



ADMINISTRATION REPORT **REZONING** EDMONTON ENERGY AND TECHNOLOGY PARK

19807 & 20033 - 34 STREET NW

To allow for general industrial development, including manufacturing and logistic uses.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- It is in conformance with the *Edmonton Energy and Technology Park Area Structure Plan (ASP)*;
- It provides the opportunity for manufacturing and logistic uses needed to support the petrochemical cluster precinct; and
- It facilitates the development of the Edmonton Energy and Technology Park

THE APPLICATION

CHARTER BYLAW 19187 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone. The proposed zone will allow for the development of general industrial uses in conformance with the Edmonton Energy and Technology Park Area Structure Plan.

The applicant's stated intent is to develop an asphalt plant on the site.

SITE AND SURROUNDING AREA

The subject site is north of 195 Avenue NW and east of 34 Street NW and is currently vacant although it has been used for agricultural land in the past. Immediately to the south, are five rural residential lots developed with single detached homes and zoned Edmonton Energy and Technology Park Industrial Reserve Zone (EETR). The EETR zone was introduced after the ASP was developed at the request of the five property owners to maintain the residential development rights on the specific properties.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	Vacant lot
CONTEXT		
North	(AG) Agricultural Zone	Undeveloped
East	(AG) Agricultural Zone	Undeveloped
South	(EETR) Edmonton Energy and Technology Park Industrial Reserve Zone	Single Detached Housing / Rural Residential
West	(AG) Agricultural Zone	Single Detached Housing / Rural Residential

PLANNING ANALYSIS

The proposed rezoning is in conformance with the Edmonton Energy and Technology Park Area Structure Plan (EETP ASP) which designates the area as part of the Medium Industrial Precinct. The intent of the Medium Industrial Precinct is to provide for an array of industries and services which will include logistics, manufacturing, and commercial uses.

The ASP recognizes that the subject site falls within the Heliport Approach and Bird Hazards Zone as mandated by the Department of Natural Defence (DND) and as such restricts building height, noise, lighting and activities that would increase the presence of birds within its boundaries, including the development of conventional stormwater management facilities. As development proceeds on the site, DND review to ensure compatibility with the operations of CFB Edmonton Garrison is required. Other objectives of the EETP ASP this proposal supports are:

- the EETIM (Zone) requires the construction of a landscaped berm in order to screen and mitigate the effects of proposed industrial uses on adjacent residential lots in alignment with the Plan that requires manufacturing processes that generate significant noise and odour to be 100m from any existing residential use.
- the existing rail line adjacent to the site will be utilized for business operations in order to reduce roadway congestion, transportation costs and greenhouse gas emissions.

The applicant is proposing split lot zoning: the northeastern portion of the site will remain (AG) Agricultural Zone with the remainder to be rezoned to the (EETIM) Zone. The rationale for this split zoning is to ensure an appropriate buffer from an existing high pressure pipeline running diagonally through the northeast portion of the site and defer the dedication of Environmental reserve for the natural area and Horse Hill Creek to future development of the site.

If approved, the proposed rezoning will be the first significant industrial development to occur within the EETP Plan area.

TECHNICAL REVIEW

A Top-of-Bank walk was requested as Horse Hill Creek and wetland now flow through the property as a result of previous creek bed modifications. However, this request was denied by the applicant and the zoning was modified to align with the pipeline and allow for future consideration of the Horse Hill Creek, with future development of this area.

