

Welcome to the Edmonton Energy and Technology Park Open House

November 9, 2016



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A background image of an industrial facility, likely a refinery or chemical plant, with complex piping and structures. The image is overlaid with a blue geometric pattern.

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AGENDA

1. Introduction: The EETP Investment Readiness Initiative
2. The Edmonton Energy and Technology Park Area Structure Plan
3. Amendments: EETP ASP and EETP Zoning Rationale
4. Amendments: Arterial Road Network
5. Amendments: Land Use Precincts
6. Amendments: EETIM – EETP Medium Industrial Zone
7. Amendments: EETP Service Commercial Nodes
8. Public Engagement
9. Timelines
10. Next Steps after Amendment



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AMENDMENTS: RATIONALE

An **Area Structure Plan** (ASP) provides the intermediate link between the City of Edmonton's **Municipal Development Plan** to implement policies contained in the MDP which address future growth, land use patterns and development, inter-municipal co-operation, transportation, and municipal services among other things (Section 632, MGA).

Area Structure Plans provide general guidelines as to how MDP policies are to be realized and set out basic environmental requirements to ensure the orderly and efficient development of a plan area.

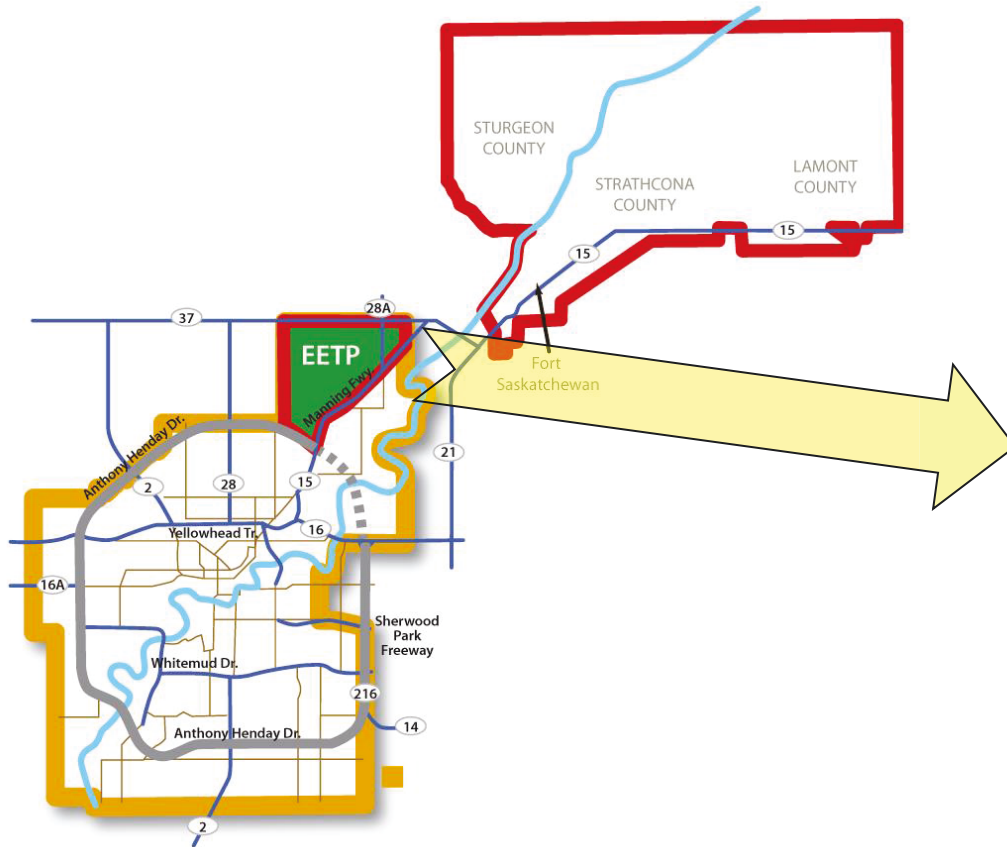


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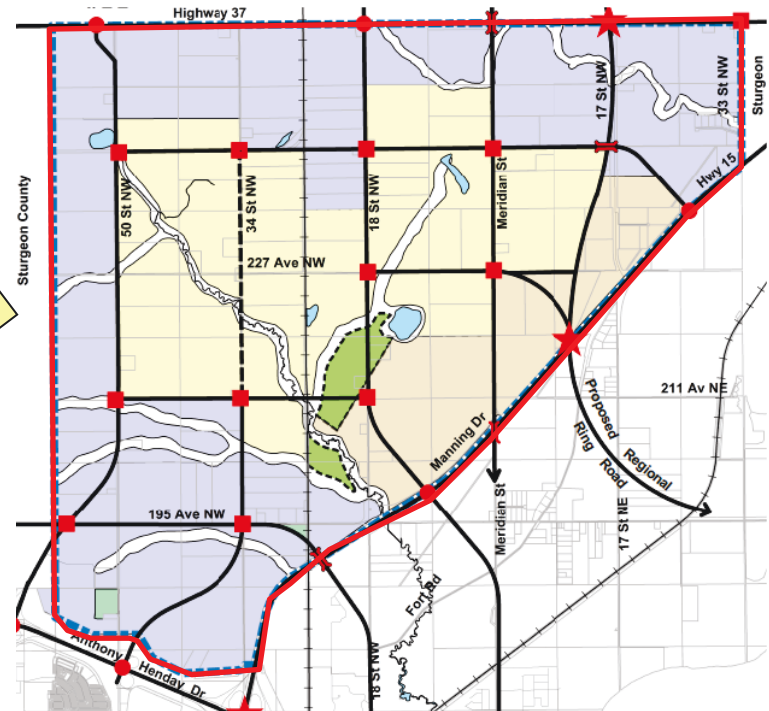
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BACKGROUND

Alberta's Industrial Heartland



The Edmonton Energy and Technology Park (EETP)

