

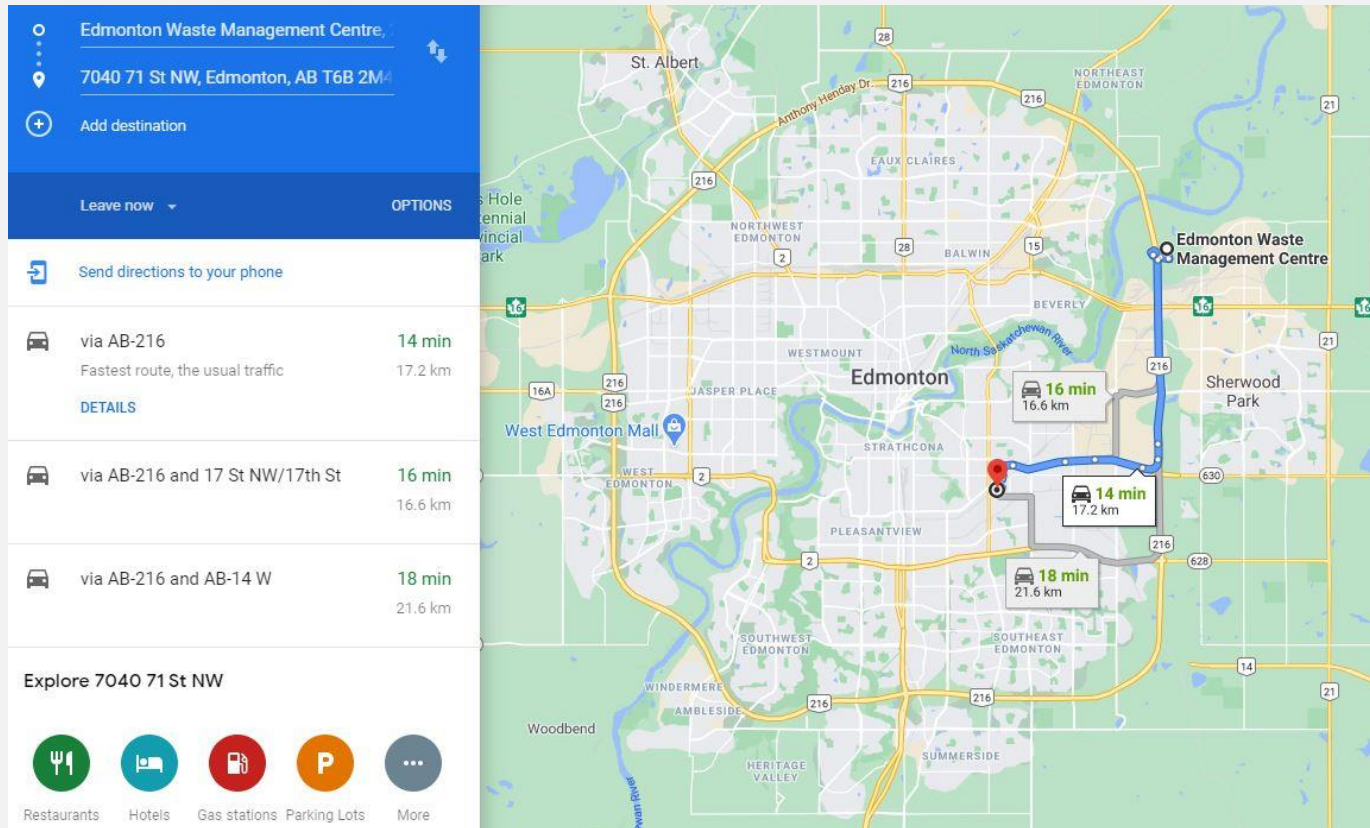
CHARTER BYLAW 19495
LDA20-0244

E1NS

FOCUS

- Specifics of the proposed end-user
- Context, location and process
- Undeveloped parcel being brought up to current standards

THE END USER



- Contractors currently lose trucks for hours at EWMC, especially during summer
 - Location provides easy access to EWMC while being central
- Intermediate step between demolition and EWMC
 - Residential / Commercial
 - Receive / Sort / Ship to EWMC
 - Nothing hazardous / toxic
 - Like an Eco-Station, but for demolition materials

CONTEXT & LOCATION

Figure 9: Planning Principle for Planned Industrial Unit

(March 18, 1975)

