's non-residential opportunities network states that expanding and enhancing areas for non-residential development helps to ensure a diverse and thriving economy in Edmonton. The City Plan encourages innovative servicing solutions that support the growth and evolution of industrial lands. Supporting areas for business growth also creates productive and desirable places that attract talent and investment.

The City Plan's Big City Move: Catalyze and Converge directs the City to continually create conditions to improve its competitiveness in a changing world. The focus areas identified in The City Plan include investment attraction, goods movement, industrial land supply, and employment growth. Maintaining and growing the City's ratio of residential to non-residential land base is key to the City's long-term economical development of land, and increased investment in industrial development such as what is intended on this site will be an effective way for the City to help address this challenge.

In addition, The City Plan's Big City Move *Catalyze and Converge* direction is to hold 70% of total regional employment in Edmonton. One of the strategic measures is to maintain Industrial land supply and states:

*"Edmonton will continue to be a hub of employment activity, attracting local, national and global investment to the Edmonton Metropolitan Region. Over 70 percent of jobs in the region will be found in Edmonton, providing opportunities for businesses in a variety of sectors to set up where talent is attracted by a high quality of life, affordability, a modern and well-connected mobility system and competitive economic environment."*

The proposed amendment to medium industrial land use adheres to policies within The City Plan and the Big City Move "*Catalyze and Converge*" by:

- Increasing Edmonton's overall economic development of land.
- Increasing Edmonton's overall industrial land supply.
- Enabling growth of non-residential areas.
- Promoting Edmonton's non-residential lands' improvement, evolution, and intensification.
- Enabling growth in an older, existing industrial site by revitalizing, modernizing, and enhancing the lands, consistent with the non-residential priority growth areas, providing additional manufacturing and logistical services opportunities.
- Contributing to regional employment by creating 300-400 new jobs.

The City Plan also speaks to the importance of preserving our River Valley and Ravine System. It states:

*Edmonton protects, expands and improves access to its natural systems and open spaces in support of biodiversity and the health and enjoyment of all Edmontonians.*

Policies aimed at protecting and growing this asset are not in alignment with this application.

- City Plan 3.3.2.6: aims to increase ecological function within non-residential areas.
- City Plan 5.1.1.5: emphasizes the preservation of the North Saskatchewan River Valley and Ravine System as an environmental protection area.
- City Plan 5.1.2.2: promotes the expansion and diversification of Edmonton's urban tree canopy and native vegetation.

The proposed amendment will assist in enabling the relocation of a portion of Fulton Creek, which comes with trade offs between City priorities, which are discussed earlier in this report. The City Plan is a high level policy document. It speaks to the preservation of the City's natural areas and does not specifically contemplate the relocation of creeks.

## **District Policy and the Southeast District Plan**

Much like The City Plan, District Policy does not contemplate the relocation of a creek at this scale. Primarily, it seeks to implement The City Plan's intentions to preserve and protect with policy intended to protect designated natural areas as surrounding land is developed.

- District Policy 2.2.1: seeks to protect ecologically significant areas through the land development and infrastructure design processes.
- District Policy 2.1.2.4: encourages built form and open space designs that preserves and expands the urban tree canopy.

Typically, this is done through the planning process with the use of Environmental Reserve or Municipal Reserve.

The subject site is located in the Southeast District Plan (DP) and designated as Commercial/Industrial Employment, Urban Service, and North Saskatchewan River Valley and Ravine System. The proposed amendments will revise the Southeast DP figures to align with the proposed amendment to the Maple Ridge Industrial ASP, predominantly reconfiguring the industrial and natural areas.

The Southeast DP notes that the Maple Ridge Industrial Area Structure Plan and the North Saskatchewan River Valley Area Redevelopment Plan are both in effect and provide additional planning and land use direction.

### **North Saskatchewan River Valley Area Redevelopment Plan Amendment**

The North Saskatchewan River Valley Area Redevelopment Plan (NSRVARP) is a comprehensive plan which envisions the major portion of the River Valley and Ravine System for use as an environmental protection area and for major urban and natural parks.

The proposed amendment to the North Saskatchewan River Valley Area Redevelopment Plan (NSRVARP) will align with the proposed amendment to the Maple Ridge Industrial ASP and the proposed River Valley Zone (A). If approved, the proposed location of Fulton Creek will fall under the guidance of the North Saskatchewan River Valley Area Redevelopment Plan. The major goal of the NSRVARP is to ensure the preservation of the natural character and environment of the North Saskatchewan River Valley and its Ravine System. In addition, the NSRVARP provides objectives and policies including:

- to establish the River Valley and Ravine System as an environmental protection area
- to recognize the Plan Area as containing natural resource areas which will be preserved and enhanced for recreational, scenic, and ecological purposes.

Again, in this policy, the relocation of a significant section of a creek was not contemplated in the general policy as the proposal for such an endeavor is rare. The policy in the Plan focuses around preservation and enhancement of what is there, so the proposed relocation of a portion of Fulton Creek is not supported by the NSRVARP.

### **Area Structure Plan**

The Maple Ridge Industrial Area Structure Plan guides the site's development and designates the site as light and medium industrial, park/ open space and ravine/wetland/natural area. The proposed amendment will reconfigure land uses as follows:

- remove a portion of medium industrial and park/ open space and replace them with ravine/ wetland/natural area;

- remove portions of park/ open space and ravine/wetland/natural area and replace them with medium industrial;
- remove a portion of light industrial and replace it with medium industrial; and
- identify existing roadway infrastructure.



*Existing ASP*

*Proposed ASP*

The existing configuration of the planned area has considerable constraints on the remaining sites in the Plan that are designated as Light and Medium Industrial. As shown above, these sites are relatively small, isolated and irregularly shaped. There is a portion of land which is protected around the creek, as well as significant Park / Open Space designated around it.

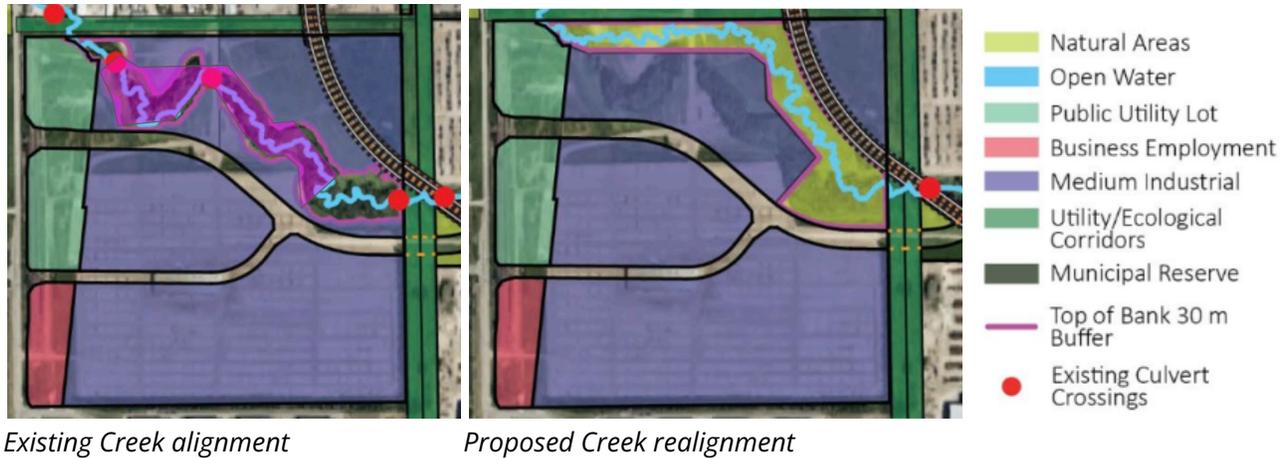
The Maple Ridge Industrial Area Structure Plan (ASP) aligns with the City's Natural Areas Conservation Plan (Natural Connections, Strategic Plan, June 2007) by acknowledging and preserving elements of the existing ecological network. It aims to maintain the ecological functions of these areas within the context of urban development, and is achieved through several key components, including "stepping stones". These "stepping stones" are laid out through the Natural Connection Plan, which denotes them as natural and semi-natural areas, non-linear vegetated patches that provide many resources for species but may not be of sufficient size or quality to provide for all habitat requirements or ecological functions.

The ASP designates the portion of the site as park / open space land uses (in light green above) and semi-natural stepping stones (as shown in Figure 5). The proposed amendment involves transforming a portion of the open space (semi-natural stepping stones) and portions of medium industrial land uses into a ravine, wetland, and natural area land uses. In addition to relocating a portion of Fulton Creek, this proposal will retain and preserve a portion of the original creek and treestand in the southeast corner of the site.

The proposed relocation will create a continuous creek (without culvert obstruction) building from the intact section in the southeast, along the northern portion of the site adjacent to the newly protected Public Utility Lot, tying in at the northeasternmost corner of the site. It proposes to meet the intention of the Plan to maintain ecological connectivity by creating a creek corridor that connects the upstream and downstream portions of Fulton Creek. The proposed creek alignment includes a riparian buffer to protect the area along the edges of the creek in accordance with Policy c531 (Natural Area Systems). In addition, the proposed amendment will provide a pedestrian connection to the stormwater

management facility and shared use paths within and to the surrounding area, improving access to the North Saskatchewan River Valley and Ravine system, as shown below.

The area shown in light pink below illustrates the portion of Fulton Creek (approximately 650m in length) to be relocated and the new proposed alignment, with the area in yellow showing the ultimate creek alignment.



The proposed amendment from light industrial and park/open space and ravine/wetland/natural area to medium industrial will create a larger, more contiguous medium industrial land use parcel (and increase the possible building envelope from 50,000 ft<sup>2</sup> to 347,500 ft<sup>2</sup>). This will facilitate the enhancement of medium industrial land uses in conformance with the policies of the ASP by:

- Continuing to provide a comprehensive plan that describes uses, designs and strategies for appropriate development of light and medium industrial development.
- Adhering to Policy 4.4.1 - Medium industrial uses shall be located in the interior of the neighbourhood.

The Maple Ridge Industrial ASP notes the following policy:

*“No policy of the Maple Ridge Area Structure Plan will supersede the policies of the River Valley Bylaw.”*

As noted above, if relocation is approved and completed, the creek will fall under the guidance of the NSRVARP and ensure that the creek’s future management and development adhere to the policies established within the NSRVARP, maintaining consistency with the policy direction of the ASP.

The proposed amendment will identify an existing roadway which is not currently shown in the ASP and supports the development of the area.

The ASP figures and Land Use and Population Statistics will be updated to reflect the proposed amendments. The table below summarizes the most significant changes to the proposed ASP land uses.

Land Use and Population Statistics	Current ha	Proposed ha	Difference ha
Environmental Reserve	20.9	21.23	+0.33

Parks	44.1	39.09	- 5.01
Medium Industrial	358.8	363.82	+5.02
Light Industrial	271.6	271.13	-0.47
Roadways	55.6	57.06	+1.46

In summary, if approved, the proposed development will allow for the development of industrial buildings and the relocation of a portion of Fulton Creek, as illustrated below.



*Proposed development and creek realignment (applicant's rendering)*

### **Land Use Compatibility**

The application will establish zoning for this portion of the neighbourhood to allow for the continued development and enhancement of an existing industrial neighbourhood.

The entire site is currently zoned Medium Industrial (IM), including the portion of Fulton Creek that is to be relocated. Creeks are typically not zoned IM, and the proposed amendment will rezone the proposed creek location to the appropriate River Valley Zone (A). This will mean that at the time of subdivision, the future and existing top of the bank and walkways, vegetation, and the newly located creek will be protected in accordance with Top-of-the-Bank Policy C542.

The PU Zone will be applied to an existing power transmission line (currently zoned IM) and will include a proposed shared pathway and have more compatible uses adjacent to the proposed A Zone than the IM would have had. This will also create additional protected space between the IM to the north and the newly aligned creek, as well as adjust a small portion of land to align with the boundaries of an existing stormwater management facility. In addition, a portion of the PU Zone will be removed and replaced with the A Zone to align with the existing stormwater

management facility boundaries and natural areas in conformance with the proposed ASP amendment.

The height, scale, and uses of the proposed zones will be compatible with the existing and surrounding area in conformance with the proposed amendments to the ASP.

## **Industrial Investment Action Plan (IIAP)**

In June 2024, the IIAP was received for information by City Council. The IIAP acknowledges and plans to preserve and enhance industrial land, which includes prioritizing the development of shovel-ready industrial land to attract and retain major industrial and industrial-enabling investments. This contributes to the long-term economic development of land in the City of Edmonton in alignment with The City Plan. The City's share of the region's non-residential assessment has declined from 72 percent in 2008 to 60 percent in 2022. Investment and growth are key components of growing Edmonton's industrial land base and are essential to the City's economical development of land. They help the City maintain core services and advance key priorities needed to be a healthy, urban, and climate-resilient city in a prosperous region. Administration is now taking a more active role in encouraging the retention of industrial lands and discouraging the redesignation of industrial land for non-industrial uses.

This application also aligns with Action 8 of the IIAP, which calls on Administration to identify and target specific industrial sectors that may find strategic benefit in locating their business operations in specific industrial areas. The proposed change is on industrial land in an area which is highly rated for transportation and logistics, along with other sectors which would contribute to reinvigorating the neighbourhood.

## **Utilities**

Future servicing of the remaining IM zoning must follow the existing accepted NDR Amendment. This Amendment will direct all sanitary and storm servicing for the site.

Development around Fulton Creek will be required to follow the geotechnical recommendations, create erosion and sedimentation controls, and establish a stormwater management plan to eliminate any risk of flooding in the surrounding lands. No uncontrolled channelized flow over the top of bank will be permitted

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

## **Mobility**

Upon development of the site, the owner will be required to construct a shared pathway in the transmission right of way along the top-of-bank connecting to the existing district connector bike routes along 34 Street NW and Roper Road NW. As part of the off-site requirements for the development at 3203 - Roper Road NW, the owner constructed Roper Road NW from 34 Street NW to the Altalink Corridor in 2023. At this time, the anticipated timing for an extension of Roper

Road NW from the Altalink Corridor to 17 Street NW is unknown, as there are no active land development applications in the area.

There is currently no conventional bus service operating near the rezoning area. The closest transit routing is within the Pylypow Industrial Neighbourhood, with stops more than 1.5 km walking distance from the rezoning area.

## Open Space

The proposed relocation of Fulton Creek raises substantial ecological concerns and carries with it risks associated with trying to create a functional natural area. Fulton Creek is part of Edmonton's River Valley and Ravine system, and both the creek and associated upland treestand have ecological value as part of Edmonton's blue and green network. Historically, the creek has undergone modification and disturbance. However, this portion of the creek is a relatively healthy, densely vegetated, and an intact ecosystem. It has withstood the pressures of surrounding industrial land uses and continues to provide numerous ecosystem services, including, but not limited to, wildlife habitat, pollution prevention, and carbon sequestration. In addition, the mature trees and vegetation help stabilize the creek bank to prevent instability, erosion and provide flood resiliency.



*Existing Fulton Creek natural vegetation*

The application includes measures to mitigate the loss and reduce the risk associated with the project, including removing existing culverts and a roadway from the north that currently bisects the creek. It will also generally provide a 60 m riparian buffer in accordance with Policy c531, although site and design constraints may result in some variability based on the final creek alignment. The proposal also retains and preserves a portion of the creek and treestand in the southeast corner of the site. Although these are positive aspects, should the project proceed, there are still significant risks and impacts associated with removing a natural area and attempting to reconstruct such a complex ecosystem outside its original boundaries.

To protect ecological value and services, the best practice is to avoid the disturbance and then to minimize impacts, and finally, where required, to restore them. The supporting documents

submitted reflect best practices with regards to mitigations, however, statutory policy supports protection of the creek in its original boundaries. Below are Administration's key ecological concerns as well as a high level summary of the applicant's technical reporting.

### Ecological Damage and Tree Loss

Relocating Fulton Creek poses considerable ecological risks, including clearing 5.38 ha of natural area. This will result in the removal of approximately 6,900 mature trees, as well as the removal of an established understory of smaller plant life that makes up a functioning ecosystem.

The vegetation in the area is well-established, and clearing this area will negatively and significantly impact the site's natural habitat and local biodiversity (plants and animals). There are also losses in carbon sequestration and associated impacts on air quality, temperature regulation, and flood resiliency. Although the area is proposed to be replanted, the new trees will be young, and carbon sequestration will not match the existing amount within the modelled 20 year timeframe. This delay increases climate risk and hinders the City's goal of carbon neutrality by 2050.

The value of a tree is more complex than a tree-count and replacement. On smaller lot development, for example, the Zoning Bylaw credits mature trees at a 1:2 ratio to support their preservation and recognize the added value of established trees. The Volume 5 landscaping standards typically require between two and five smaller trees, or 25 whips, to replace a single mature tree (s. 7.3.14).

Although the application proposes replanting a nearly equivalent number of trees to those removed (6,031), many of these are smaller and two-thirds are whips. Replanting the same number and maturity of trees found in an established, natural ecosystem is not possible due to the complexities of restoration and difficulty in transplanting large trees. While this site will have the same size of natural area both pre and post relocation of the creek, replanting the same value of trees as existed naturally cannot be achieved and tree loss is significant.

### Restoration Challenges and Timeline

Successful restoration of a complex ecosystem is uncertain, and restoration efforts will likely require decades to achieve the current level of ecosystem functioning. The reestablishment period comes with increased risks, monitoring, and maintenance costs. This time lag also reduces the ecosystem services provided and increases vulnerability to environmental stressors while it is reestablished. This will include reduced ecological services, such as air filtration and erosion control, as well as impacts to wildlife and plant species due to the physical removal of habitat. Risks include engineering and construction challenges with the creek, potential downstream infrastructure impacts, and monitoring invasive species for active mitigation. Administration has worked with the applicant to ensure a 10 year monitoring and maintenance period to provide additional establishment time prior to the City taking ownership.

### Environmental Impact Mitigation and Compensation

The City's preferred approach to natural area stewardship is typically no net loss, prioritizing avoidance and minimization of damage over restoration to offset impacts. Although the site area of the current creek alignment and proposed future creek alignment remain the same, this is

different from no net loss. As a concept, no net loss reflects functionality and generally requires offsetting to achieve.