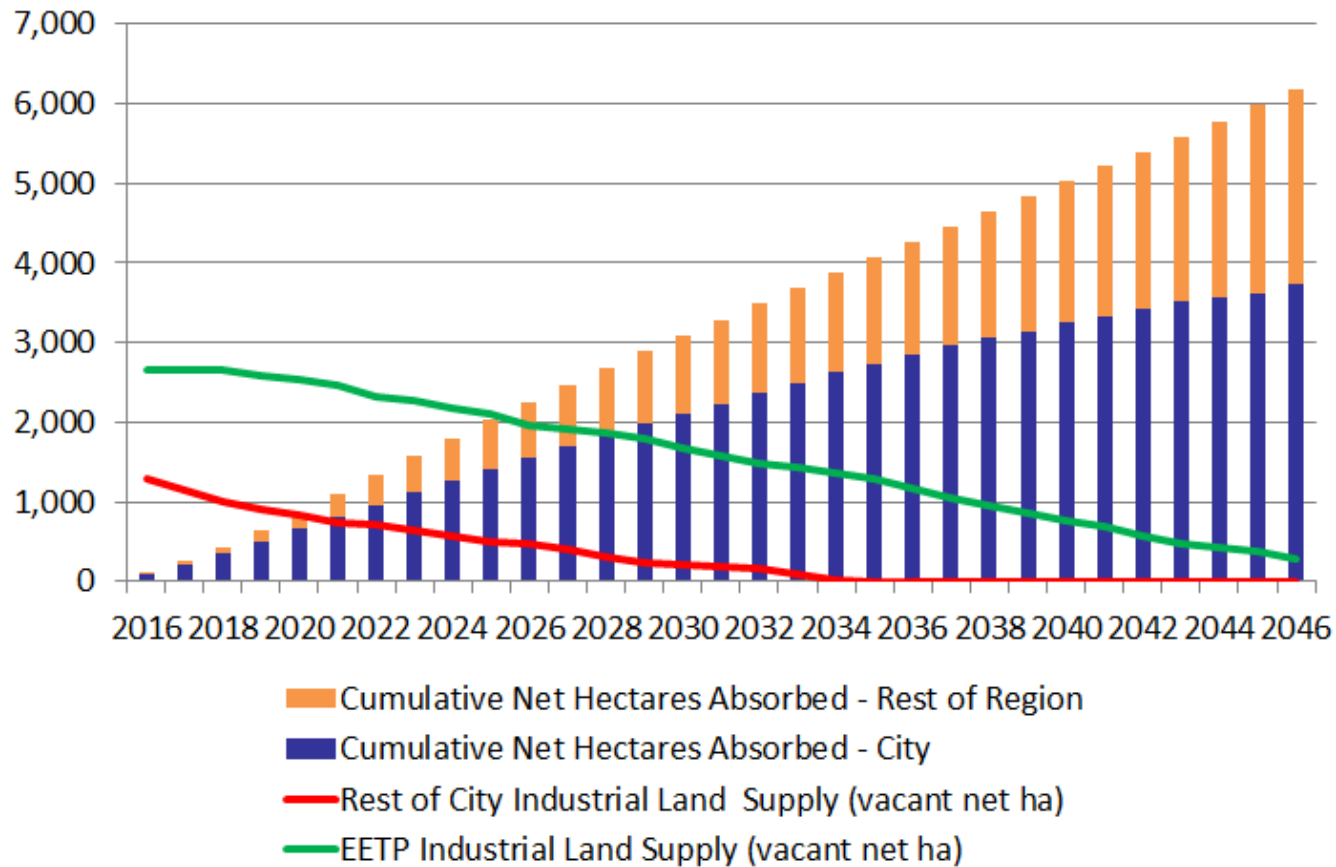


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AMENDMENTS: RATIONALE

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AMENDMENTS: RATIONALE

- The EETP is a critical part of Administration's strategy to increase the City's non-residential tax base and ensure its long term financial sustainability
- Industrial tax base provides revenue to the city that can be used to provide more services to its citizens
- The current Edmonton Energy and Technology Park Area Structure Plan does not adequately position the EETP to be 'investment ready'
- In order to achieve investment readiness, the City of Edmonton is proposing amendments to the Area Structure Plan to incorporate:
 - New Arterial Road Network
 - Streamlined Land Use Concept



