

Bylaw 18096

Amendment to the Edmonton Energy and Technology Park Area Structure Plan

Purpose

The proposed amendment had three major objectives: To realign the Arterial Roadway Network, to merge the Manufacturing and Logistics Land Use Precincts and form one "Medium Industrial Land Use Precinct," and to better describe the Eco-industrial vision.

Readings

Bylaw 18096 is ready for first and second readings after the public hearing has been held. Third Reading is to be withheld pending review by the Capital Region Board.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, June 23, 2017 and Saturday, July 1, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw/Resolution

Previous Council/Committee Action

At the July 10, 2017, City Council Public Hearing, the following motion was passed:

That Bylaw 18096 and 18097 be referred back to Administration to further consult with Sturgeon County regarding their concerns and return to the September 11, 2017, City Council Public Hearing.

Report

The proposed amendment realigns the arterial road network back to a standard grid based on section boundaries and existing road rights-of-ways. Using the existing road patterns, the revised arterial road network improves future lot patterns, lessens land severance, reduces future right-of-way dedication requirements and increases functionality by moving both people and goods more efficiently.

By combining the Logistics and Manufacturing precincts, into one precinct it will provide flexibility for an array of industries and services which include logistics, manufacturing, and commercial uses. These uses can either support the Chemical Precinct industries or function independently. The new Medium Industrial precinct will allow for the development of smaller commercial nodes that will provide services for the employees and businesses located within the plan area.

The Edmonton Energy and Technology Park ASP provides a vision for a new kind of industrial area that blend both economic and environmental objectives into the planning process, through what's termed as 'Eco Industrial Development'. The plan area does not have extensive existing infrastructure. This allows the opportunity to pursue eco-industrial development in the development of sites and major infrastructure. Through the proposed amendment and by having a clear vision for what an Eco-industrial development is, it can benefit the EETP plan area by improving energy efficiency, reducing waste and pollution, improving technological innovation, optimizing resource use and improve business attraction, expansion and retention.

In response to Sturgeon County's letter dated, July 5, 2017, to the Office of the City of Edmonton Clerk, a teleconference on July 14, 2017, as well as a in person meeting on July 18, 2017, with members of both Administrations in attendance was held. The points raised by Sturgeon County have been discussed and both sides are working proactively to resolve them.

All other concerns raised by circulated agencies have been addressed.

An associated text amendment, Bylaw 18097, to amend the Edmonton Zoning Bylaw 12800 to create a new special area zone, the Edmonton Energy and Technology Park Medium Industrial Zone (EETIM) is proceeding concurrently with this Bylaw.

Policy

This application supports the policies of The Way We Grow by increasing employment opportunities and municipal revenues through attraction, growth and development of industrial business targeting value added goods and services and research and technology rich industry.

Corporate Outcomes

Edmonton region is a catalyst for industry and business growth: The proposed plan amendment promotes investment in the Edmonton Energy and Technology Park (EETP) neighbourhood, advances its development, and could be a catalyst to create a world-class eco-industrial region.

Public Consultation

Advance notification was sent on March 23, 2016 to the surrounding property owners, the Horse Hill Community League Association, the Area Council 17 Area Council and the Clareview and District Area Council. Eleven responses from the advance notification were received which are summarized within the attached report.

Attachments

1. Bylaw 18096
2. Urban Form and Corporate Strategic Development report