Offsetting can take the form of additional land or financial compensation to recognize the value of existing ecosystems and services, the inherent risks associated with restoration, and the time lag that even successful projects may have. This moves beyond a one-to-one replacement, as a one-to-one replacement does not truly compensate for the loss incurred. For this application, as the purpose was expanding the industrial land base, no additional land appropriate for restoration was identified.

### Technical Studies

As part of the review for this proposal, the applicant voluntarily prepared a Site Location Study and a Preliminary Environmental Impact Assessment (EIA) to provide additional information about the project. Because the project is not developed on public lands or is not publicly owned, these reports were not required in accordance with the North Saskatchewan River Valley Area Redevelopment Plan Bylaw 7188, and there is no need for either Council approval or for deeming the location in the river valley essential.

The Preliminary EIA report provides an overview of the existing ecosystem, a summary of impacts, and possible mitigation. The proposed mitigation uses best practices, as well as:

- Applying natural channel design principles to the proposed creek realignment;
- Salvaging plants where possible, using local seed, and planting trees of various ages and sizes;
- Completing most of the channel alteration work offline (without water) to minimize in-water work;
- Extended monitoring and a 10 year FAC process before the City receives ownership of the land.

The EIA notes negative residual impacts with respect to surface water and hydrology, slope stability, vegetation species composition, community diversity, and wildlife habitat and wildlife movements. Although these effects are described by the applicant as low to moderate, Administration notes that this is based on a scale within the parcel as well as outside. In particular, the assessment of vegetation and wildlife habitat impacts are based on assessments linked to regional plant diversity and regional populations. The relocation of such a significant length of creek is considered to have a high impact to this site, by Administration.

If the proposal is supported by Council, an additional Environmental Impact Assessment will be prepared to assess and suggest additional options to reduce impacts with the detailed engineering work further along in the development process. This work will include detailed plans for reforestation, erosion and sediment control, weed management, as well as stormwater management. In addition to the Plan amendments and rezoning, the relocation of the creek will require Provincial Approval through the Water Act and Public Lands Act.

### **Recommendation**

Due to its complexity, policy direction does not inform a clear outcome for this application. Strategic direction of The City Plan, the IIAP, and the NSRVARP speak to both the preservation of our ravines in addition to growing the industrial sector, innovation and employment opportunities.

Evaluating the trade offs, Administration recommends supporting the proposed bylaws. This application provides an opportunity to support industrial development within an area that has statutory planning, access to servicing, and creates more contiguous and higher-order industrial parcel.

## **Appendices**

1. Applicants What We Heard Report
2. Southeast District Plan Land Use Concept Map Comparison
3. Southeast Industrial ASP Land Use Concept Map Comparison
4. Current Southeast Industrial ASP Land Use and Population Statistics
5. Proposed Southeast Industrial ASP Land Use and Population Statistics

Written By: Vivian Gamache

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



# FULTON CREEK PHASE 2 | ALTERATION

What We Heard Report



Prepared by  
V3 Companies of Canada

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# FULTON CREEK PHASE 2 | ALTERATION

## What We Heard Report

### **1 INTRODUCTION**

#### 1.0 Project Overview

The Fulton Creek Business Park LP. privately owns a section of land in the Maple Ridge Industrial community located in the southeast of Edmonton. The property was previously used as a heavy industrial pipe yard, which is bisected by Fulton Creek. Recently, the southern portion of the lands have been developed. The proposed application seeks to alter a portion of the Creek within the subject lands to enable capitalizing on a newly constructed road from the west that will eventually connect 34 Street to 17 Street. This alteration will result in restoring the Creek within the site and strengthening an identified ecological corridor along with a range of other benefiting factors, as outlined in the formal application. In considering the proposed alteration to the portion of the Creek within the subject site, the application needs to be considered in the context of the overall Fulton Creek system.

Fulton Creek corridor, which bisects the lands within the subject property based on the top of bank (Environmental Reserve) lands comprises 6.9 hectares (ha) of the property, which is proposed to be increased to 7.25 hectares (ha). The results of extensive ecological and analytical assessments completed have identified no fish presence.

#### 1.1 Purpose

The purpose of this document is to outline the outcomes of the Communication and Engagement Plan for the Fulton Creek Phase 2 project. This WWHR will illustrate the responses received and how they have been taken into account in the context of the project. Several stakeholder groups have been identified as having interest or influence in this project, as well as the interdisciplinary team of consultants and City Administration required to see this project from a vision to implementation.

#### 1.2 Communications Strategy

For this project, V3 and its project partners, on behalf of Fulton Creek Business Park LP., implemented a communications and engagement strategy that aimed to:

- » Develop trust with the stakeholders by keeping them informed and responding quickly to inquires;
- » Actively inform and engage with stakeholders throughout the project;
- » Actively work with First Nations to understand their perspectives and garner their insights to sensitively develop the creek design and alteration; and
- » Provide monitoring tools to measure the success of the project.

We identified key stakeholder groups, including:

- » City of Edmonton;

- » Neighbouring landowners;
- » Indigenous Nations;
- » River Valley Alliance;
- » Edmonton River Valley Conservation Coalition;
- » Sierra Club Canada;
- » Environment and Protected Areas and Forestry and Parks (previously known as Alberta Environment);
- » University of Alberta;
- » CN Rail; and
- » The general public.

Each stakeholder group was assigned different methods for engagement, ranging from brochure mailouts and letters describing the project and including an invitation to provide input via individual phone call interviews to site visits.

## 2 SUMMARY OF FEEDBACK

This section summarizes the feedback from various stakeholder groups, received up until the most recent date of this document.

### 2.0 City of Edmonton

The first touchpoint with the City of Edmonton occurred on April 6, 2022. The purpose of meeting with City administration was to inform the City of the intent of the project, validate the technical reports required, discuss potential timeframes and corroborate the approach to the project. Engagement with City administration also revolved around juridical responsibilities between the City and the Province. This process included providing an outline of stakeholders we would engage with prior to the formal submission of the application.

### 2.1 Neighbouring Landowners

Panattoni has reached out and spoken to a number of neighbouring property owners. A letter informing property owners of the project and the proposed changes was also sent out on April 8, 2024. The letter provided context information and the ability to contact the applicant’s consultant should they have any comments.

The neighbouring landowners also include utility companies such as EPCOR and Altalink which were also notified of the application submission as the utility corridors owned by EPCOR and Altalink are adjacent to the subject lands. These utility companies were notified of the application submission on May 21, 2024.

FEEDBACK AND RESPONSES FOR NEIGHBOURING LANDOWNERS		
FORMAT/TYPE	FEEDBACK/INPUT	OUR RESPONSE
Emailed Letter  May 21, 2024	An email letter was sent to Altalink informing them that the rezoning and amendment application for the alteration of Fulton Creek.  » Altalink responded to the letter stating that there will need to be coordination in the road design of the extension of Roper Road.	The extension of Roper Road will not be developed as part of this project and is shown as a future road extension in accordance with City's Roper Road 36 Street to 17 Street Ultimate Arterial report. Hence, the extension of this road will be the responsibility of the City or future development to the east. The Roper portion being constructed is only up to the utility easement where a temporary turn around will be

	<p>» Altalink highlighted that development south of Roper Road adjacent to the Altalink utility corridor will need a 25 m setback from the west transmission line.</p>	<p>established until the City decides to continue the construction of the project.</p> <p>This application submission to the City of Edmonton involves the rezoning of the medium industrial lands to the north of Roper Road, as indicated in the figures within the letter previously sent. The application is to rezone and amend those medium industrial lands to accommodate for the alteration of Fulton Creek to Environmental Reserve lands and originally a portion of the subject lands to be Municipal Reserve lands which has subsequently changed based on non support from administration. At this stage, there is no development occurring near the transmission line. When the development permits are pursued to develop the land (which is not a part of this application), consultation with Altalink will be held to ensure the setback requirements are met.</p>
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Additional conversations with Altalink were held where V3 coordinated the alignment of Roper Rd. with Altalink. There was consideration for distance away from the existing poles however, no coordination has been done since the alignment was set and the Tentative Map approved. Further engagement will be required at detail design stage when the road is constructed.

## 2.2 Indigenous Nations

Fulton Creek Business Park LP. recognizes and respects the rights of Indigenous people and initiated Consultation and engagement early in the design process. As part of our regulatory roadmap, we submitted a Pre-Consultation Assessment Request to the provincial Aboriginal Consultation Office (ACO) on September 23, 2021 who directed us to Consult with Paul Band and Enoch Cree Nation.

In addition to the regulatory requirements, Fulton Creek Business Park LP. understands the project location lies in Edmonton within Treaty 6 Territory and the homeland of the Metis. Fulton Creek Business Park LP. sought validation of the City’s relationships with Indigenous Nations to learn who should be engaged on the Project. A meeting with the City of Edmonton’s Indigenous Relations Office (IRO) was held on February 9, 2022. Of the 31 Indigenous Nations listed by the City, two nations had been identified by the ACO, and it was determined to send project information to the remaining 29 Indigenous Nations.