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

PUBLIC ENGAGEMENT

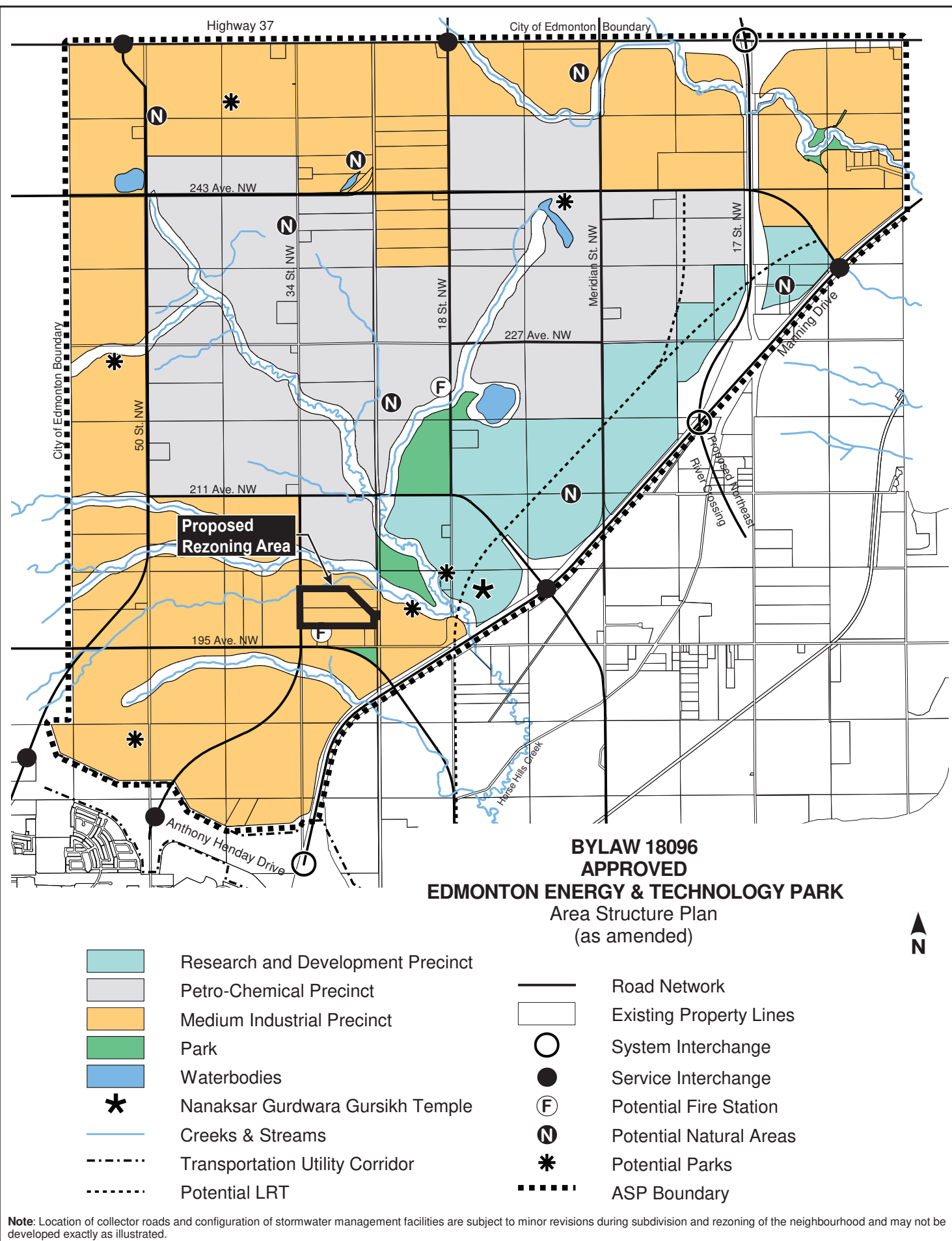
ADVANCE NOTICE May 2, 2017 & February 12, 2018	<ul style="list-style-type: none">• Number of recipients: 19• Number of responses in support: 0• Number of responses with concerns: 6 Common comments included: Traffic concerns, noise concerns, noxious odour concerns, safety concerns and land use compatibility concerns due to proximity to rural residential lots immediately to the south along 195 Avenue NW.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 ASP Context Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19187
Location:	North of 195 Avenue NW and east of 34 Street NW
Address(es):	19807 & 20033 - 34 Street NW
Legal Description(s):	A portion of Lots B & C, Plan 5687NY
Site Area:	32.21 ha
Neighbourhood:	Edmonton Energy and Technology Park
Notified Community Organization(s):	Horse Hill Community League Association, Area Council No. 17 Area Council & the Clareview and District Area Council Area Council
Applicant:	WSP Canada Inc.

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	(EETIM) Edmonton Energy and Technology Park Medium Industrial Zone
Plan in Effect:	Edmonton Energy and Technology Park Area Structure Plan
Historic Status:	None

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Branch:	Development Services
Section:	Planning Coordination