

Bylaw 18097

Amendment to the Edmonton Zoning Bylaw

Purpose

The proposed amendment is to add a new special area zone to Section 970 of the Zoning Bylaw.

Readings

Bylaw 18097 is ready for first and second readings after the public hearing has been held. Third Reading is to be withheld pending Third Reading of Bylaw 18096.

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 Bylaws 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 text amendment to the Edmonton Zoning Bylaw 12800 will create a new Special Area zone termed (EETIM) Edmonton Energy Technology Park Medium Industrial Zone. The EETIM Medium Industrial zone will provide opportunity for industrial development, including manufacturing and logistic uses envisioned within the Edmonton Energy and Technology Park Area Structure Plan. Commercial uses are allowed within site specific service commercial nodes, to preserve the industrial character of the Zone. Specific development regulations are crafted within the zone to ensure the urban form is designed and constructed with a high standard of appearance, urban design and with regard to the environment through the use of green building technology and green design elements.

The EETIM Medium Industrial Zone includes commercial uses, thereby removing the requirement to have either a custom commercial zoning for the EETP, or a Direct Control Provision. Allowing commercial uses within the special area zone, should help increase market readiness by removing the requirement of developers to rezone to a separate commercial or Direct Control District.

The commercial nodes, will provide commercial uses to both the employees and businesses within the EETP, will be regulated to a limited size (no greater than 2 hectares) and location (at major intersections). The size and location regulations will regulate traffic flow onto arterial roads and ensure that the EETP does not become a 'destination' commercial area.

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.

An associated plan amendment, Bylaw 18096, to amend the Edmonton Energy and Technology Park Area Structure Plan (EETP ASP) 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 text 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.

Attachments

1. Bylaw 18097

Background Information Available on Request from the Department

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.