Consultation and engagement activities are summarized in the table below:

<b>INDIGENOUS CONSULTATION AND ENGAGEMENT ACTIVITIES</b>			
<b>FORMAT/TYPE</b>	<b>PURPOSE</b>	<b>INDIGENOUS NATION</b>	<b>OUTCOMES</b>
<p>Notification Package  April 6, 2022</p>	<p>Initiate regulatory Consultation pursuant to the Public Lands Act for Watercourse Realignment to understand how Indigenous rights and title may be affected by the Project.</p>	<p>2 Nations:  Enoch Cree Nation  Paul Band</p>	<p>Two Nations received project information and requests to meet to inform Fulton Creek Limited Partnership how the project may affect Indigenous and Treaty Rights of their Nations. Fulton Creek Limited Partnership conducted follow-</p>

INDIGENOUS CONSULTATION AND ENGAGEMENT ACTIVITIES			
FORMAT/TYPE	PURPOSE	INDIGENOUS NATION	OUTCOMES
			ups on April 19 and May 6, 2022.
Information Package April 7, 2022	Share project information, along with a project contact should there be concerns or questions related to the Project.	29 Nations: Alexander First Nation Alexis Nakota Sioux Nation Beaver Lake Cree Nation Cold Lake First Nations Ermineskin Cree Nation Frog Lake First Nation Heart Lake First Nation Kehewin Cree Nation Louis Bull Tribe Montana First Nation O’Chiese First Nation Onion Lake Cree Nation Saddle Lake Cree Nation Samson Cree Nation Sunchild First Nation Goodfish/Whitefish Lake First Nation Papaschase First Nation (Chief Calvin Bruneau) Papaschase First Nation (Chief Darlene Misik) Michel First Nation Blood Tribe (Kainai Nation) Siksika Nation Tsuut’ina Nation Piikani Nation Horse Lake First Nation Confederacy of Treaty No. Six First Nations Métis Nation of Alberta (Provincial) Métis Nation of Alberta Region 2 Métis Nation of Alberta Region 4 Métis Nation of Alberta Local 1904 St. Albert-Sturgeon County	29 Nations received project information and were asked to advise the Project Team if they have any questions or concerns with the Project.
Received Responses April – July, 2022	Six Nations responded to the information they received by asking how they could be involved and/or expressing potential concerns.	Paul Band Blood Tribe Cold Lake First Nation Ermineskin Cree Nation Horse Lake First Nation Siksika Nation	Fulton Creek Limited Partnership answered questions, offered and/or conducted meetings, which resulted in three meetings, and three site visits being scheduled.
Site Visits August – October, 2022	Three Nations conducted site visits to assess the project area for potential affects to rights and title.	Paul Band Blood Tribe Siksika Nation	The group walked the extent of the creek and discussed the existing conditions of the site and the health of the creek. No concerns were identified. The

INDIGENOUS CONSULTATION AND ENGAGEMENT ACTIVITIES			
FORMAT/TYPE	PURPOSE	INDIGENOUS NATION	OUTCOMES
			project received two letters of non-objection from Paul Band and Siksika Nation.
Project Update Communication October 2, 2022	Fulton Creek Limited Partnership sent a thank you and project update which included, next steps, a website link to follow the Project’s progress, and contact information should there be any further questions or interest.	31 Indigenous Nations	To date no further responses have been received from the October 2, 2022 update.
Regulatory Adequacy February 6, 2023	Fulton Creek Limited Partnership submitted records of consultation to the Government of Alberta’s Aboriginal Consultation Office for an adequacy assessment.	2 Nations requiring regulatory Consultation: Enoch Cree Nation Paul Band	On February 6, 2023, the Government of Alberta’s Aboriginal Consultation Office granted adequacy for Fulton Creek Limited Partnership’s Consultation efforts on the Fulton Creek Business Park Redevelopment Project.

Notes were taken at all meetings and site visits and provided to the Indigenous groups to confirm the accuracy of the information. All three Indigenous groups shared the importance of preserving habitat. Observations were made related to the existing conditions of the creek corridor, which has been affected by the surrounding industrial activity and debris remaining from the 1987 tornado. Indigenous groups discussed the opportunity that the alteration of the Creek improves the habitat. One Indigenous group commented specifically on the project’s planned order of events and suggested that the alteration and habitat restoration occur before the removal of the existing creek corridor, which would, in their eyes, provide an opportunity for the wildlife to relocate during the remaining steps of the project.

No further concerns or interests have been raised following the conclusion of Indigenous engagement and Consultation activities. No Indigenous Nations have objected to the Project. Paul Nation and Siksika Nation have provided non-objection letters. Lines of communication remain open with the intent of continuing engagement with interested Indigenous Nations as the project continues.

### 2.3 River Valley Alliance

The River Valley Alliance (RVA) is a not-for-profit organization made up of the six shareholder municipalities that border the North Saskatchewan River in the Edmonton region: the Town of Devon, Parkland County, the City of Edmonton, Strathcona County, the City of Fort Saskatchewan, and Sturgeon County. Their goal is to preserve, protect and enhance the largest metropolitan river valley park system in the world by connecting the trail system and making it easier for all to access and enjoy. We identified the RVA as a potential stakeholder due to Fulton Creek feeding into the North Saskatchewan River and the possibility of adding trails and accessibility to the Creek that would help to achieve the RVA’s mission.

The first touchpoint with the RVA occurred on June 14, 2023, meeting with the representative virtually. Fulton Creek Business Park LP. has updated the RVA throughout the project including a letter of notifying the organization of the application submission on May 21, 2024.

The following table highlights the communications and engagement we had with the RVA:

FEEDBACK AND RESPONSES FOR THE RIVER VALLEY ALLIANCE		
FORMAT/TYPE	FEEDBACK/INPUT	OUR RESPONSE
Virtual meeting  June 14, 2023	<p>The meeting covered a high-level project overview highlighting the biodiversity and species makeup of the current and potential future state of the Creek with enhanced connectivity, unlocking development potential while enhancing the wildlife corridor and ecological biodiversity. The following outlines the feedback we received from RVA:</p> <ul style="list-style-type: none"> <li>» The feedback centered on the realignment proposal being timely and exciting, and the opportunity to provide connections to nature and walking trails was particularly needed in industrial spaces where workers can get outside even for short breaks.</li> <li>» They were thrilled to see projects that are bringing more walkability and pedestrian-friendly spaces to the city, and opportunities to connect to waterbodies are especially encouraging.</li> <li>» RVA expressed interest in staying informed on the project, in particular, for items relating to trails and connections and the protection and reclamation of water systems.</li> <li>» It was mentioned that the group would be happy to support the project as it goes forward.</li> </ul>	RVA will continue to be informed on the trail design subject to the approvals of the application moving forward.

## 2.4 Edmonton River Valley Conservation Coalition

The Edmonton River Valley Conservation Coalition (ERVCC) is composed of conservation groups, recreational groups, academic experts in various fields related to ecology and conservation, and individuals dedicated to the protection, preservation, and regeneration of Edmonton’s North Saskatchewan River Valley and Ravine System. We identified the ERVCC as a potential stakeholder due to Fulton Creek feeding into the North Saskatchewan River and being part of the Ravine System.

The first touchpoint with the ERVCC occurred on July 10, 2023, meeting with the representative virtually. Fulton Creek Business Park LP. has updated the ERVCC throughout the project including a letter of notifying the organization of the application submission on May 21, 2024.

The following table highlights the communications and engagement we had with the ERVCC:

FEEDBACK AND RESPONSES FOR THE RIVER VALLEY CONSERVATION COALITION		
FORMAT/TYPE	FEEDBACK/INPUT	OUR RESPONSE
Virtual Meeting  July 10, 2023	The ERVCC representative was concerned about the potential impacts on the wetlands and in particular, had questions regarding the team’s Indigenous engagement.	<p>The team has contacted 31 First Nations thus far; four Nations responded and took an interest, including the Blood Tribe, Paul Nation, Siksika, and Enoch. Of these, Paul Nation and Siksika Nation have non-objection letters.</p> <p>It was noted from earlier conversations that some existing plant species are used in traditional practices. The project has planned to plant more native species along with species used in traditional Indigenous practices, and to add trails and access for the public as it is currently not publicly accessible. This will also help to achieve a more contiguous wildlife corridor.</p>
	The ERVCC representative spoke about the failure of the Indigenous framework with the City of Edmonton. It was highlighted the need to engage with urban Indigenous and Indigenous youth and noted that it was critical for the City to do more in the spirit of Truth and Reconciliation and keep up with the commitment beyond legislation.	The subject matter is beyond the scope of the project. However, the process involves public engagement.
	The ERVCC representative asked about other precedents on reclamation.	Stantec shared a previous project of naturalizing a channel design and highlighted that their colleague at Stantec does this fulltime.
	<ul style="list-style-type: none"> <li>» The ERVCC representative asked about the team’s contact with the University of Alberta.</li> <li>» It was recommended the team contact Kristoff Van Assche, Urban Planner at the University of Alberta’s Planning Department, who works with reclamation, as well as Glynnis Hood from the University of Alberta’s Environmental Biology and Ecology Department, who works with beavers as an alternative method for wetland management.</li> <li>» It was also recommended reaching out to other experts in Indigenous restoration work.</li> </ul>	<p>This work is still underway; how and what gets studied or if it is of interest to the University is still being explored. There had been discussions with Director of Land Reclamation International Graduate School, University of Alberta.</p> <p>In relation to Indigenous restoration, there will be continued engagement with First Nations, as identified in this report.</p>

