



REF 2017-018

City of Edmonton

Proposed Area Structure Plan Amendment – Edmonton Energy & Technology Park

Recommendation

CRB Administration recommends that REF application 2017-018 be approved.

Background

On September 18, 2017 the Capital Region Board (CRB) received a Regional Evaluation Framework (REF) application from the City of Edmonton (the City) for approval of proposed amendments to the Edmonton Energy & Technology Park Area Structure Plan (ASP). The City submitted the application pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 3.3 *A municipality must refer any other statutory plan or statutory plan amendment where the plan is within 1.6 km of the boundaries of the Alberta's Industrial Heartland Area Structure plans, or the Edmonton International Airport Area Structure Plan.*

CRB Administration deemed the application complete on September 20, 2017.

The Application

The purpose of the proposed amendments to the ASP is to realign the conceptual road network to the existing Alberta Township System grid pattern, combine the logistics and manufacturing precincts into a single Medium Industrial designation, and better describe the Eco-industrial vision for the ASP area. The ASP is also updated to reflect recent studies and reports related to the area.

Evaluation

CRB Administration obtained the assistance of Lovatt Planning Consultants Inc. to evaluate the application with respect to the REF requirements. The Lovatt evaluation (attached) reviewed the proposed ASP amendments in relation to the objectives of the Capital Region Growth Plan (the Growth Plan) in Section 11 of the Regulation, the Principles and Policies of the Growth Plan, and the evaluation criteria in Section 5.4 of the Regional Evaluation Framework. The Lovatt evaluation recommends that the proposed ASP amendments be approved.

CRB Administration Comments

The Edmonton Energy and Technology Park is located entirely within Priority Growth Area 'F' of the Capital Region Growth Plan. Most new growth in the Region is to be concentrated within Priority Growth Areas. The amendments to the road network, land use designations, and eco-industrial vision



are consistent with principles and policies in the Capital Region Growth Plan and support new growth within the Priority Growth Area.

The realignment of the road network back to the existing township grid system maximizes the utilization of existing infrastructure and reduces costs to acquire new road rights-of-way. The reduction of the number of intersections with Highway 37 will result in significant cost savings in the future.

The combining of the logistics and manufacturing precincts into a medium industrial designation supports regional economic development. The flexibility of the medium industrial zone ensures there is an adequate supply of industrial land available while furthering the diversification opportunities within the Region.

The updated Eco-Industrial Vision establishes straightforward principles that serve to balance economic and environmental objectives in the plan area. The Vision principles align with Growth Plan principles and policies that promote the integration of land uses and natural features, support sustainable development practices, and encourage the use of innovative design, construction and operational technologies and strategies to reduce emissions.

Overall, CRB Administration considers the proposed ASP amendments to be consistent with Section 11 of the CRB Regulation, the criteria in the Regional Evaluation Framework, and the Principles and Policies of the Growth Plan.

Recommendation

CRB Administration recommends that REF 2017-018 be approved.

Attachments

| | |
|---------------|--|
| Evaluation | Lovatt Planning Consultants Inc. |
| REF Documents | <ol style="list-style-type: none">1. Edmonton to CRB Cover Letter - EETP ASP amendment2. EETP ASP amending Bylaw 180963. Council Report EETP ASP amendment4a. Edmonton_Energy_and_Technology_Park_ASP_Consolidation4b. Edmonton_Energy_and_Technology_Park_ASP_Consolidation_Mark-ups5. Sturgeon County Correspondence 16. Sturgeon County Correspondence 27. Sturgeon County Correspondence 38. Zoning Amendment Bylaw 180979. Council Report Zoning Amendment |