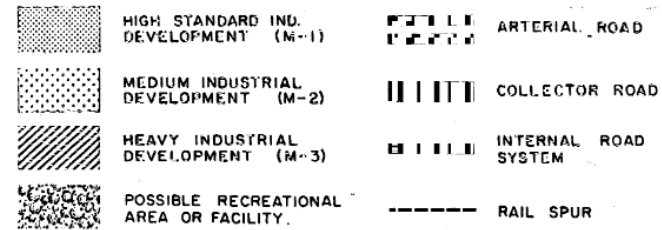
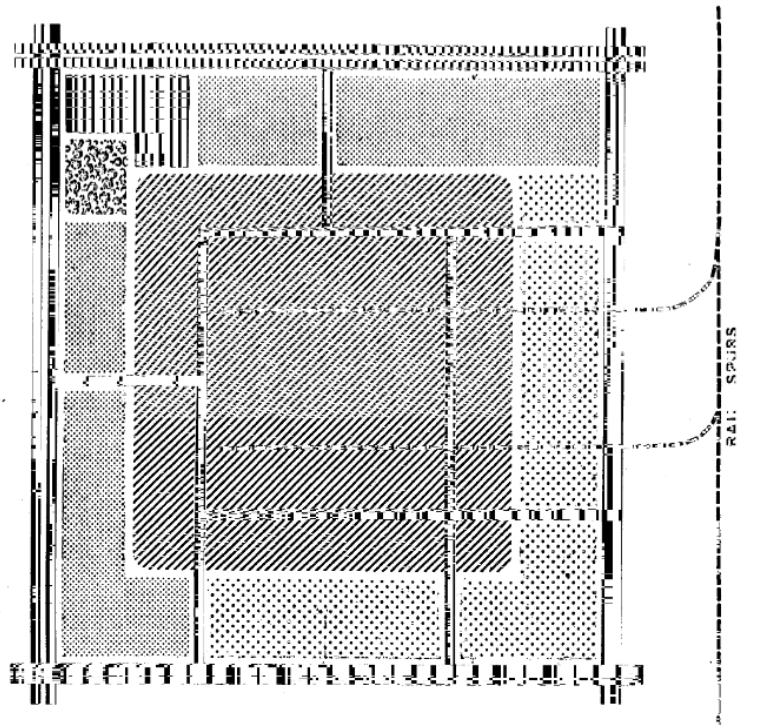
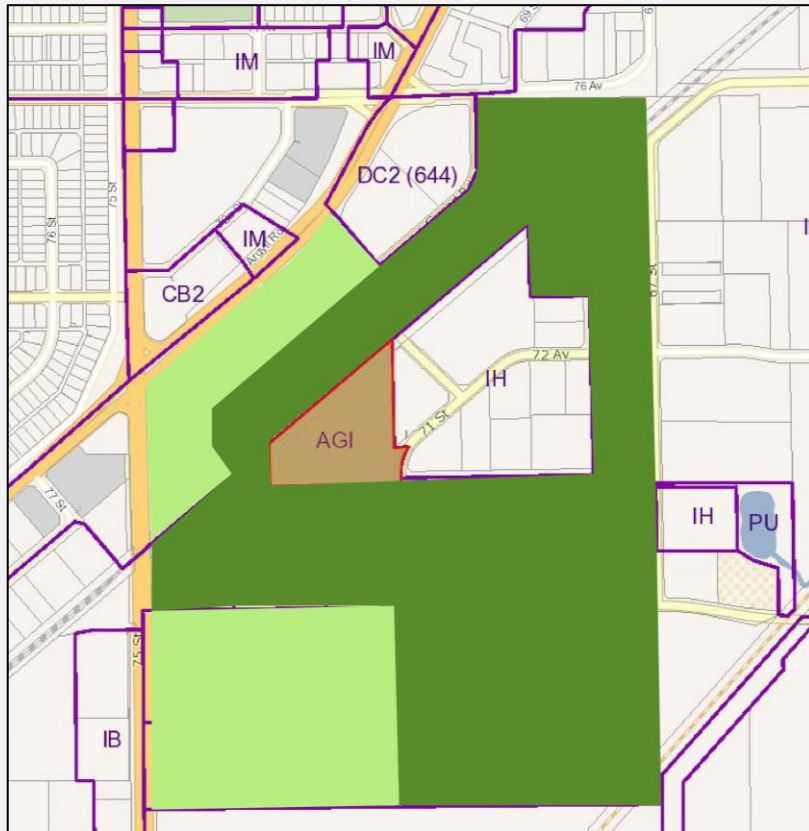


FIG. 9 PLANNING PRINCIPLE FOR PLANNED INDUSTRIAL UNIT

South-East Industrial Area Outline Plan - Office Consolidation

- Southeast Industrial Area OP
- Planned Industrial Unit principles still met
 - Heavy Industrial uses buffered from lower intensity uses