<b>FEEDBACK AND RESPONSES FOR THE RIVER VALLEY CONSERVATION COALITION</b>		
<b>FORMAT/TYPE</b>	<b>FEEDBACK/INPUT</b>	<b>OUR RESPONSE</b>
	The ERVCC representative asked about the status of documents to review, including Environmental Impact Assessments (EIA).	<p>The following are the documents that have been completed to date:</p> <ul style="list-style-type: none"> <li>» Neighbourhood Design Report – Amendment 3rd Submission (June 2021);</li> <li>» Environmental Site Assessment Phase I (August 2020);</li> <li>» Environmental Site Assessment Phase I Update (June 2023);</li> <li>» Preliminary Environmental Impact Assessment and Site Location Study (April 2024);</li> <li>» Transportation Impact Assessment (TIA) Amendment (June 2022);</li> <li>» Preliminary Geotechnical Investigation (December 2019);</li> <li>» Hydrogeotechnical Impact Assessment (March 2022);</li> <li>» Historical Resources Act Approval (November 2020);</li> <li>» and</li> <li>» Creek Alteration Financial and Social Analysis (March 2024).</li> </ul> <p>Due to the unique aspect of the proposed change, there will be amendments to higher-level documents such as the Maple Ridge Industrial Area Structure Plan and the North Saskatchewan Area Redevelopment Plan.</p> <p>There will be two EIAs: the first EIA (which is currently being worked on by Stantec) will be a higher-level document that covers policy documents from a broader perspective, and the second, more detailed EIA will be provided at the development permit stage, which will show greater specificity.</p>
	The ERVCC representative expressed concerns about EIAs being less detailed lately. It was highlighted a meeting with the City manager where the group will discuss this discrepancy, noting the recent public pushback to the Hawryluk Park EIA, which did not show that 200 trees would be cut down as part of the park’s construction process.	The EIA does detail the amount of tree removal and replacement.
	The ERVCC representative requested to be kept informed once these studies are available.	ERVCC will be informed once the studies have been validated by the City.

<b>FEEDBACK AND RESPONSES FOR THE RIVER VALLEY CONSERVATION COALITION</b>		
<b>FORMAT/TYPE</b>	<b>FEEDBACK/INPUT</b>	<b>OUR RESPONSE</b>
	It was highlighted that “all land is restorable land,” and the ERVCC representative encouraged the project team to continue on a path of reconciliation and restoration that might help set a precedent in the City of Edmonton and encourage more sensitive developments to follow. It was advised that the ERVCC representative would continue to monitor the progress of the project and requested to be kept informed.	The Fulton Creek Business Park LP. have advised that they will continue to keep ERVCC informed on the progress of the project.

## 2.5 Sierra Club Canada

The Sierra Club Canada Foundation (Sierra Club) is an environmental organization and national registered charity that focuses on conservation. Their mission is to empower people to be leaders in protecting, restoring, and enjoying healthy and safe ecosystems. We identified the Sierra Club as a potential stakeholder due to their interest in natural conservation and restoration projects, which the Fulton Creek alteration falls under.

A first site visit occurred on June 26, 2023. Fulton Creek Business Park LP. has updated the Sierra Club throughout the project including a letter of notifying the organization of the application submission on May 21, 2024.

The following table highlights the communications and engagement we had with the Sierra Club:

<b>FEEDBACK AND RESPONSES FOR THE SIERRA CLUB</b>		
<b>FORMAT/TYPE</b>	<b>FEEDBACK/INPUT</b>	<b>OUR RESPONSE</b>
Site Visit  June 26, 2023	<p>On the day of the site visit, the group walked through the site and had a discussion about the project overview, status, and the intention of the project going forward.</p> <p>It was noted that the Creek is generally low flowing, however, due to recent high rain events, the Creek was more full than usual.</p> <p>The following are the key feedback/input received from Sierra Club Canada:</p> <ul style="list-style-type: none"> <li>» Shared insights into development trends, including campuses with various recreational opportunities to increase the well-being of the workers in industrial areas.</li> <li>» Shared further ideas and references to the literature regarding “development done right” and cited industrial campuses as a direction to go.</li> </ul>	Fulton Creek Park appreciates the input and perspectives provided by the Sierra Club and are of the opinion the redevelopment of the industrial lands is being carried out in a sustainable manner. This is because the approach being taken balances environmental, social and economic aspects as detailed in the formal comprehensive assessment application that provides context to the site development and its existing surrounding environment.

FEEDBACK AND RESPONSES FOR THE SIERRA CLUB		
FORMAT/TYPE	FEEDBACK/INPUT	OUR RESPONSE
	<ul style="list-style-type: none"> <li>» Also added commentary on the value of a green story to add to Panattoni’s marketing.</li> <li>» Overall, the representative of the Sierra Club did not support the proposed alteration of Fulton Creek.</li> </ul>	

## 2.6 Environment and Protected Areas and Forestry and Parks

Because this project involves a water body (Fulton Creek), Provincial approvals are necessary to move the project forward. Following approval of the proposed amendments to the City’s Plans, we will be seeking approval from Environment and Protected Areas (EPA) and Forestry and Parks. Based on the overlap of juridical responsibilities, it is important to outline to the Province the proposed development and intent.

The first touch point with Alberta Environment occurred on November 9, 2021.

The following table highlights the communications and engagement had with the Alberta Environment:

FEEDBACK AND RESPONSES FOR ALBERTA ENVIRONMENT		
FORMAT/TYPE	FEEDBACK/INPUT	OUR RESPONSE
Virtual Meeting  June 1, 2021	<ul style="list-style-type: none"> <li>» Project introduction. To discuss the existing site conditions and describe the concept for the project</li> <li>» Discussed habitat equivalency analysis as a tool. EPA noted they do not have an official toolkit for offsetting and would consider HEA as a tool to assess effects on the aquatic environment</li> <li>» Provided input on the regulatory process – would require a land swap for the Bed and Shore and Water Act approval. Monitoring will also be required. EPA provided a preliminary list of information that would be required in the application including evaluation of effects on adjacent lands, recovery curve for the creek restoration, addressing effects and mitigations related to alteration of water flow/level, erosion/siltation, and effects on aquatic environment.</li> <li>» As project progresses into detailed design, requested some</li> </ul>	N/A - information meeting only.

FEEDBACK AND RESPONSES FOR ALBERTA ENVIRONMENT		
FORMAT/TYPE	FEEDBACK/INPUT	OUR RESPONSE
	meetings with Fisheries biologists prior to application submission.	
Telephone Conversation July 12, 2021	Discussion with Forestry and Parks about land swap process and information required to support the application	N/A - information meeting only.

## 2.7 University of Alberta

The University of Alberta was identified as a stakeholder in the project who could possibly function as part of an independent monitoring agent on the work related to the alteration of the portion of Fulton Creek. For the work of restoring the portion of the Creek to achieve a high-quality outcome, engaging with the University of Alberta was considered beneficial, impartial input. Engaging and incorporating the University of Alberta in the process to support the restoration of a portion of Fulton Creek will also create an educational research opportunity for the University. Following approval by the City and the Province, continued engagement will occur to identify how the University could assist with construction and monitoring.

The first touch point with the University of Alberta occurred on December 22, 2021.

## 2.8 CN Rail

CN Rail transects through the north eastern corner of the site and were engaged to inform of the proposed alteration of the portion of the Creek on April 12, 2024. The main concern raised was related to impacts along the base of the railway berm. The proposed design will include measures to mitigate the rest of this occurring. CN Rail did not support two pedestrians rail crossings along the utility easements because of the bend in the railway line, the proximity to each crossing including the future crossing of extension to Roper Road. Arising from this engagement we have altered the Maple Ridge Industrial Area Structure Plan to enable future pedestrian connection to the north/south and east west connections through connecting into the Roper Road SUPs to create a contiguous trail system and avoiding additional crossings along the bend of the railway line.

As we proceed into detailed design, CN Rail will be further engaged. The altered portion of the Creek will be set back from the CN rail property line. At the closest location, the valley/bottom of the floodplain will be 14.1 m from the property line and the top of valley and grading footprint will be 1.9 m from the property line.

## 2.9 General Public

The City will be sending out notifications to the surrounding community to provide input on the project. This report is a living document and will be updated following the public process.

## 2.10 Circulation Comments

As part of the application process, the City of Edmonton circulates the application to their identified stakeholders. The circulation process helps the City understand if the proposed development complies with all relevant regulations and addresses any potential concerns. This circulation period is 21 days, where the City informs us of the comments received. Afterwards, we have 35 days to resolve any comments and the application is circulated again for 14 days.

