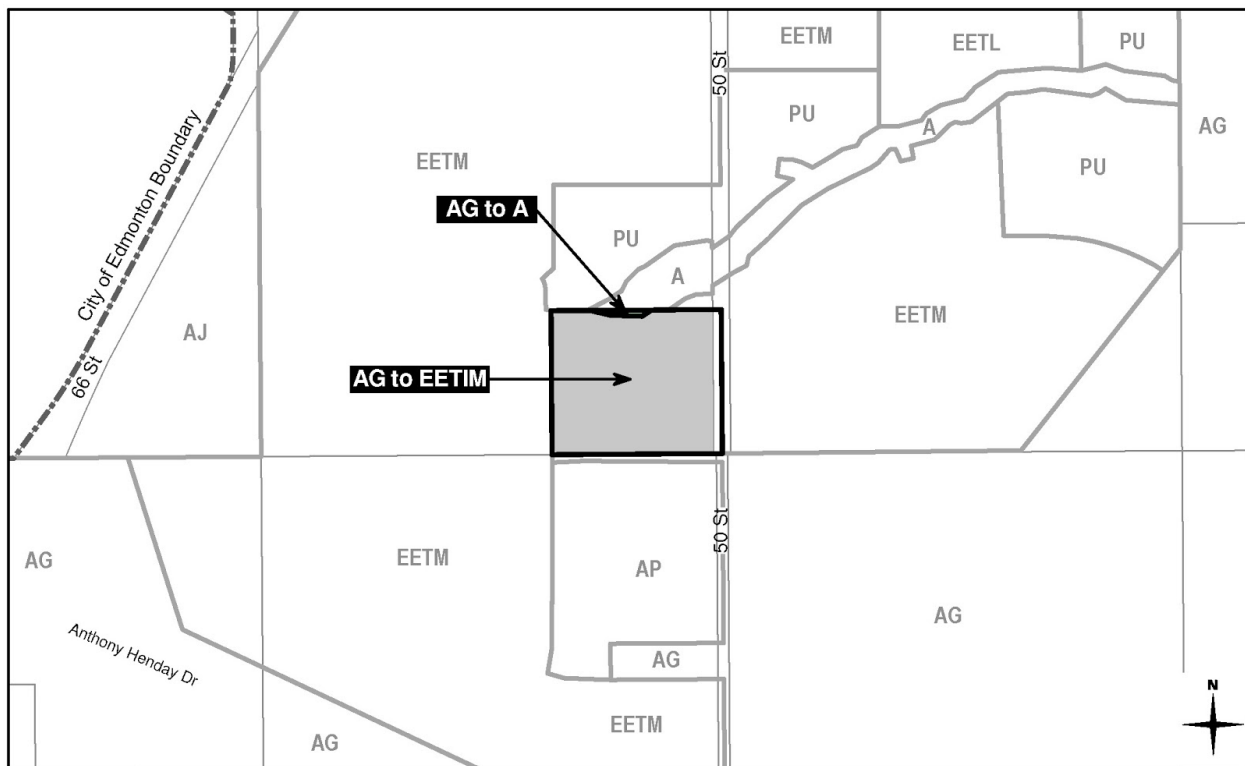




ADMINISTRATION REPORT REZONING EDMONTON ENERGY AND TECHNOLOGY PARK

18704 - 50 STREET NW

To allow for general industrial development, and the preservation of natural areas and parkland associated with the North Saskatchewan River.



RECOMMENDATION: That Charter Bylaw 19522 to amend the Zoning Bylaw from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone and (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone be APPROVED.

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 development of the petrochemical cluster precinct; and
- It allows for the preservation of natural areas and parkland along the North Saskatchewan River in conformance with City Policy C542.

REPORT SUMMARY

This land use amendment application was submitted by Select Engineering Consulting on June 14, 2020 on behalf of the land owners Virinder and Sandeep Dhaliwal. The application proposes to change the zoning designation from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone and (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone.

This proposal is in alignment with the Edmonton Energy and Technology Park Area Structure Zone which designates the subject site in the Medium Industrial Precinct. A portion of the subject lands are proposed for (A) Metropolitan Recreation Zone in conformance with the City's Top-of-Bank Policy (C542).

THE APPLICATION

CHARTER BYLAW 19522 proposes to amend the Zoning Bylaw from (AG) Agricultural Zone to (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone and (A) Metropolitan Recreation Zone. The proposed EETIM zone will allow for the development of general industrial uses in conformance with the Edmonton Energy and Technology Park Area Structure Plan. The proposed A zone will allow for the preservation of natural areas and parkland associated with the North Saskatchewan River in conformance with City's Top-of-Bank policy (C542) and the North Saskatchewan River Valley ARP.

The applicant's stated intent is to develop a landscaping business on the subject site.

SITE AND SURROUNDING AREA

The subject site is located south of 195 Avenue NW and west of 50 Street NW in the southwest portion of the Edmonton Energy and Technology Park Area Structure Plan.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone	General Industrial use
CONTEXT		
North	(EETM) Edmonton Energy and Technology Park Manufacturing Zone (PU) Public Utility (A) Metropolitan Recreation Zone	Vacant lot Stormwater management facility Horse Hill Creek Tributary
East	(EETM) Edmonton Energy and Technology Park Manufacturing Zone	Single Detached House
South	(AP) Public Parks Zone	Vacant lot
West	(EETM) Edmonton Energy and Technology Park Manufacturing Zone	Vacant lot

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 Hazard 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.

A portion of the subject lands are proposed for (A) Metropolitan Recreation Zone in conformance with the City's Top-of-Bank Policy (C542). The purpose of this zone is for the preservation of natural areas and parkland along the North Saskatchewan River. An associated subdivision, is currently under review with administration.