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AMENDMENT: ARTERIAL ROAD NETWORK

The current EETP Area Structure Plan has an Arterial Road Network which is curvilinear, severs developable land, and has a high Arterial Roadway Assessment cost.

The proposed Arterial Road Network alignment is a rectilinear system that would provide better alignment with the EETP concept.

Benefits of a new road network alignment includes:

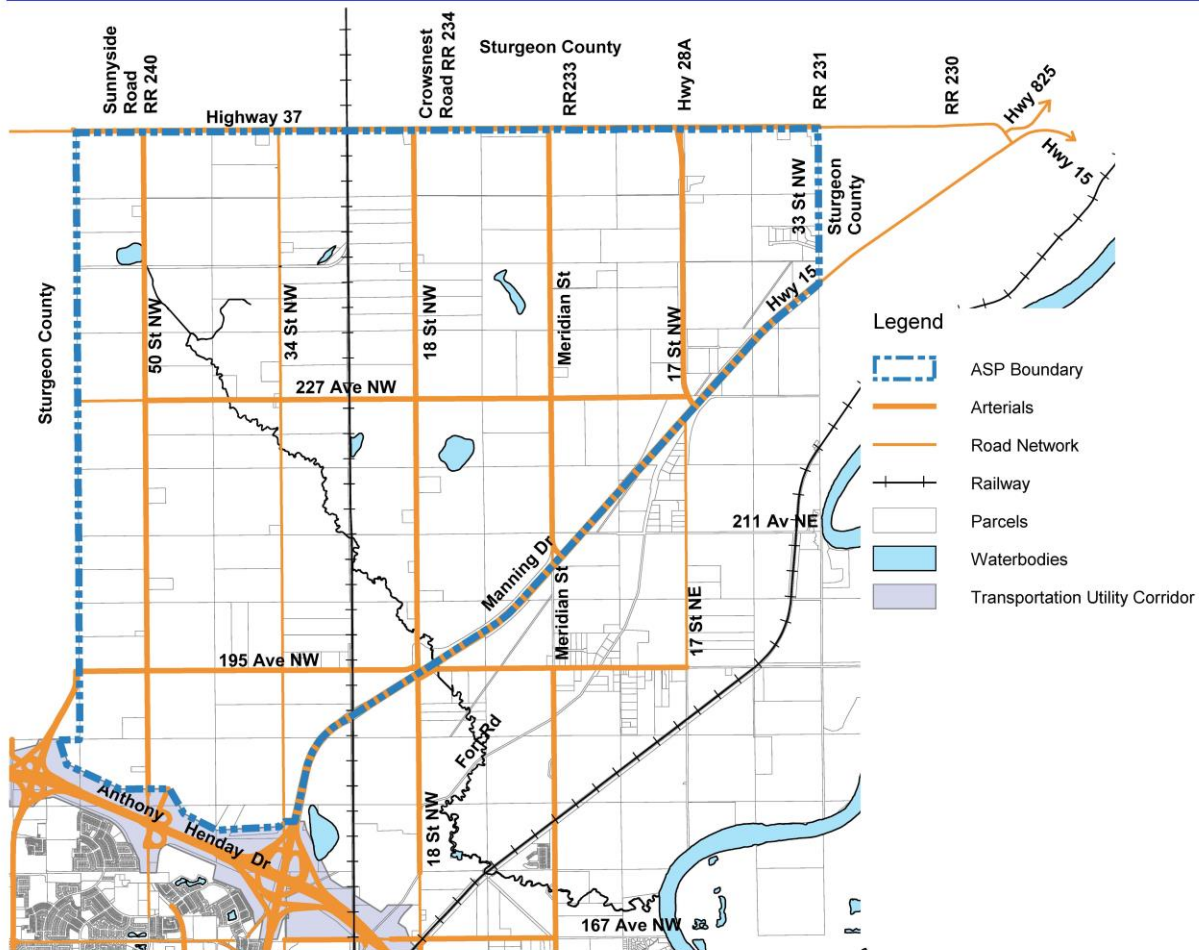
- Uses existing road right-of-ways where possible
- Provides more land for development by lowering additional road right-of-way requirements
- Provides better access to surrounding road network
- Allows for a highly flexible large Petrochemical Cluster Precinct core area
- Requires an amendment to the Arterial Roadway Assessment (ARA) Bylaw for the EETP Catchment