The following table highlights the initial comments received and how we responded:

<b>FEEDBACK AND RESPONSES FOR CIRCULATION COMMENTS</b>		
<b>STAKEHOLDER</b>	<b>FEEDBACK/INPUT</b>	<b>OUR RESPONSE</b>
Geotechnical Engineer	<p>The geotechnical reports provided with this application describe generalized site development recommendations and the existing hydrogeotechnical conditions; however, they do not provide recommendations or assessment details specific to the design and construction of the proposed realignment. It is understood that the Proponent will be working with the Province to facilitate the realignment of the creek. It is envisioned that the Province would require additional information from the Proponent and their Geotechnical Engineer of Record to support the design and construction of the creek realignment section.</p> <p>Based on our understanding of the project, we can provide conditional approval for the proposed realignment with the caveat that the Proponent's Geotechnical Engineer of Record will need to submit to the City a geotechnical assessment to provide recommendations for design and construction of the realigned portion of Fulton Creek (such as recommended creek bank slopes, development setbacks from the new creek banks, etc.). The assessment report is required to promote longevity of the new creek alignment and prevent adverse impacts to both the creek system and adjacent lands/developments. Additionally, the Geotechnical Engineer of Record should provide recommendations for infilling of the old creek location to facilitate site development over and around the former creek bed location. Note that provision of this assessment at later stages of the development process may necessitate revisions to this conditional approval of the proposed rezoning.</p>	<p>Thank you for the comments. If this application is approved, the next stage would be to obtain Provincial approvals and move to detailed design. Once approvals are obtained, a detailed geotechnical assessment will be completed for detailed design, which will include recommendations of the infilling of the Creek.</p>
EPCOR Services	<p>Water</p> <p>EPCOR Water Services has reviewed this application and provides the following comments;</p> <p>The development must meet Edmonton Design and Construction Standards to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission and an accepted Hydraulic Network Analysis to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission.</p> <p>Please note it is assumed that this proposed development will not require water services. If this</p>	<p>It can be confirmed that the proposed development will not require water services, as the proposed alteration of Fulton Creek will be established as Environmental Reserve lands and water services are not required.</p> <p>In response to fire protection items, fire hydrants have been approved and installed along Roper Road.</p> <p>At the detailed design stage, we will obtain a Facility Proximity Agreement with EPCOR Water Services.</p>

FEEDBACK AND RESPONSES FOR CIRCULATION COMMENTS		
STAKEHOLDER	FEEDBACK/INPUT	OUR RESPONSE
	<p>is not correct EPCOR Water must be informed asap to allow us further review.</p> <p>Also note that no on-street fire protection is available to the majority of the subject site. If required, the owner/applicant must review on-site fire protection options with Edmonton Fire Rescue Services.</p> <p>ADVISEMENTS:</p> <ol style="list-style-type: none"> <li>1.0 To ensure that satisfactory fire flows and service pressures are available under the interim (and/or ultimate) conditions we require the submission of a Hydraulic Network Analysis (HNA) report to EPCOR Water Services for review and approval. The developer/applicant must submit a HNA for peak hour demand and maximum day demand plus fire flows demonstrating that the proposed system will be able to provide sufficient fire flows. Please send an e-mail to <a href="mailto:boundaryconditions@epcor.com">boundaryconditions@epcor.com</a> requesting the generation of boundary conditions. Allow 2 - 3 weeks for a response. Included in the e-mail must be a map showing the proposed road layout within the site and a topographic map (elevation contours). Both maps must have existing property lines clearly indicated. Submission and acceptance by EPCOR Water of this analysis is required before Subdivision applications. EPCOR Water will not be able to support any subdivision applications without an approved analysis.</li> <li>2.0 If required, the area may be provided with water supply from a connection to an existing 300mm water main on Roper Road.</li> <li>3.0 The water main feed indicated above is a new water main that has not been put into service. Additional connections to this main will be available once the Construction Completion Certificate has been issued.</li> <li>4.0 There is existing water infrastructure located within an existing Utility Right-of-Way in the southeast portion of the subject site. The existing URW registered under Instrument 152 288 616 must be maintained for the protection of the existing water infrastructure. Encroachments (including surface improvements) onto the right-of-way</li> </ol>	

FEEDBACK AND RESPONSES FOR CIRCULATION COMMENTS		
STAKHOLDER	FEEDBACK/INPUT	OUR RESPONSE
	<p>will not be permitted without the prior written consent of EPCOR Water. Utility right-of-ways must be shown on engineering drawings. The owner/applicant is required to obtain a letter of consent for surface improvements within the URW from EPCOR Water prior to construction. Contact <a href="mailto:waterlandadmin@epcor.com">waterlandadmin@epcor.com</a> to obtain consent. The "Consent for Surface Improvements within the URW" request email must include the following information:</p> <ol style="list-style-type: none"> <li>a. The Development Permit application number</li> <li>b. The site address</li> <li>c. The reason for the request (Consent for Surface Improvements within the URW)</li> <li>d. A description of work proposed within or crossing the URW and any applicable plans.</li> </ol> <p>It is the owner's/applicant's responsibility to ensure that the abovementioned information is provided at the time of request. Once this information is received, this process can take up to 4 weeks.</p> <p>5.0 Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWS, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw). The process can take up to 4 weeks. More information can be requested by contacting <a href="mailto:waterlandadmin@epcor.com">waterlandadmin@epcor.com</a>.</p> <p>The applicant/owner will be responsible for all costs associated with providing City standards of water supply including any changes to the existing water infrastructure required by this application.</p> <p>These conditions are a firm requirement of our support of this rezoning application and will remain valid for two years from date of this reply.</p>	

FEEDBACK AND RESPONSES FOR CIRCULATION COMMENTS		
STAKEHOLDER	FEEDBACK/INPUT	OUR RESPONSE
EPCOR Power Distribution & Transmission Inc.	<p>EPCOR Distribution &amp; Transmission Inc. has reviewed the proposal and has the following conditions:</p> <ol style="list-style-type: none"> <li>1. The required electrical load for the site must be provided by an electrical consultant when service is requested or EPCOR cannot service the site.</li> <li>2. Power servicing is to be in accordance with the City of Edmonton Design and Construction Standards Volume 7 and with EPCOR’s Customer Connection Guide (Customer Connection Guide).</li> <li>3. Please contact Customer Engineering Services at CES@epcor.com for any requests for the modification, relocation, and/or removal of existing EPCOR facilities. For any relocation request, please notify EPCOR at least 4 months before the start of construction and your project shall be reviewed. Any work required to carry out such requests shall be at the expense of the inquiring party. Costs will be provided when a detailed plan is available. Ensure to consult with EPCOR power regarding limits of approach while constructing or working in close proximity to power lines.</li> <li>4. Please visit <a href="https://www.epcor.com/products-services/power/new-power-connection/Pages/default.aspx">https://www.epcor.com/products-services/power/new-power-connection/Pages/default.aspx</a> to service proposed lot. If you require assistance with your application you may contact Customer Engineering at CES@epcor.com for assistance.</li> <li>5. Any damage to EPCOR power facilities caused by the proposed construction shall be repaired or replaced by EPCOR Distribution &amp; Transmission Inc. at the expense of the responsible party.</li> </ol> <p>If all the above conditions are met the EPCOR Distribution &amp; Transmission has no objection.</p>	<p>Thank you for your comments; they are noted; however, at this stage the application relates to statutory plan amendments and therefore conditions are not applicable to this application.</p>
EPCOR Water Services, Infill Water and Sewer Servicing (EPCOR Drainage WASS (Water and Sewer Servicing))	<p>The Infill Water and Sewer Servicing Section of EPCOR Water Services has reviewed the proposal and have the following comments:</p> <p><b><u>Water and Sewer Service Information</u></b></p> <p><b><u>Proposed Rezoning Areas</u></b></p>	<p>At the time of the application submission, the as-built information has already been approved as part of development on the southern portion of the site.</p> <p>As per the conditions of the comments, if the application obtains all the required approvals</p>

FEEDBACK AND RESPONSES FOR CIRCULATION COMMENTS		
STAKHOLDER	FEEDBACK/INPUT	OUR RESPONSE
	<p>» Water and sewer services are proposed to be constructed to the proposed subdivision parcel under a private servicing agreement for Fulton Creek Stage 1.</p> <p><u>ADVISEMENTS:</u></p> <p>1.0 As-built information was not available for the above proposed services at the time of this response.</p> <p><u>CONDITIONS:</u></p> <p>1.0 It is required under the EPCOR Drainage Services and Wastewater Treatment Bylaw 19627 and EPCOR Water Standards that <b>each separately titled parcel must be independently serviced with water and sewer services directly off public mains</b>. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.</p> <p>2.0 As per the City of Edmonton Drainage Bylaw 18093, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. EPCOR Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.</p> <p>3.0 Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the EPCOR Water Services from the main to the Property Line.</p> <p>4.0 Site mechanical and grading plans stamped by a professional engineer showing water and sewer services, storm water management calculations, and the proposed site grading design directly to EPCOR Infill Developer Portal at <a href="https://www.epcor.com/products-">https://www.epcor.com/products-</a></p>	<p>to move forward, we will work to meet these conditions.</p>

