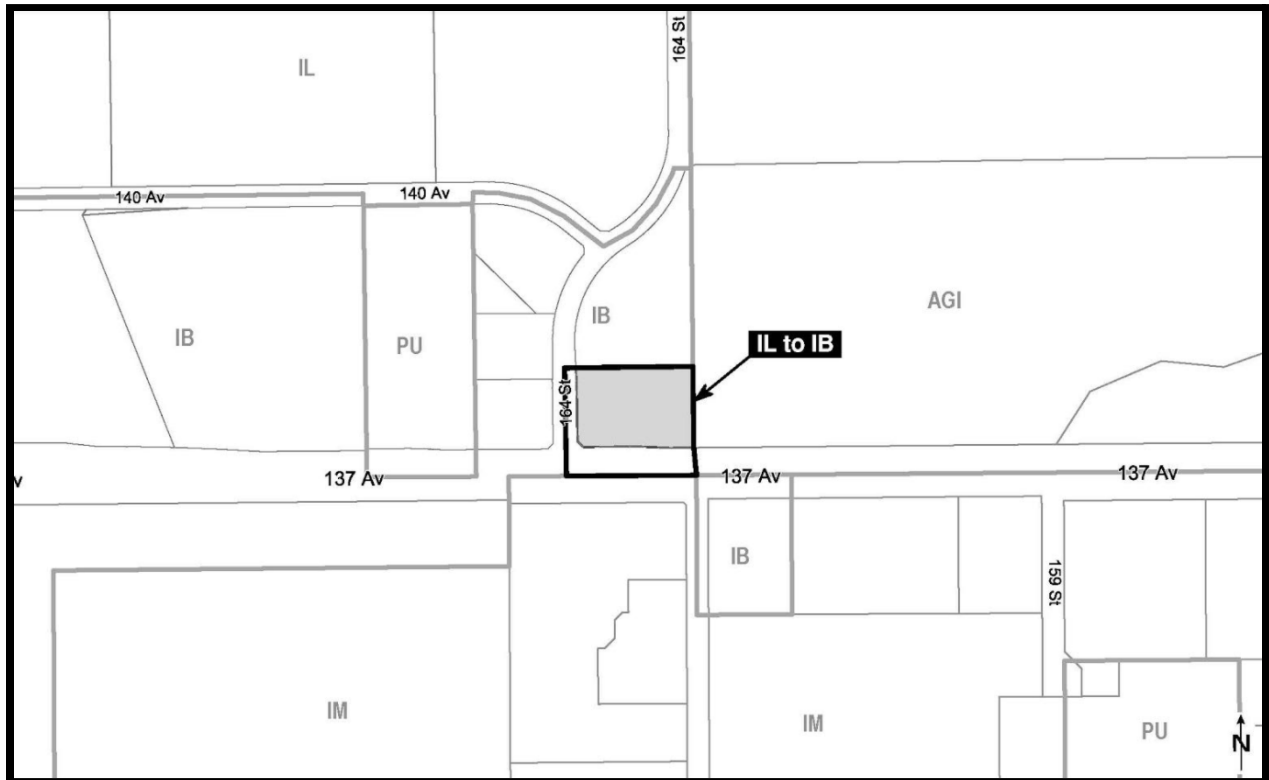




ADMINISTRATION REPORT **REZONING** MISTATIM INDUSTRIAL

13703 - 164 Street NW

To allow for commercial and light industrial uses.



Recommendation: That **Charter Bylaw 20020** to amend the Zoning Bylaw from (IL) Light Industrial Zone to (IB) Industrial Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it will:

- expand opportunities for business industrial and appropriate commercial opportunities on a site with good visibility and access from major roadways;
- be compatible with the surrounding development; and
- conform to the *Mistatim Area Structure Plan* and align with the *City Plan*.

Application Summary

CHARTER BYLAW 20020 proposes to amend the Zoning Bylaw for Plan Lot 1, Block 9, Plan 1720761, from (IL) Light Industrial Zone to (IB) Business Industrial Zone to accommodate commercial and light industrial uses that do not create nuisance factors outside an enclosed building. The proposed change conforms with the *Mistatim Area Structure Plan* and *City Plan*.

This application was accepted on October 4, 2021 from Dayna Palmer on behalf of 1434225 Alberta Ltd.

Site and Surrounding Area

The subject land is located north of 137 Avenue NW and east of 164 Street NW and is currently occupied by an industrial / commercial building. The surrounding area is in the early stages of development and is occupied by a variety of commercial uses including a coffee shop, gas station, car wash and a golf course.



VIEW OF APPLICATION AREA



STREET VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IL) Light Industrial Zone	Industrial Warehouse Building
CONTEXT		
North	(IB) Industrial Business Zone	Industrial Warehouse Building
East	(AGI) Industrial Reserve Zone	Golf Course
South	(IM) Medium Industrial Zone	Industrial Warehouse Building
West	(IB) Industrial Business Zone	Industrial Warehouse Building

Planning Analysis

The subject site conforms with the **Mistatim Area Structure Plan (ASP)** which was approved in 1983 and supports the development of Industrial Business land uses along the area’s arterial roadways. The intersection of 137 Avenue and 164 Street is also designated as a “Service Centre” in the Plan, and is intended to host commercial uses and services for the employees that are / will work within the industrial park. The proposed change from IL to IB will result in the same quality development, but will expand the use opportunities to allow a variety of commercial/business industrial land uses.