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ARTERIAL ROAD NETWORK: EXISTING



Edmonton Energy and Technology Park - Existing Roadways

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ARTERIAL ROAD NETWORK: EXISTING ASP

Figure 15: Road Network (Bylaw 16175 Jan 23, 2013)



The identified roadways are conceptual in nature and subject to change. The specific alignment of roadways will be determined in subsequent evaluations.

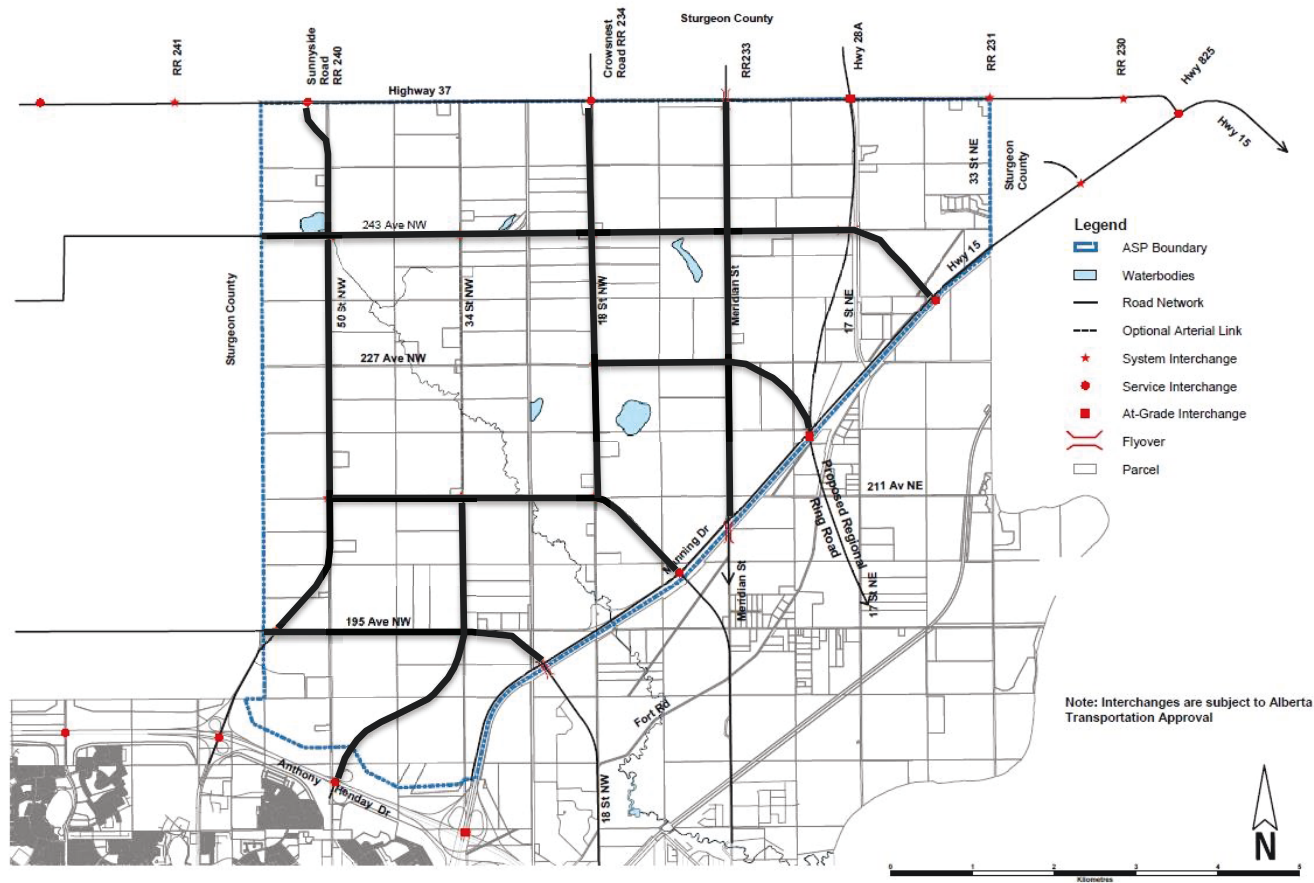
- ASP Boundary
- Potential Parks
- Intersection
- Service Interchange
- System Interchange
- Arterial
- Expressway
- Freeway
- Collectors
- Park
- Waterbodies
- Existing Property Lines
- Transportation Utility Corridor