<b>FEEDBACK AND RESPONSES FOR CIRCULATION COMMENTS</b>		
<b>STAKHOLDER</b>	<b>FEEDBACK/INPUT</b>	<b>OUR RESPONSE</b>
	<p>services/new-connections/Pages/apply.aspx for any new, replacement or additional buildings and redevelopment of any paved areas on the subject site(s).</p> <p>These conditions are a firm requirement of our support of this application and will remain valid for two years from date of this reply.</p> <p><b>General</b></p> <p>1.0 Refer to comments from other sections of City Drainage Planning regarding sewer main locations, capacities and/or mainline extensions.</p> <p>2.0 Also, refer to comments from EPCOR Water Distribution and Transmission regarding water main locations, capacities and/or mainline extensions.</p> <p>If you have any questions about this reply, please contact this office at 780-496-5444.                      cc. EPCOR Water Services – ecirc-water@epcor.com</p>	
Atco Transmission High Pressure Pipelines	<ol style="list-style-type: none"> <li>1. ATCO TRANSMISSION HIGH PRESSURE PIPELINES HAS NO OBJECTION</li> <li>2. The Engineering Design Department of ATCO Gas has reviewed the above-named plan and has no objections to the proposed work.</li> </ol>	Thank you for the comments.
City of Edmonton, Oil and Gas Liaison Officer	<p>The Oil and Gas Liaison has reviewed the plan amendment and rezoning application LDA24-0182 in the Southeast Industrial Neighbourhood from the perspective of ensuring safe on-going operation and maintenance of oil/gas facilities.</p> <p>The northwestern tip of the rezoning area is transected by Pembina's pipeline easement, but given the proposed zone (A – Metropolitan Recreation Zone) and the applicant's awareness of the pipelines in the area, he has no concerns.</p> <p>Based on his search, there are no abandoned wells or other oil and gas facilities (such as a battery site) within the area of the proposed rezoning. Please note that the evaluation of human life/safety risk near oil/gas facilities is outside of the scope of this review.</p>	Thank you for the comments.

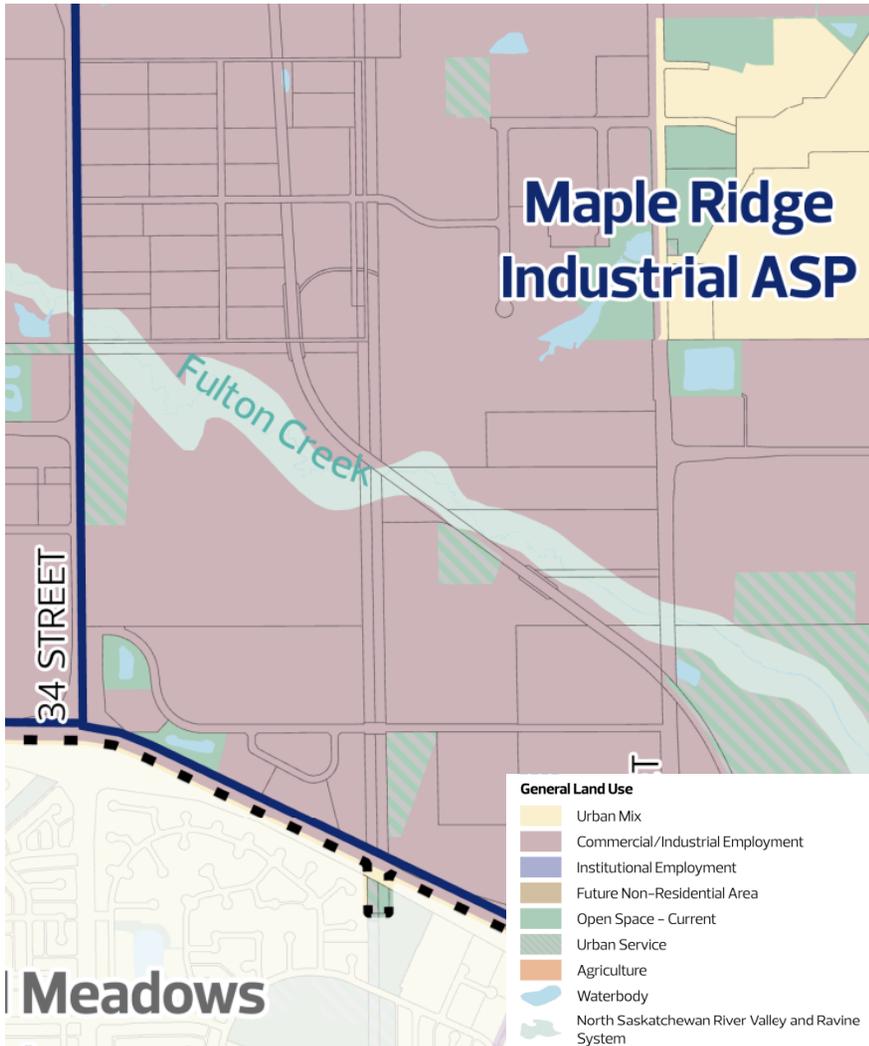
<b>FEEDBACK AND RESPONSES FOR CIRCULATION COMMENTS</b>		
<b>STAKHOLDER</b>	<b>FEEDBACK/INPUT</b>	<b>OUR RESPONSE</b>
City of Edmonton, Urban Forestry (Open Space Operations)	<p>Based on the information submitted, Urban Forestry is not concerned with the long term impact of the proposed development on existing boulevard or open space tree(s). Prior to construction all City of Edmonton trees within 5m of a construction site or active haul route require tree protection. A tree protection permit is required prior to construction. For more information on City of Edmonton Tree Protection, please visit</p> <p><a href="https://www.edmonton.ca/treep permit">https://www.edmonton.ca/treep permit</a>.</p> <p>If tree damage occurs, remediation or removal will be enforced and shall be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as operational and administrative fees.</p> <p>Please be advised that any and all costs involving publicly owned trees shall be covered by the Proponent as per the City of Edmonton’s Corporate Tree Management Policy (C456C). Forestry will schedule and carry out all required tree work for a publicly owned asset that may be related to or impacted by this proposed project.</p>	Thank you for the comments.
ATCO Pipelines	Atco Transmission high pressure pipelines has no objection.	Thank you for the comments.
Alberta Health Services	Thank you for the opportunity to comment. Alberta Health Services, Safe Healthy Environments (AHS-SHE) reviews and provides comments on land development applications from a public health perspective. It is understood this application proposes to rezone 3203, 3310 and 3315 Roper Road NW and 6010 30 Street NW from medium industrial zone (IM) to River Valley (A) zone and natural area (NA) zone. The application also proposes associated amendments to the Maple Ridge Industrial Area Structure Plan and the North Saskatchewan River Valley Area Redevelopment Plan. Documents submitted for this application and internal files were reviewed. The phase 1 ESA executive summary identified no areas of potential environmental concern and recommended no further investigation. AHS-SHE has no concerns with the proposed rezoning and associated plan amendments, from a public health perspective.	Thank you for the comments.
Natural Area Operations	Providing comments through the EIA review process.	Thank you for the comments.

FEEDBACK AND RESPONSES FOR CIRCULATION COMMENTS		
STAKEHOLDER	FEEDBACK/INPUT	OUR RESPONSE
ATCO Gas	If no further comments  The Engineering Design Department of ATCO Gas has reviewed the above-named plan and has no objections to the proposed work.	Thank you for the comments.
AltaLink	Did Not Respond	N/A
Canada Post	Did Not Respond	N/A
Canadian National Railway	Did Not Respond	N/A
Canadian Pacific Railway	Did Not Respond	N/A
EPCOR Drainage Land Administration	Did Not Respond	N/A
Edmonton Police Service	Did Not Respond	N/A
Environmental Site Assessment (ESA) review	No comment	N/A
Fire Rescue Services	No comment	N/A
Addressing	No comment	N/A
Alberta Environment & Parks	Did Not Respond	N/A
Industrial Investment	No comment	N/A
Regional - Enoch Cree Nation	Did Not Respond	N/A
Telecommunications - Bell Canada	No comment	N/A
Telecommunications - Rogers	No comment	N/A
Telecommunications - Telus Planning	Did Not Respond	N/A