CONTEXT & LOCATION



 IM zoned/designated

 IB/IL/CB2 zoned

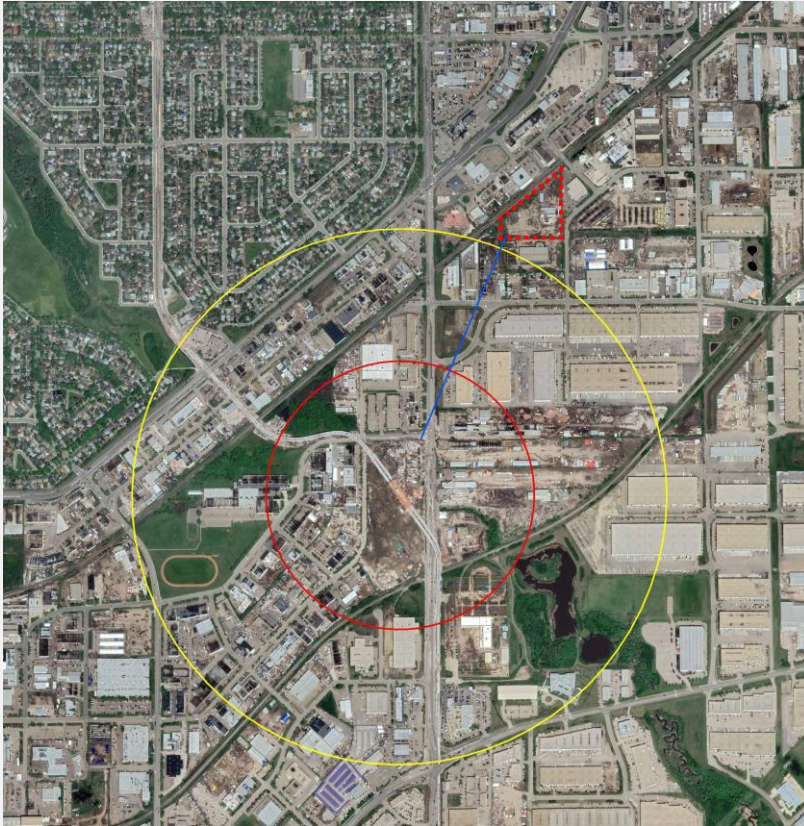
- Southeast Industrial Area OP
 - Planned Industrial Unit principles still met
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

CONTEXT & LOCATION



- Southeast Industrial Area OP
 - Planned Industrial Unit principles still met
 - Heavy Industrial uses buffered from lower intensity uses
- Public engagement efforts
 - Letters mailed to 22 businesses
 - Visited 46 residences
 - City notified 244 landowners
 - 4 concerns were raised

CONTEXT & LOCATION



-  Parcel in question
-  400m radius from station
-  800m radius from station

- Southeast Industrial Area OP
 - Planned Industrial Unit principles still met
 - Heavy Industrial uses buffered from lower intensity uses
- Public engagement efforts
 - Letters mailed to 22 businesses
 - Visited 46 residences
 - City notified 244 landowners
 - 4 concerns were raised
- Separated from Davies LRT
 - Does not preclude TOD or redevelopment