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ARTERIAL ROAD NETWORK: NEW (PROPOSED)



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Revised Arterial Road Network

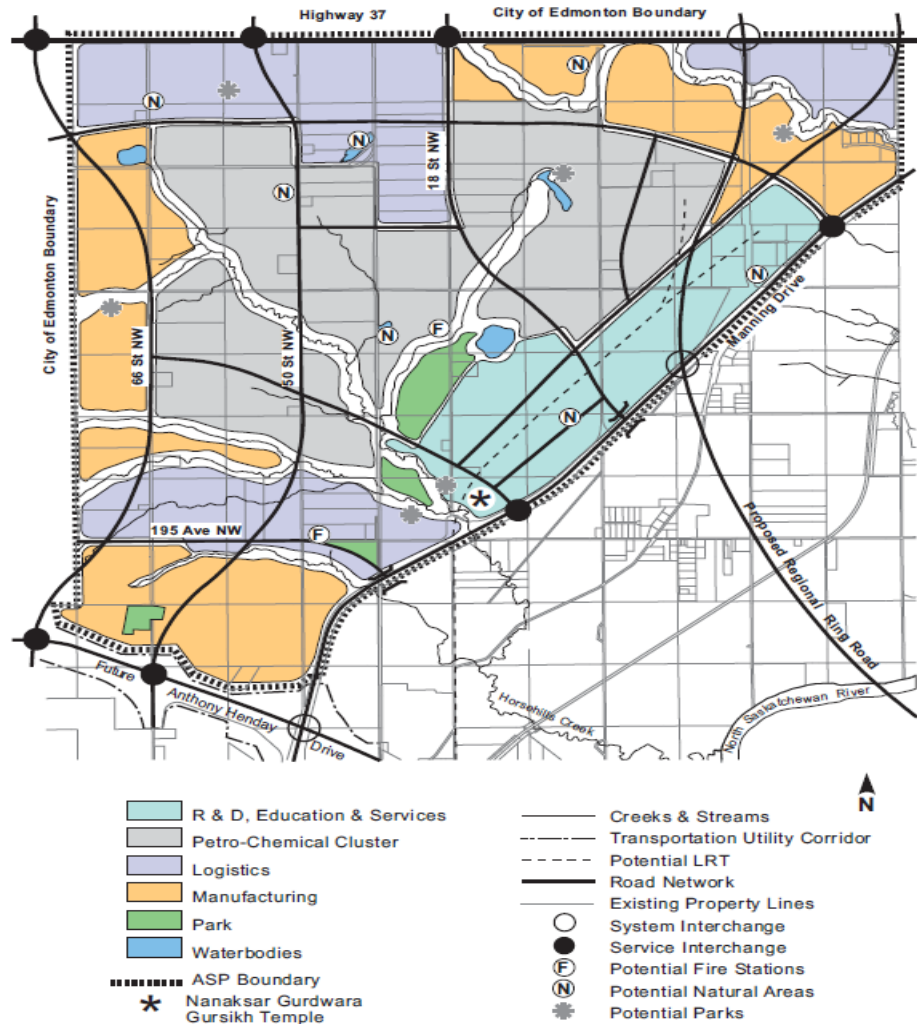


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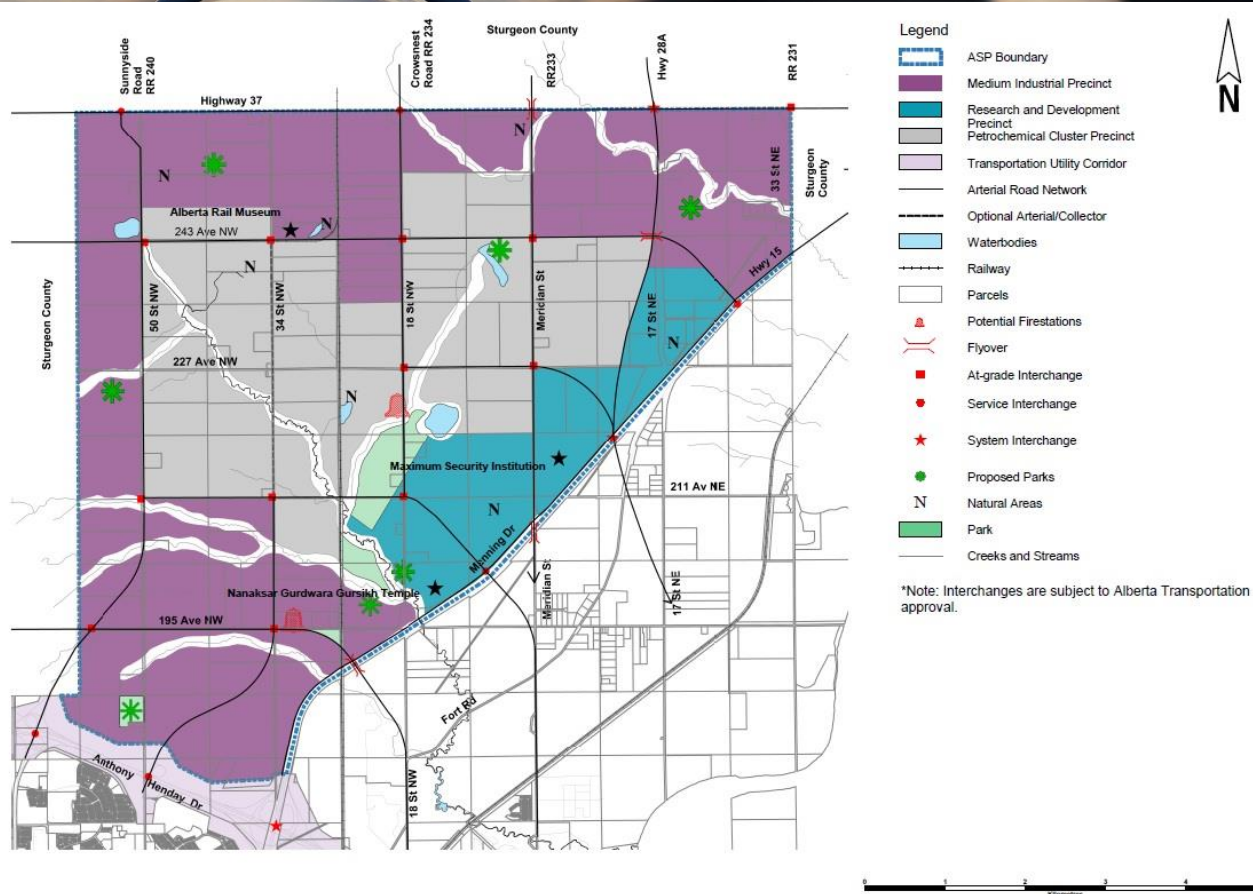
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LAND USE: EXISTING ASP

FIGURE 8: DEVELOPMENT CONCEPT



LAND USE: PROPOSED



Proposed Development Concept



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ASP LAND USE PRECINCTS (PROPOSED CHANGES)

- Combine the **Manufacturing** and **Logistic** precincts into **Medium Industrial** land use precinct
- **Intent:** expand the range of industrial development uses over a larger area and reduce confusion and apprehension for the development industry in the EETP.
- Create **Service Commercial nodes** at specific intersections to create cluster commercial developments in order to preserve land dedicated to industrial development
- Service Node concept under consideration based on; technical feasibility, stakeholder reception, and risk considerations
- Corresponding Zoning Bylaw Amendment will create an **EETIM Medium Industrial Zone**



New: Medium Industrial Zone (EETIM) (PROPOSED)

New Zone would combine the EETM and EETL Zones to create an EETP specific Medium Industrial Zone (EETIM)

General Purpose: The purpose of the zone is to provide opportunity for the development of manufacturing, logistic hubs, and industrial uses that support and complement petrochemical cluster development within the Edmonton Energy and Technology Park Area Structure Plan area. *Commercial uses are restricted to specific locations in order to maximize site areas available to logistics, manufacturing and industrial uses.*

Zoning Bylaw Amendment:

- Includes uses within current EETM – Manufacturing and EETL – Logistics Zones
- Service Commercial Uses within EETIM will be restricted to certain limited locations within the Zone



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New: Medium Industrial Zone (EETIM) – Uses (PROPOSED)

Uses: Permitted and Discretionary – typical uses*:

Industrial/Logistics Uses: General Industrial, Industrial Manufacturing, Special Industrial, Light Industrial, Industrial Logistics (storage, transportation, distribution) and associated uses

Commercial Uses - Anthony Henday: uses that are currently restricted to parcels abutting the Anthony Henday will continue to be restricted to these locations - e.g. Automotive and Minor Recreation Vehicle Sales/Rentals, Automotive Rentals

Service Commercial Uses - Nodes: other commercial uses will be allowed in specific locations:

- Key intersections, i.e. collector and arterial roadways and collector and collector roadways
- Restaurants, Gas Bars, Convenience Retail, Automotive and Equipment Repair Shops

*Not all uses are listed (see handouts for more details)



New: Medium Industrial Zone (EETIM) (PROPOSED)

Advantages:

- Wider range of uses available within a larger area - providing more flexibility for industrial and associated businesses
- Service Commercial uses where appropriate maintains larger parcels for core industrial uses
- No “destination” Commercial uses that attract a lot of traffic (e.g. no General Retail)
Commercial uses that are “destination” commercial attractors are restricted to periphery of the Park (Anthony Henday)



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PUBLIC ENGAGEMENT

The EETP Open House is an important component of the Public Engagement Process

- Stakeholder engagement includes but not limited to the following groups:
 - Landowners
 - Horse Hill Community League
 - Corrections Canada
 - Capital Region Board
 - Alberta's Industrial Heartland
 - CFB Edmonton
 - Alberta Transportation
 - Adjacent Municipalities
 - Fort Saskatchewan
 - Sturgeon County
 - Strathcona County
 - EPCOR
 - Urban Development Institute



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TIMELINES

1. Public Open House: November 9, 2016
2. Stakeholder Engagement Process: Late September through November 2016
3. ASP and Zoning Amendment Submission: January 2017
4. Spring 2017:
 - ASP Public Hearing/2nd Reading
 - Land Use Zoning Text Amendment
 - REF Application to CRB
5. ASP 3RD Reading Spring/Summer 2017



EETP – Potential Future Amendments

1. Storm Water Management (SWM) Alternative

- High costs for traditional trunk system
- Erosion on the lower reaches of Horsehill Creek
- Canadian Forces Base Heliport Area – regulations impact size and design of SWM ponds
- Allow innovative designs to lower up-front costs and improve environmental outcomes

2. Eco-Industrial Concept Refinement

3. Research and Development Precinct re-examination

4. Explore Industrial Infrastructure Strategies (pipelines)

- Ensure that future Petrochemical development will have access to feedstocks and the ability to secure product. Possibilities include:
 - Pipeline Corridor to connect to key producers & users
 - Establish right-of-ways





Thank You!



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