REF 2019-004 City of Edmonton
Pylypow Industrial Area Structure Plan Amendment

Recommendation

EMRB Administration recommends that REF application 2019-004 be approved.

Background

On February 26, 2019, the Edmonton Metropolitan Region Board (EMRB) received an application from the City of Edmonton (the City) for approval of the proposed amendment to the Pylypow Industrial Area Structure Plan (ASP). The City submitted the proposed amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

4.2 A municipality must refer to the Board any proposed amendment to a statutory plan that meets one or more of the following conditions:

1) The boundaries of the proposed amendment to the statutory plan are within 0.8 km of a pipeline corridor as depicted on Schedule 8B: Energy Corridors in the Edmonton Metropolitan Region Growth Plan.

EMRB Administration deemed the application complete on March 4, 2019.

Application

The proposed amendment to the ASP redistributes light and medium industrial uses to respond to a reconfigured local road network, stormwater management facility and sanitary and stormwater pipe alignments.

Evaluation

EMRB Administration obtained the assistance of Associated Engineering Alberta Ltd. (Associated Engineering) to evaluate the application with respect to legislative requirements. The Associated Engineering evaluation (attached) reviewed the proposed ASP amendment in relation to: Part 3 of EMRB Regulation 189/2017; Section 8 of Schedule A of REF Ministerial Order MSL 111/17; and, the Principles and Policies of the Growth Plan. The Associated Engineering evaluation recommends that the City of Edmonton’s proposed amendment to the Pylypow Industrial ASP be approved by the EMRB.
EMRB Administration Comments

The Pylypow Industrial ASP is located in the Metropolitan Area tier of the Metropolitan Region Structure to 2044 (Schedule 2 of the Growth Plan) and, therefore, the application is being evaluated for consistency with the principles and policies of this tier pursuant to the Policy Area in the Growth Plan.

The Pylypow Industrial ASP is located north of Whitemud Drive and west of 34 Street, and is within a major employment area identified in Major Employment Areas (Schedule 3A of the Growth Plan).

The proposed ASP amendment results in an increase of approximately 4.4 ha of light industrial area, with a corresponding decrease to the total land area for medium industrial land use, stormwater management facility, and roads. The amendment supports the infill and intensification of underutilized land located within the Metropolitan Area and is contiguous to existing development as it is surrounded by the built up urban area identified in Major Employment Areas (Schedule 3A of the Growth Plan). The ASP retains its character of employment uses to support job growth and economic competitiveness, consistent with growth directions for major employment areas in the Growth Plan.

Fulton Creek is identified as an environmental asset that will be protected through the use of buffers and adjacent compatible land uses. Stormwater management facilities are planned to integrate into the drainage system and provide an opportunity to minimize negative impacts associated with runoff and mitigate potential water pollution.

A new multi-use trail is proposed within the Fulton Creek open space and natural area identified in the new Development Concept. The multi-use trail integrates within the existing proposed transportation system, which includes roadways, potential transit routes, and trails. The amendment encourages the efficient movement of goods and people through an interconnected multi-modal transportation network.

Overall, the proposed amendment to the Pylypow Industrial ASP is consistent with the principles and policies of the Edmonton Metropolitan Region Growth Plan and Section 8.0 of the REF.

EMRB Administration agrees with the REF Consultant evaluation and supports approval of the proposed amendment to the Pylypow Industrial ASP by the Edmonton Metropolitan Region Board.

Recommendation

EMRB Administration recommends that REF 2019-004 be approved.

Attachments

Evaluation Associated Engineering Alberta Ltd.
REF Documents
1. Cover Letter
2. Bylaw 18715
3. Report to Council
4. Pylypow ASP Consolidation