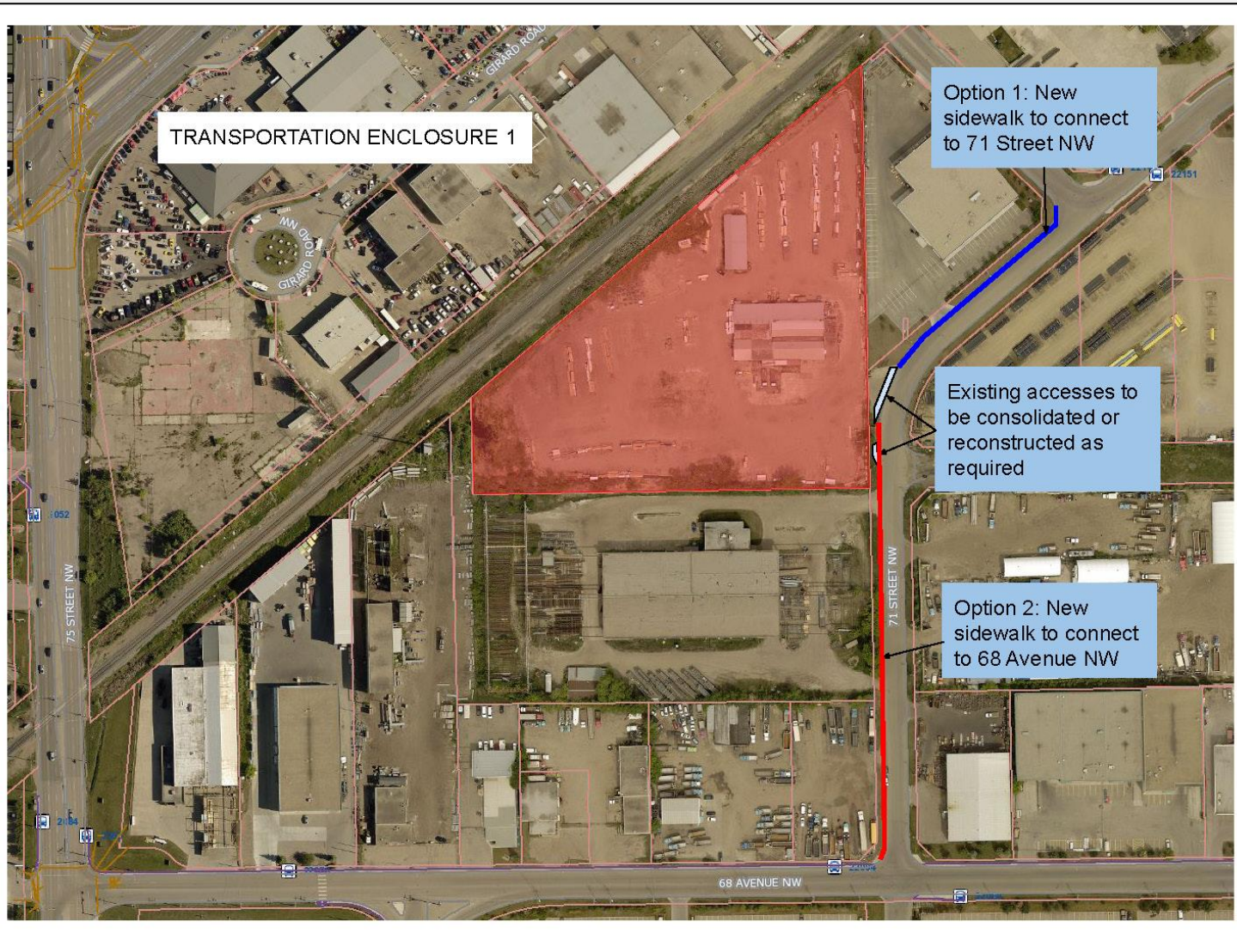
UNDEVELOPED LAND

Table X: Overview of Agency Review Concerns & Comments

Stakeholder	Concerns	Comments
Fire Rescue Services	No	• No Comment
A&T - Assessment Quality Management	No	• Informed
ATCO Gas	No	• No objections to proposed work
ATCO Pipelines	No	• Can provide guidance on high pressure pipeline matters
Addressing	No	• Informed
Alberta Health Services	No	• No concerns from a public health perspective. Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003) protects public from nuisances
Canada Post	No	• Informed
Canadian National Railway	No	• Did Not Respond
Canadian Pacific Railway	No	• No Comment
Development Officers - Commercial	No	• Comments not available for review
Drainage Planning	No	• No objection to rezoning or ASP amendment • Permanent Area Contribution (PAC) Costs will be assessed
EPCOR - Distribution and Transmission	No	• Power service to be provided according to COE Design and Construction Standards
EPCOR - Drainage	No	• Separate services required for each titled lot
EPCOR - Water	No	• Must meet standard of water supply under COE Design and Construction Standards • Service available along 71 Street NW
Edmonton Police Service	No	• Informed
Industrial Investment	No	• Informed
Land Inventory Management	No	• Informed
Land Use	Yes	• Erodes buffer between heavy industrial, residential, institutional and commercial uses to the north • Erodes buffer between heavy industrial uses and 75 Street NW • Future Wagner LRT is 750m away and rezoning may hamper attempts to achieve an uplift in uses/TOD
Oil and Gas Liason	No	• No Comment
Parks Planning	No	• No Comment
Planning Coordination - Estab./Develop.	No	• Did Not Respond
Risk Assessment	No	• No comment
School Boards	No	• No Comment/Did Not Respond
Bell / Shaw / Telus	No	• Informed
Transit Planning	No	• Transit route will be added along 71 Street NW (Bus Network Redesign) • Bus stop may be required with construction of sidewalk at the DP stage • Proximity of LRT Stop and Transit Centre provides good alternative transportation for employees in area
Transportation	No	• Vehicular access to site off 71 Street NW to be reviewed upon development • Sidewalk required on west side of 71 Street NW to connect to bus stop

- Internal/External support for the project
 - Parks
 - School Boards
 - AB Health Services
 - Transit
 - Drainage
 - EPCOR Water
- The parcel has NEVER been developed
 - No service connections
 - No contributions

UNDEVELOPED LAND



- Development brings site into conformance with current standards
 - Access reconstruction
 - Sidewalk construction
 - Connection to Transit stop
 - Service connections
 - Levy payments
- Efficient use of existing services in this location

SUMMARY

- End user isn't as egregious as Planning fears
 - Private sector solution to known issue with EWMC
 - Location makes sense for this end user
- Site has significant physical separation from sensitive uses (residential, schools, LRT stop)
 - Engagement with surrounding businesses and residents produced limited concerns
 - Most internal departments and external agencies support the project or have no concerns
- The site has NEVER been developed
 - This application allows site to be brought into conformance with current standards

THANK YOU



E1NS