TECHNICAL REVIEW

Transportation

With subdivision or development permit, the owner will be required to upgrade 50 Street NW south of 195 Avenue NW as per City's design and construction standards. Alternatively, the owner may enter into a road maintenance agreement with the City if more than regular maintenance is required for 50 Street NW south of 195 Avenue NW because of expanded trucking operations.

Access to the site will be reviewed at the development permit stage to confirm that site access meets the City of Edmonton design standards.

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

COMMUNITY ENGAGEMENT

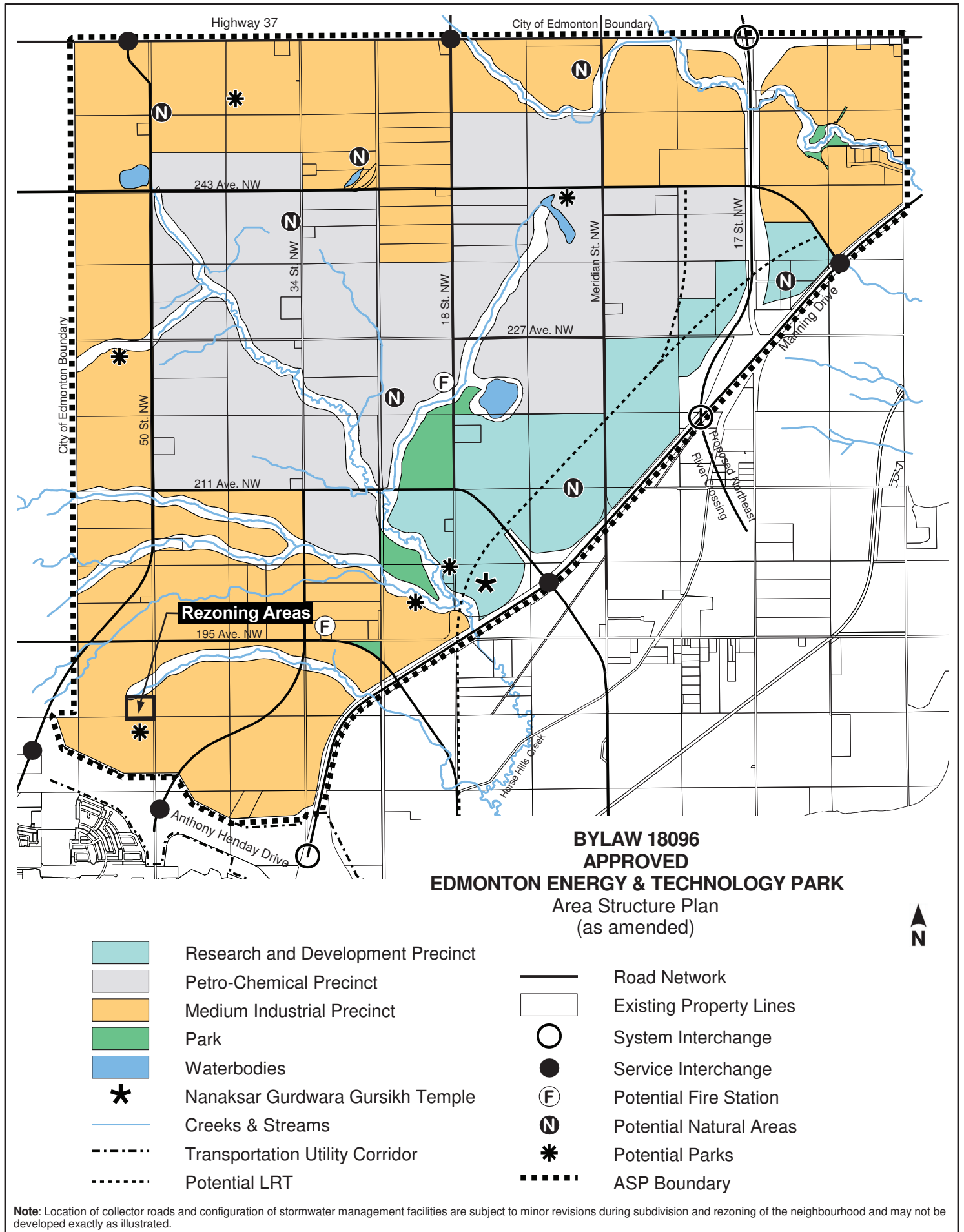
ADVANCE NOTICE June 24, 2020	<ul style="list-style-type: none">● Number of recipients: 12● No responses received
PUBLIC MEETING	<ul style="list-style-type: none">● Not held
WEBPAGE	<ul style="list-style-type: none">● https://www.edmonton.ca/city_government/urban_planning_and_design/industrial-neighbourhood-planning-applications.aspx

CONCLUSION

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

APPENDICES

- 1 Context Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19522
Location:	South of 195 Avenue NW and west of 50 Street NW
Address:	18704 - 50 Street NW
Legal Description:	A portion of NE-11-54-24-4
Site Area:	7.29 ha
Neighbourhood:	Edmonton Energy and Technology Park
Notified Community Organization(s):	Horse Hill Community League (1995) Association & the Area Council No. 17 Area Council Clareview and District Area Council Area Council
Applicant:	Select Engineering Consulting

PLANNING FRAMEWORK

Current Zone:	(AG) Agricultural Zone
Proposed Zone(s):	(EETIM) Edmonton Energy and Technology Park Medium Industrial Zone; & (A) Metropolitan Recreation Zone
Plan in Effect:	Edmonton Energy and Technology Park Area Structure Plan (ASP)
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination