

WHAT WILL YOU FIND AT THIS OPEN HOUSE?

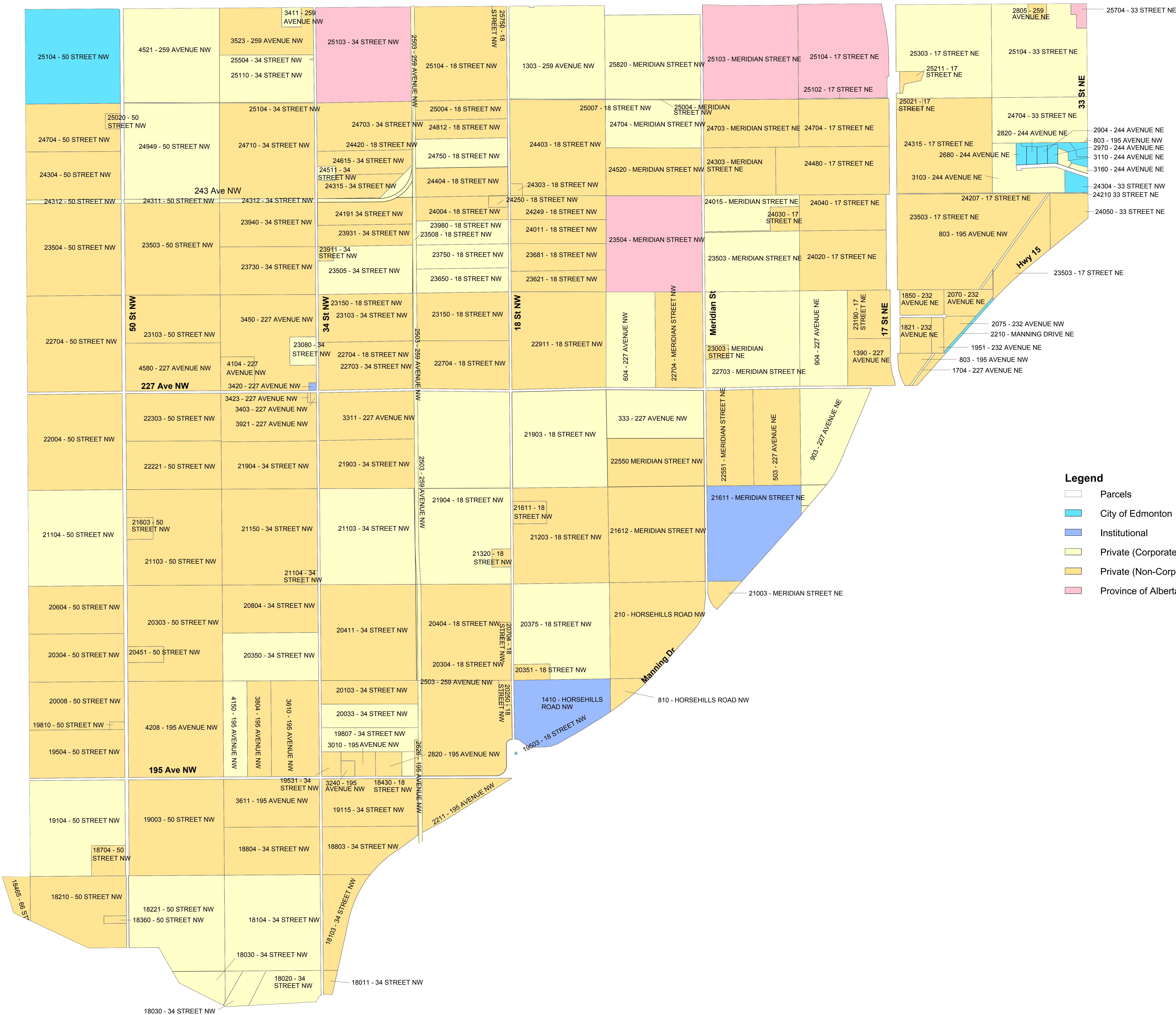
Proposed Zoning & Plan Amendments

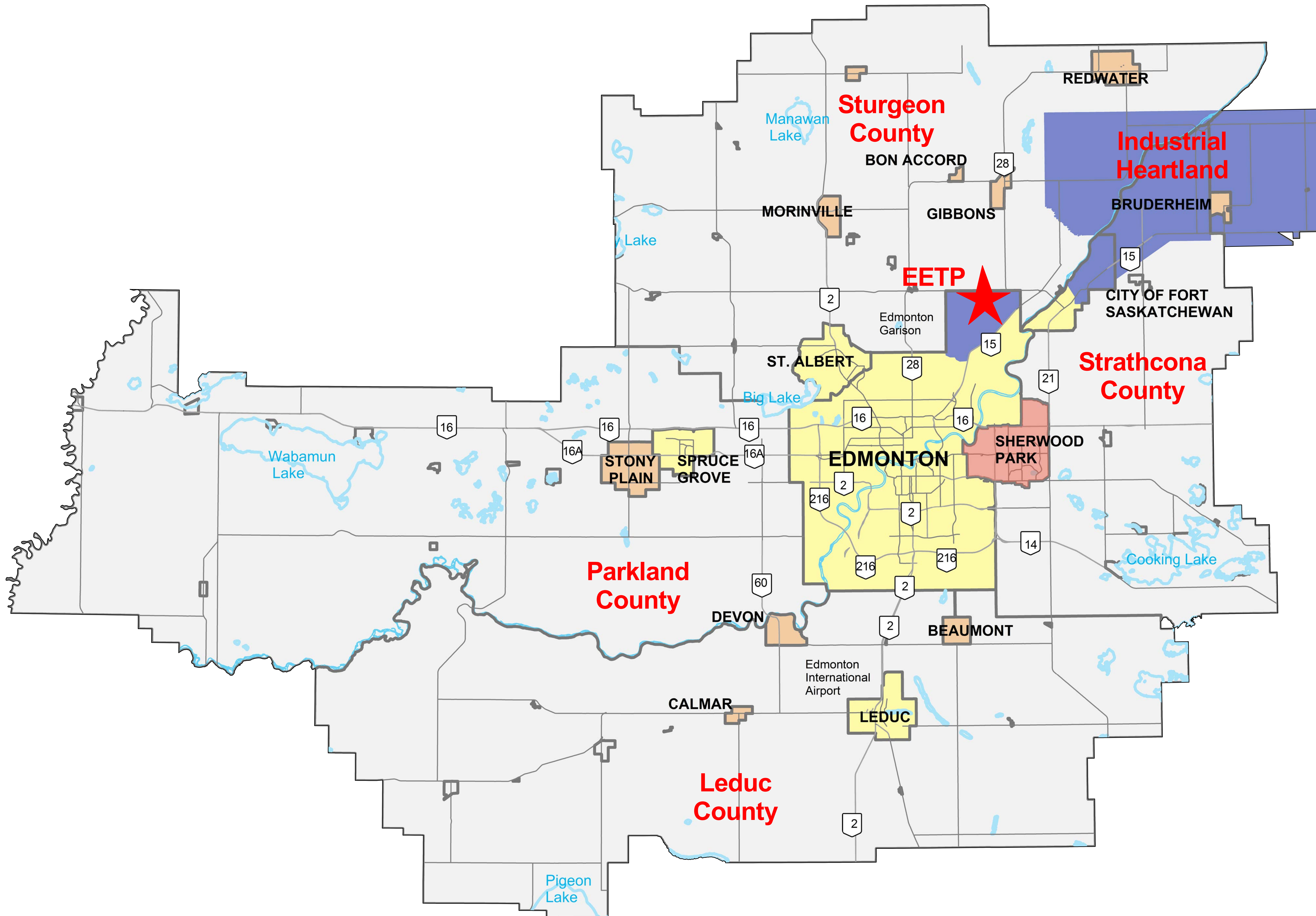


- Information on a new proposed precinct and a new approach to Service Commercial
- Information on changes to the Arterial Road Network
- Ways to provide your feedback on the proposed zoning and plan amendments
 - In person by talking to City staff
 - In writing by filling out a comment form
- City staff and representatives from the Applicant (City of Edmonton Economic Investment & Development team) to answer your questions:

ECONOMIC INVESTMENT & DEVELOPMENT	OTHER CITY OF EDMONTON STAFF IN ATTENDANCE
Ken Mamczasz, Director	Greg Ablett, Transportation Planning
Graham Beck, Principal Planner (Project Manager)	Faisal Saeed, Transportation Planning
Brad White, Industrial Business Strategist	Luke Cormier, Planner
Liam McClellan, Planner	Christine Lachance, Planning Technician
April Fang, Planner	







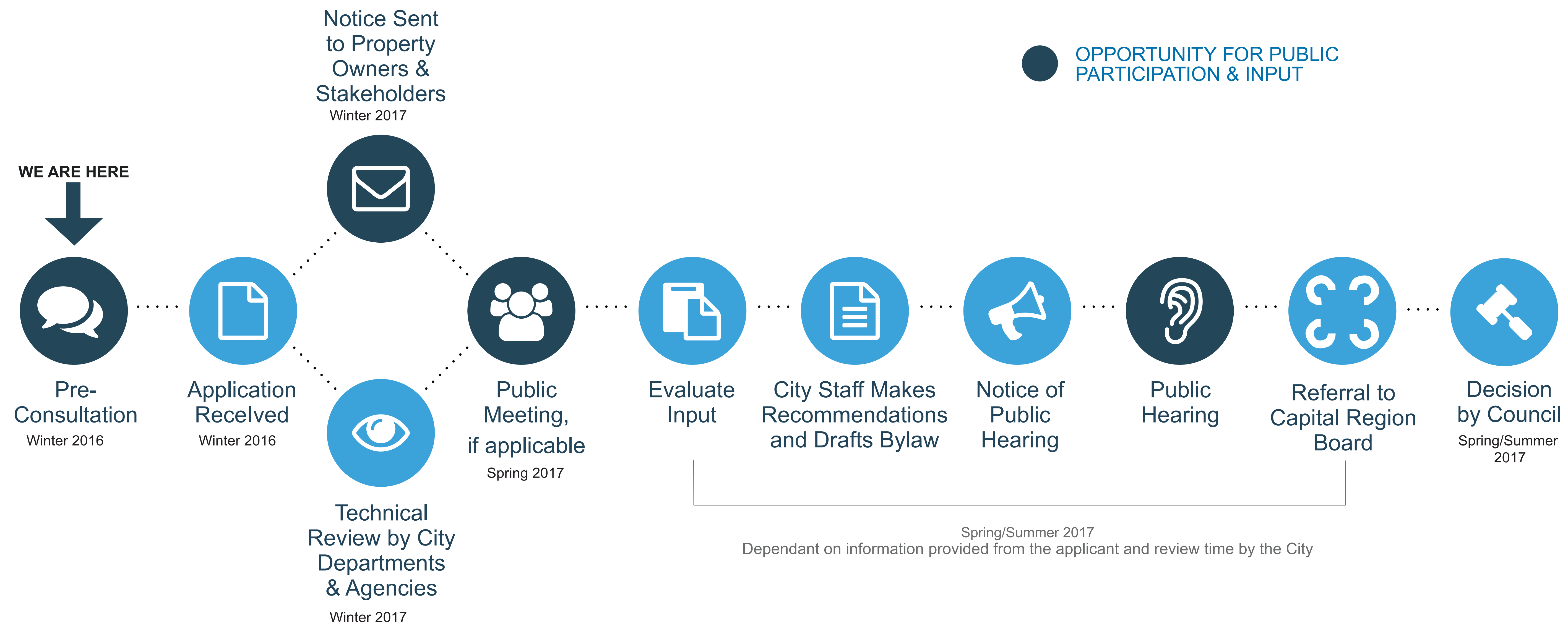
Edmonton

EDMONTON ENERGY
AND TECHNOLOGY PARK

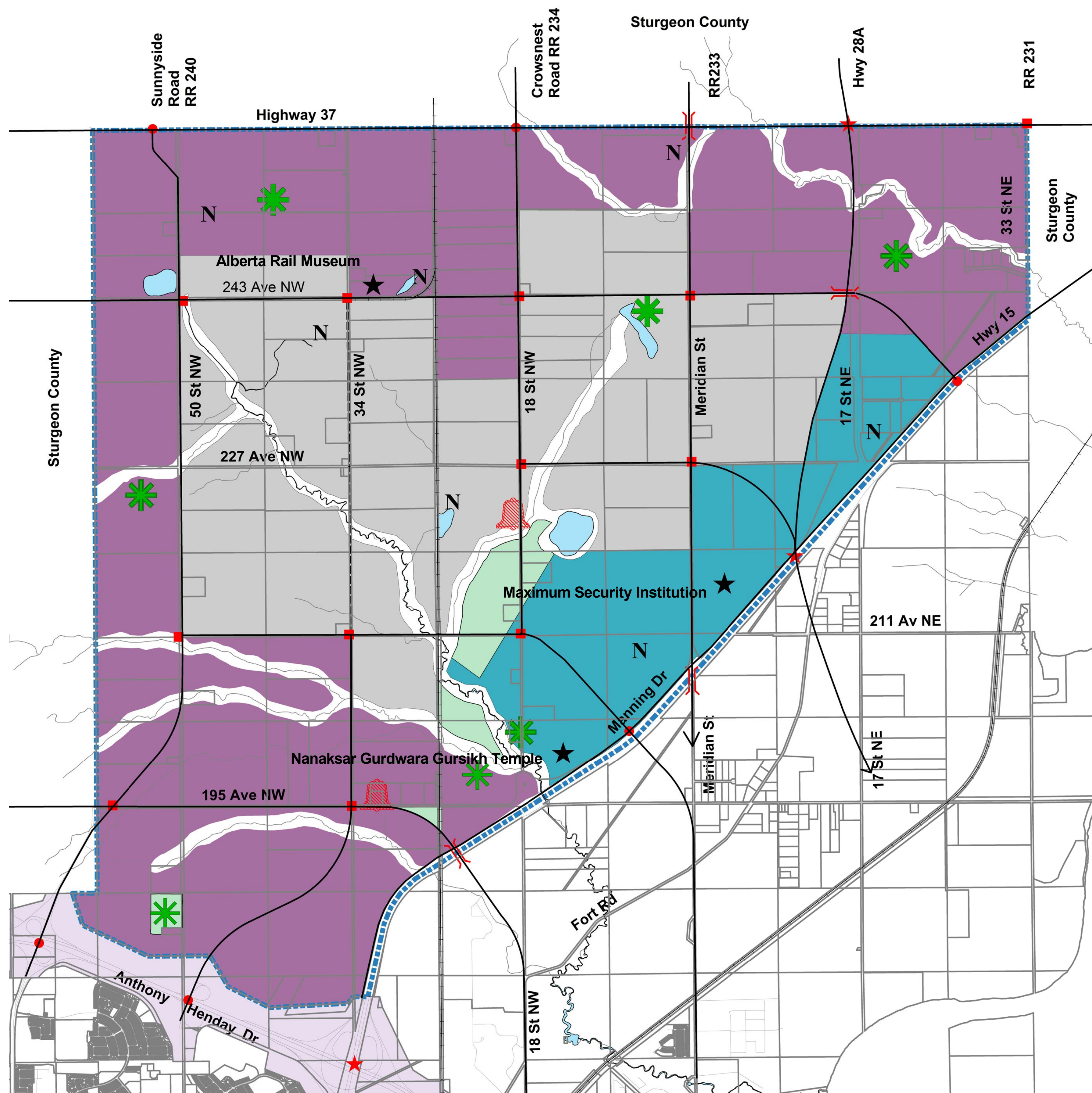
The Capital Region

WHAT DOES THE ASP & ZONING AMENDMENT PROCESS LOOK LIKE?

Proposed Zoning & Plan Amendments







Legend

- ASP Boundary
- Medium Industrial Precinct
- Research and Development Precinct
- Petrochemical Cluster Precinct
- Transportation Utility Corridor
- Arterial Road Network
- Optional Arterial/Collector
- Waterbodies
- Railway
- Parcels
- Potential Firestations
- Flyover
- At-grade Interchange
- Service Interchange
- System Interchange
- Proposed Parks
- Natural Areas
- Park
- Creeks and Streams

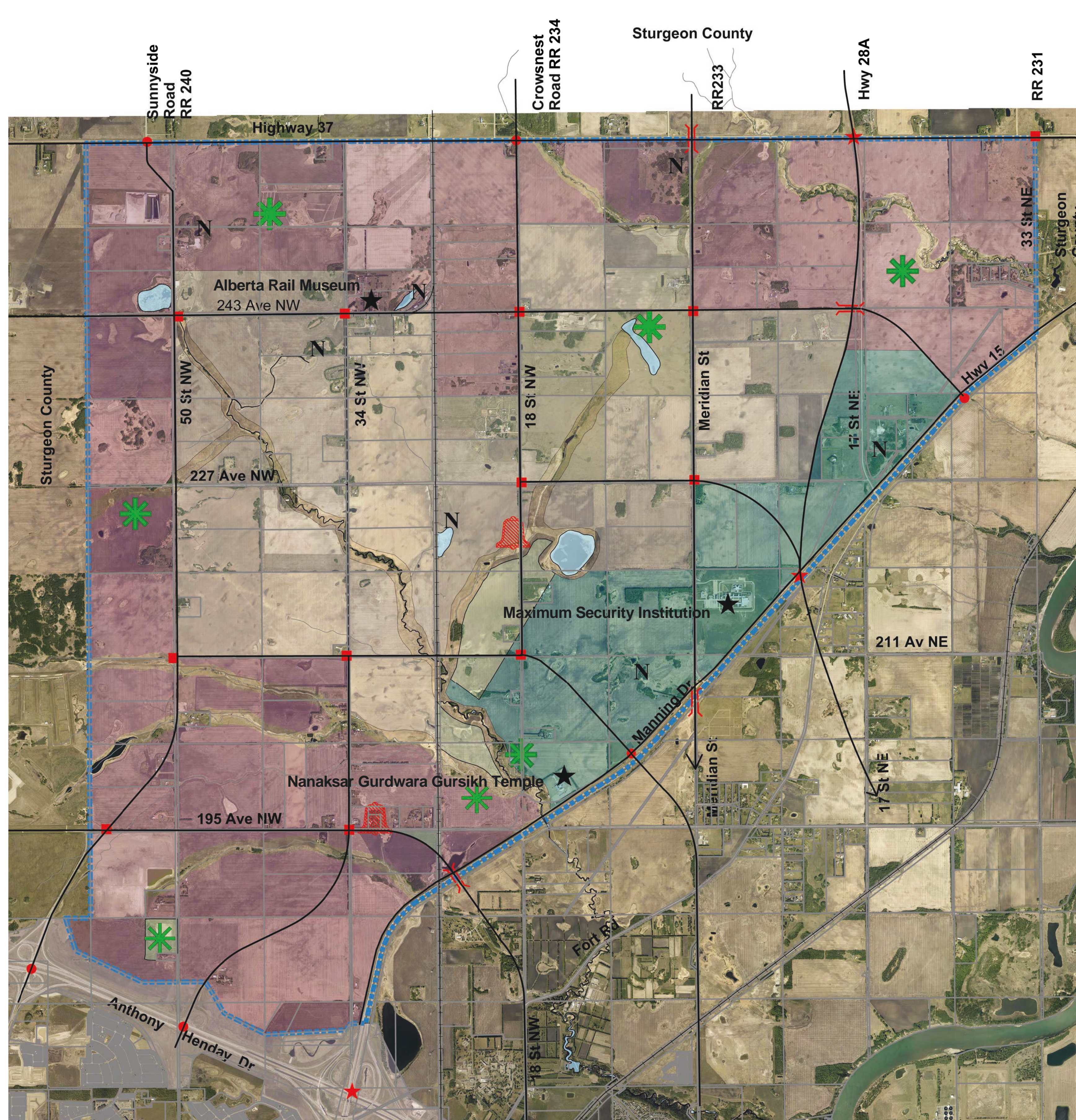
*Note: Interchanges are subject to Alberta Transportation approval.






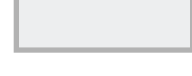
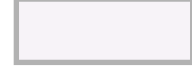


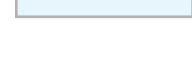









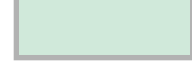

Edmonton

EDMONTON ENERGY
AND TECHNOLOGY PARK

Proposed Development Concept



Legend

-  ASP Boundary
-  Medium Industrial Precinct
-  Research and Development Precinct
-  Petrochemical Cluster Precinct
-  Transportation Utility Corridor
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-  Optional Arterial/Collector
-  Waterbodies
-  Railway
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-  Potential Firestations
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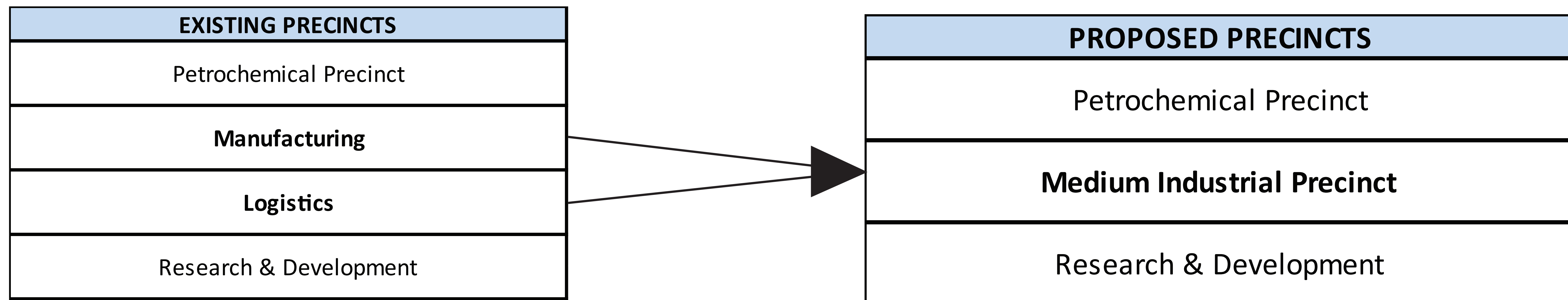
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Proposed Development Concept

November 9, 2016

- The Edmonton Energy and Technology Park (EETP) is currently divided into four areas, known as Precincts (see precinct maps), which organize land uses into different industrial sectors.
- The proposed Plan Amendment merges two of the existing precincts into one new precinct called Medium Industrial



Why merge Manufacturing & Logistics?

- Allows for increased flexibility of development & business types (e.g. shipping and manufacturing)
- Wider range of uses are available within a larger area
- Uses a more standard land use (for example Medium Industrial (IM))



ZONING PURPOSE & LAND USES

Proposed Zoning & Plan Amendments

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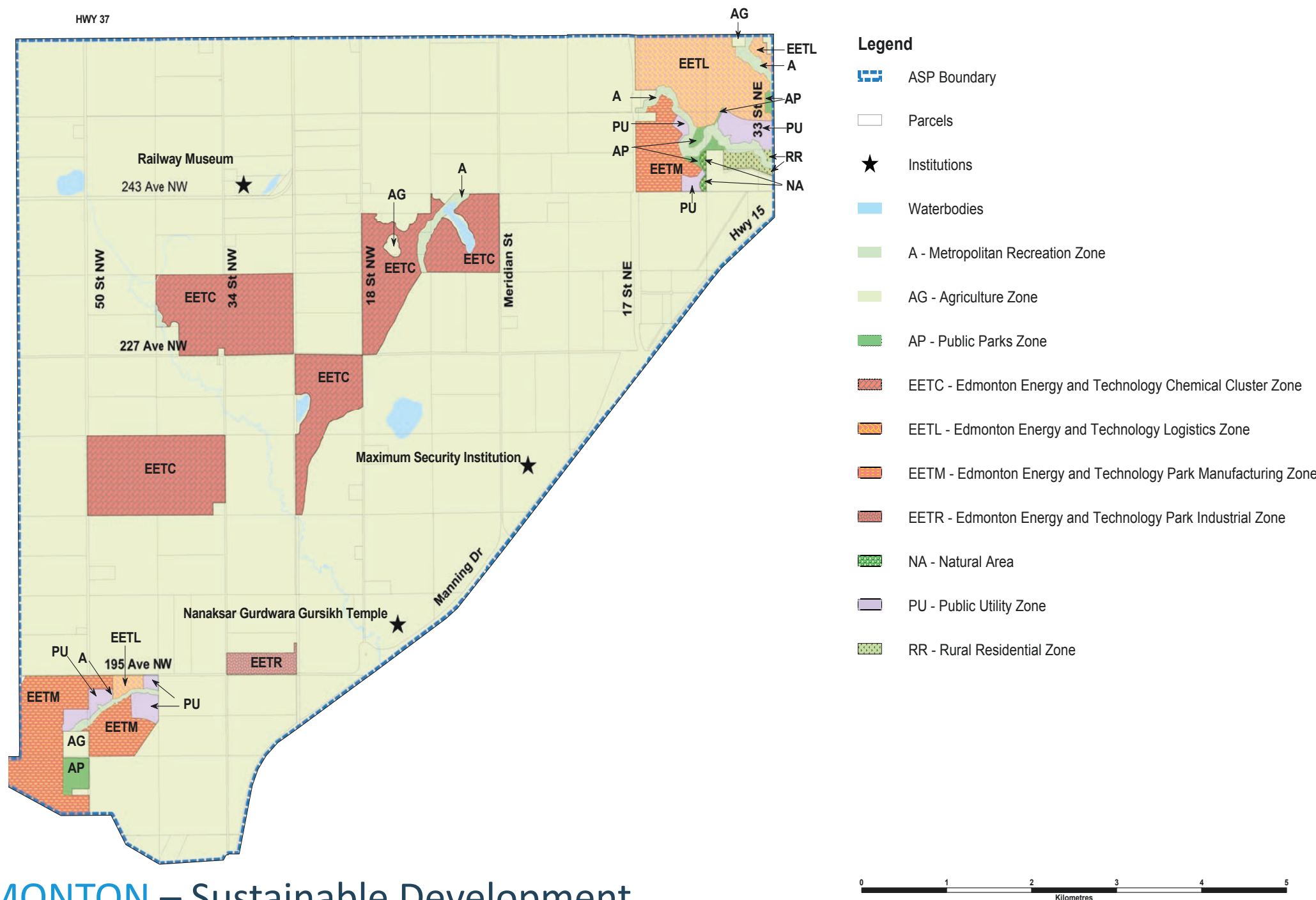
EXISTING: MANUFACTURING ZONE - General Purpose	EXISTING: LOGISTICS ZONE - General Purpose
The purpose of this Zone is to provide for the development of manufacturing uses and industrial uses that support and complement petrochemical cluster development as described in the Edmonton Energy and Technology Park Area Structure Plan. Development in this Zone shall be 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. Commercial uses are to be located along the periphery of the precinct as defined in the Edmonton Energy and Technology Park Area Structure Plan and adjacent to highways, arterial or collector roads.	The purpose of this Zone is to provide opportunity for the development of logistic hubs within the Edmonton Energy and Technology Park Area Structure Plan area to support the petrochemical cluster precinct as well as the manufacturing segments as defined in the Edmonton Energy and Technology Park. Commercial uses are to be located along the periphery of the precinct as defined in the Edmonton Energy and Technology Park Area Structure Plan and adjacent to highways, arterial or collector roads.
EXISTING: LAND USES*	EXISTING: LAND USES*
General Industrial, Special Industrial, Industrial Manufacturing, along with supportive uses such as Minor Impact Utility Services, Convenience Retail, Equipment Rentals, Gas Bars and Restaurants	General Industrial Uses, Special Industrial Uses, Industrial Logistics (storage, transportation, distribution), and supportive uses such as Equipment Rentals, Automotive and Equipment Repair Shops, Vehicle and Equipment Sales/Rentals, Major Service Stations and Restaurants

PROPOSED: MEDIUM INDUSTRIAL ZONE - 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.
PROPOSED: Uses*
General Industrial Uses, Industrial Logistics, Industrial Manufacturing, Special Industrial Uses, Minor Impact Utility Services.

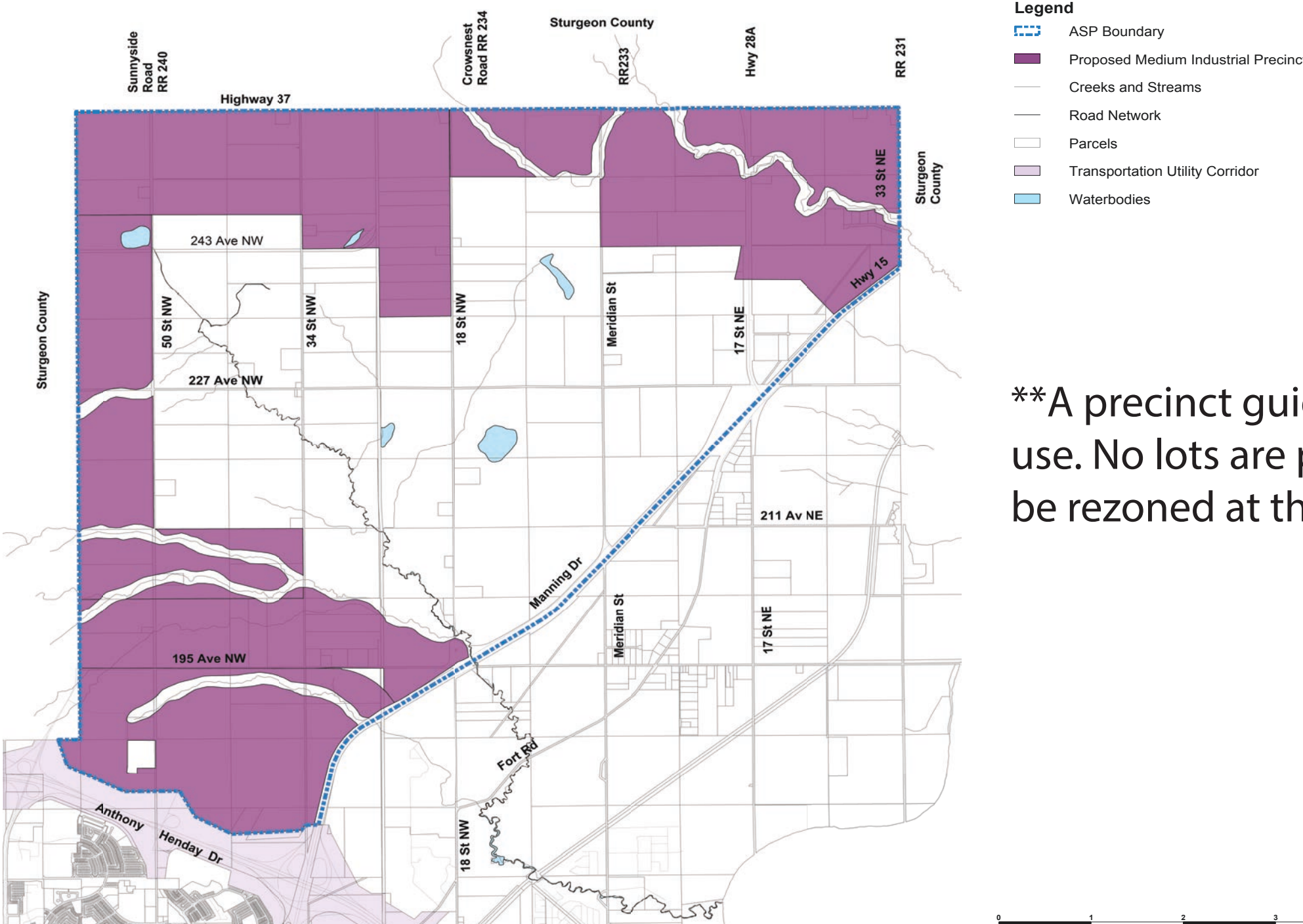
* The list of uses is not exhaustive

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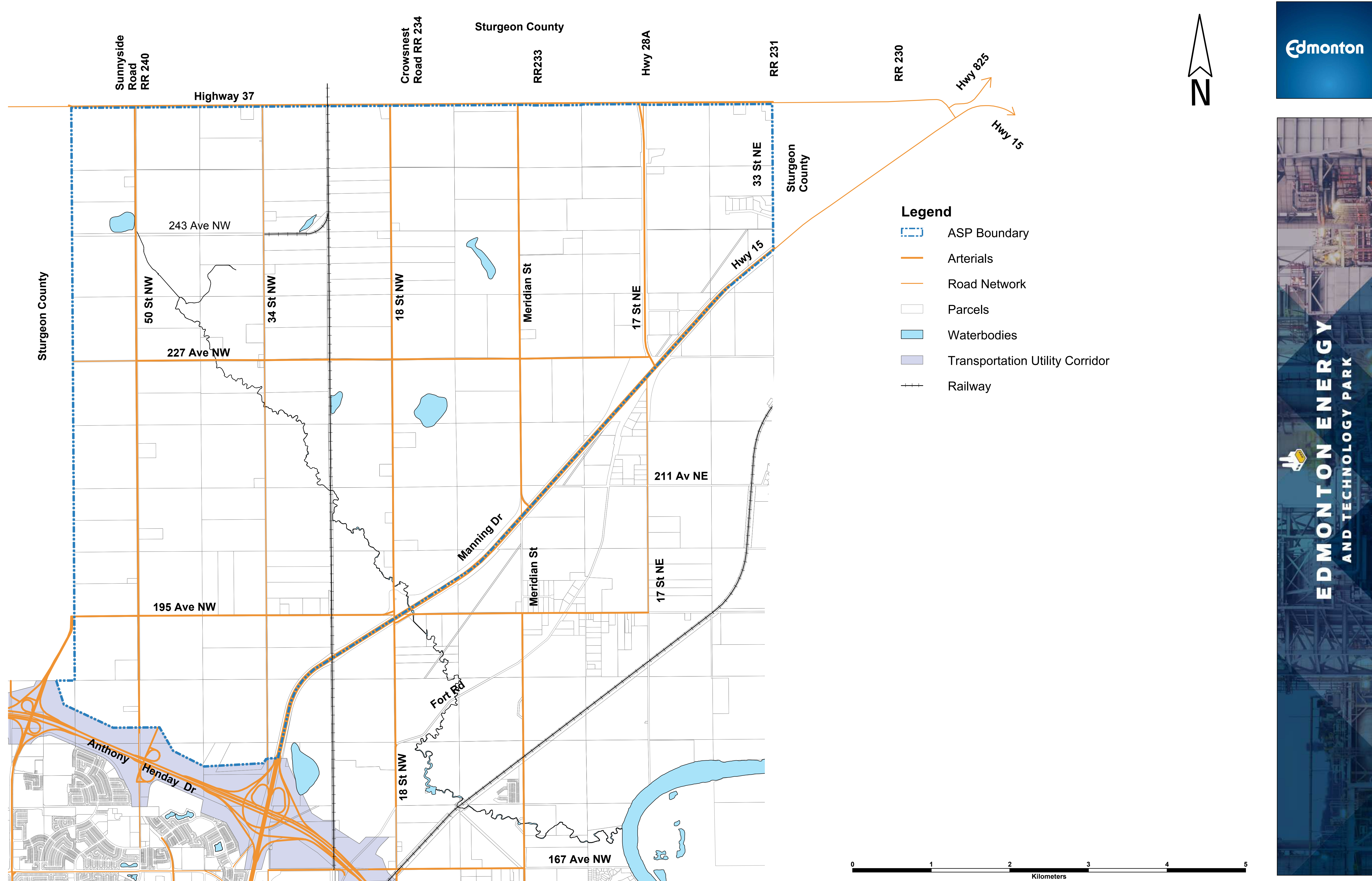
Existing Zoning



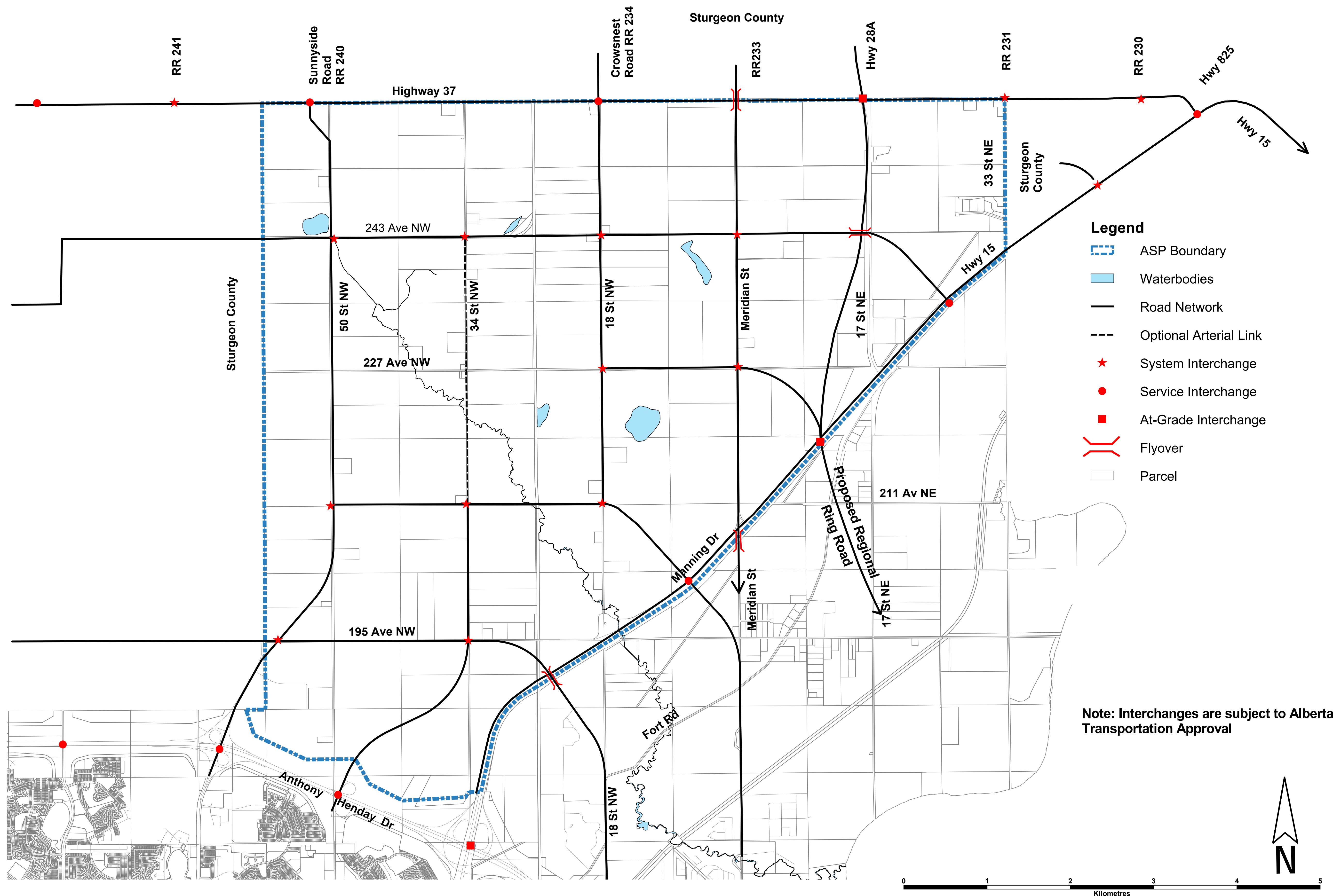
**EETP Medium Industrial Precinct



**A precinct guides future land use. No lots are proposed to be rezoned at this time.



Existing Roadways



Revised Arterial Road Network

PROPOSED ARTERIAL ROAD NETWORK

Proposed Zoning & Plan Amendments

Edmonton

Proposed Arterial Road Network:

- Follows existing road right-of-ways where possible
- Preserves more land for development by lowering additional road right-of-way requirements
- Will lower Arterial Roadway Assessment (ARA) costs (arterial construction & land costs)
- Allows for a flexible large Petrochemical Cluster Precinct core area
- Requires an amendment to the Arterial Roadway Assessment (ARA) Bylaw for the EETP Area Structure Plan (ASP)



The following improvements may be considered for future Area Structure Plan and Zoning amendments.

Examine Alternative Stormwater Management (SWM) Strategy:

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

Re-examine Research and Development Precinct:

- Changes to address changes in in market demand that led to the creation of the Research & Development Precinct have proved to be incorrect.
- Consider different purpose for the Precinct and corresponding mix of Land Uses.

Refine Eco-Industrial Concept in the EETP:

- Review, revise, and create policies, regulations and programs that encourage Eco friendly development without discouraging investment.

Explore Industrial Infrastructure Strategies (pipelines):

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



After tonight's open house:

- Project manager(Graham Beck) will send a summary of what we heard tonight, if you supplied your email or address on the sign-in sheet
- Summary will also be sent to the File Planner when the project moves forward to the “Application” stage.
- You can contact the Project manager at any time at:

Graham Beck
graham.beck@edmonton.ca
780-496-5270