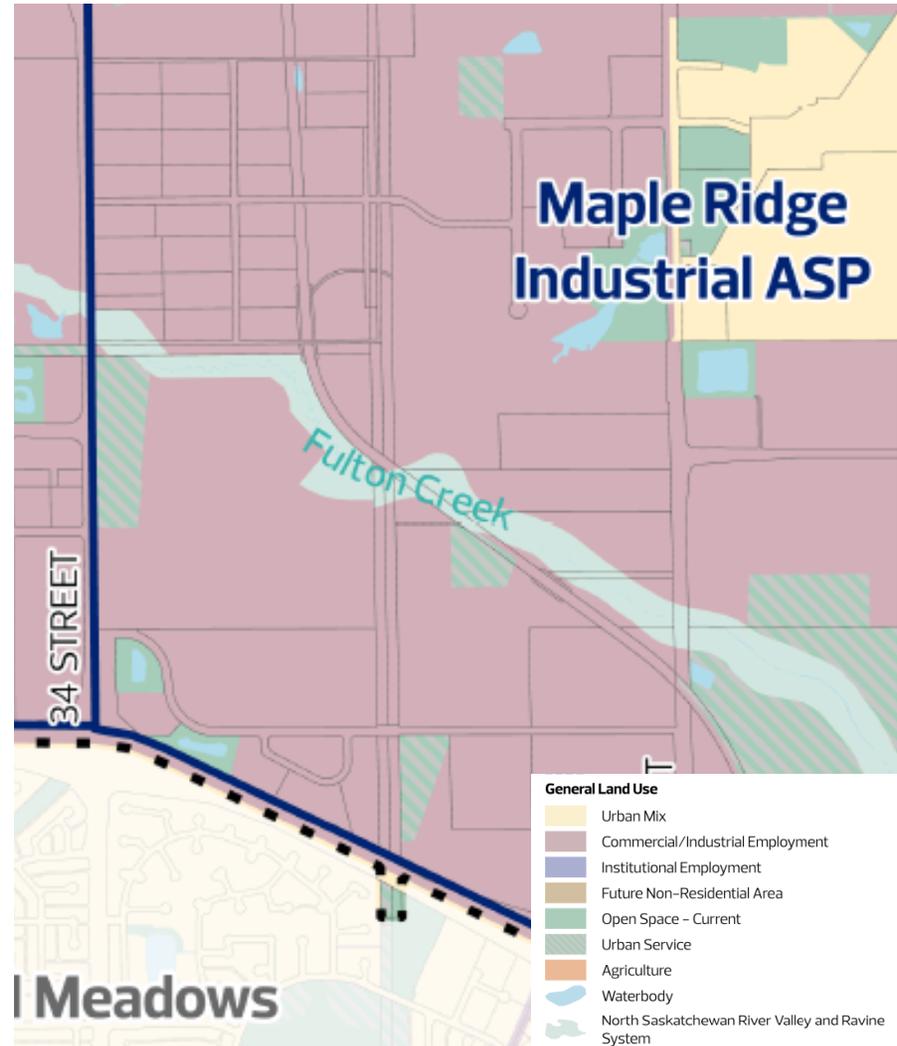
Comments provided by the City dated March 7, 2025 were responded to in a letter dated March 21, 2025, titled “Response to Circulation Comments received on March 7th, 2025 for Fulton Creek LDA24-0182.”



## Southeast District Plan Land Use Concept to 1.25 Million Map Comparison



Current Map 4: Land Use Concept to 1.25 Million



Proposed Map 4: Land Use Concept to 1.25 Million

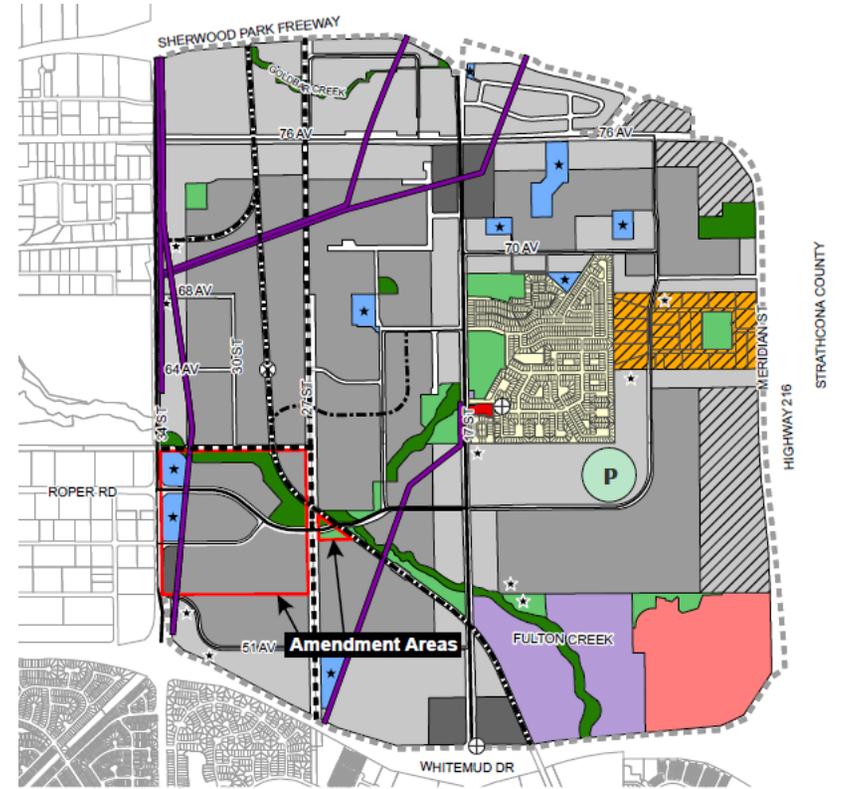
## Plan Land Use Concept Map Comparison



**BYLAW 19808  
APPROVED  
MAPLE RIDGE INDUSTRIAL  
Area Structure Plan  
(as amended)**

- |                                     |                                |  |                    |
|-------------------------------------|--------------------------------|--|--------------------|
| Mobile Home Park                    | Urban Service                  | Ravine / Wetland / Natural Area        | Urban Village Park |
| Hurstwood Special Development Area  | Public Utility                 | Abandoned Well                         | ASP Boundary       |
| Light Industrial                    | Neighbourhood Commercial       | Possible Creek Crossing                | Arterial Road      |
| Medium Industrial                   | Stormwater Management Facility | Existing Crossing To Be Eliminated     | Collector Road     |
| Medium Industrial with Restrictions | Park / Open Space              | Planned Stormwater Management Facility | Power Line R/W     |
| Business Service                    | Urban Village Park             |  | Railway            |

*Current Land Use Concept Map*



**BYLAW 21123  
AMENDMENT TO  
MAPLE RIDGE INDUSTRIAL  
Area Structure Plan  
(as amended)**

- |                                     |                                |  |                    |
|-------------------------------------|--------------------------------|--|--------------------|
| Mobile Home Park                    | Urban Service                  | Ravine / Wetland / Natural Area        | Urban Village Park |
| Hurstwood Special Development Area  | Public Utility                 | Abandoned Well                         | ASP Boundary       |
| Light Industrial                    | Neighbourhood Commercial       | Possible Creek Crossing                | Arterial Road      |
| Medium Industrial                   | Stormwater Management Facility | Existing Crossing To Be Eliminated     | Collector Road     |
| Medium Industrial with Restrictions | Park / Open Space              | Planned Stormwater Management Facility | Power Line R/W     |
| Business Service                    | Urban Village Park             |  | Railway            |
|                                     |                                |  | Amendment Area     |

*Proposed Land Use Concept Map*

## Current NSP Land Use and Population Statistics – Bylaw 19808

**MAPLE RIDGE INDUSTRIAL AREA STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
Bylaw 19808  
Amended August 17, 2021**

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>1123.1</b>	
Environmental Reserve	20.9	
Rail Line	16.1	
Powerline Right-of-Way	18.4	
Arterial Roadways	24.7	
Urban Services	45.6	
<b>Gross Developable Area</b>	<b>997.4</b>	
Parks	44.1	
Existing	24.5	
Proposed	19.6	
Roadways	55.6	
Public Utility	96.6	
Public Utility	29.2	
Storm Water Management Facilities	43.0	
Snow Dump	24.4	
<b>Total</b>	<b>196.3</b>	<b>19.7%</b>
<b>Net Developable Area</b>	<b>801.1</b>	<b>80.3%</b>
Maple Ridge Mobile Home Park	60.5	6.1%
Hurstwood Special Development Area	28.3	2.8%
Neighbourhood Commercial	0.7	0.1%
Light Industrial	271.6	27.9%
Business Service	25.5	2.6%
Medium Industrial	358.8	36.0%
Medium Industrial with Restrictions	53.1	5.3%
<b>Total</b>	<b>798.50</b>	<b>80.3%</b>

## Proposed NSP Land Use and Population Statistics – Bylaw 21123

**Table 2**  
**MAPLE RIDGE INDUSTRIAL AREA STRUCTURE PLAN**  
**LAND USE AND POPULATION STATISTICS**  
**Bylaw 21123**

	Area (ha)	% of GDA
<b>Gross Area</b>	<b>1123.1</b>	
Environmental Reserve	21.23	
Rail Line	16.1	
Powerline Right-of-Way	18.4	
Arterial Roadways	24.7	
Urban Services	45.6	
<b>Gross Developable Area</b>	<b>997.07</b>	
Parks	39.09	
Existing	24.5	
Proposed	14.59	
Roadways	57.06	
Public Utility	96.6	
Public Utility	29.2	
Storm Water Management Facilities	43.0	
Snow Dump	24.4	
<b>Total</b>	<b>192.7</b>	<b>19.3%</b>
<b>Net Developable Area</b>	<b>804.3</b>	<b>80.7%</b>
Maple Ridge Mobile Home Park	60.5	6.1%
Hurstwood Special Development Area	28.3	2.8%
Neighbourhood Commercial	0.7	0.1%
Light Industrial	271.13	27.2%
Business Service	25.5	2.6%
Medium Industrial	363.82	36.5%
Medium Industrial with Restrictions	53.1	5.3%
<b>Total</b>	<b>803.3</b>	<b>80.5%</b>