This change also conforms with the **City Plan**, which promotes the continuous improvement, evolution and intensification of Edmonton’s non-residential lands by facilitating reinvestment in established non-residential areas to strengthen employment, economic activity and diversity.

LAND USE COMPATIBILITY

The lands to the north and west are zoned (IB) Industrial Business Zone and are occupied by buildings of similar character. Because the IB Zone allows commercial uses and prohibits the generation of nuisance factors outside of the building, it is appropriate to regulate the land uses along arterial and major collector roads. The site also has good visibility and access via a collector road (164 Street NW) and Arterial Roadway (137 Avenue NW).

Technical Review

TRANSPORTATION

Administration supports the application. The site is served by an all-directional access to 164 Street.

DRAINAGE

Administration supports this application. The site is served by storm and sanitary sewer connections within 164 Street.

EPCOR WATER

EPCOR Water Services supports this application and advises that there is a deficiency in hydrant spacing adjacent to the property. Administration has initiated an Infill Fire Protection Assessment from Edmonton Fire Rescue Services to determine if alternate means of fire protection can be provided. This matter will be addressed at any subsequent Development Permit stage.

All other comments from affected City Departments and utility agencies have been addressed.

Community Insights

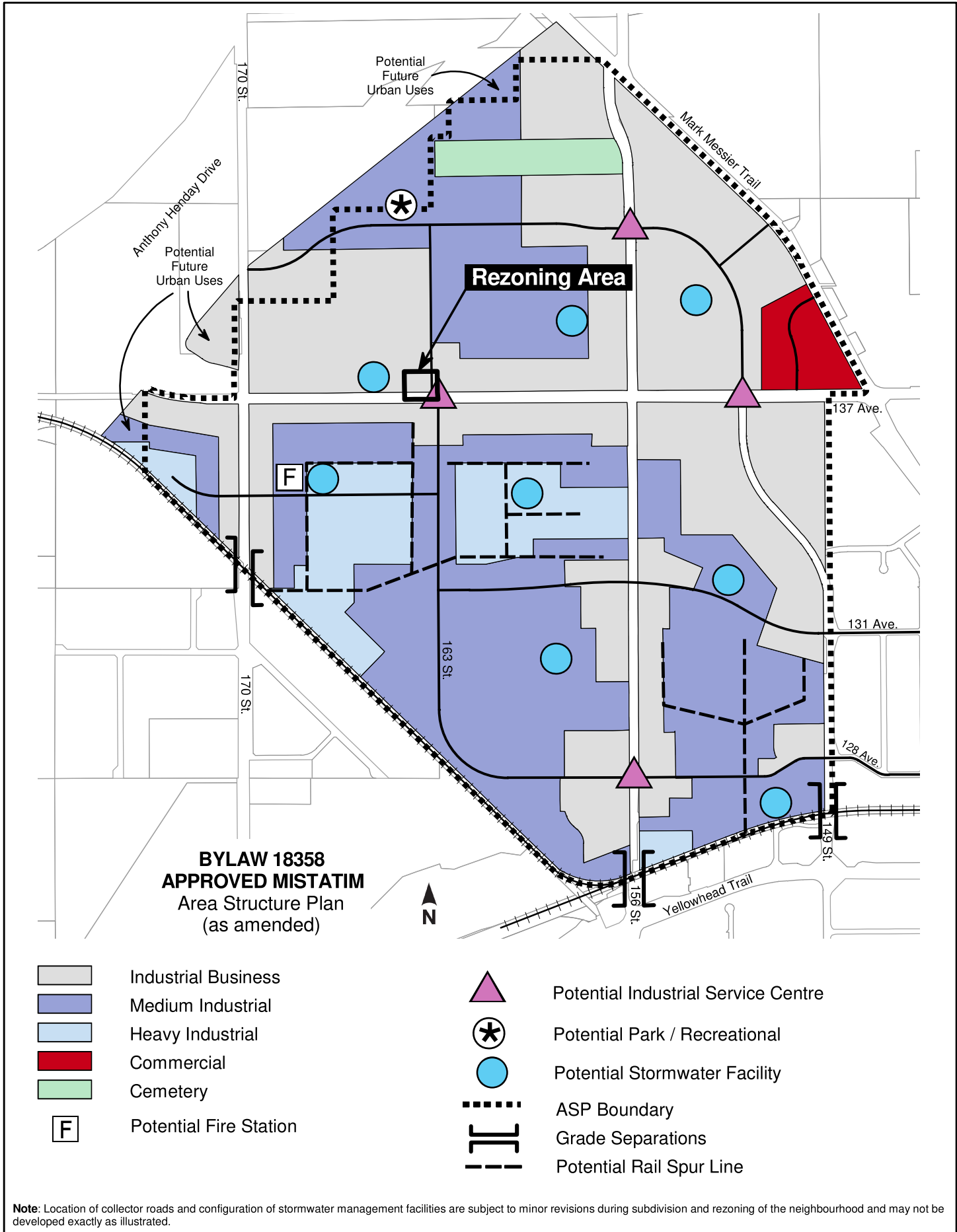
ADVANCE NOTICE Date: December 3, 2021	<ul style="list-style-type: none">• Number of recipients: 10• No responses were received
WEBPAGE	<ul style="list-style-type: none">• edmonton.ca/industrialplanningapplications

Conclusion

Administration recommends that this application be **APPROVED**.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	20020
Location:	North of 137 Avenue NW; and East of 164 Street NW
Address:	13703 164 Street NW
Legal Description:	Lot 1, Block 9, Plan 1720761
Site Area:	1.1 ha
Neighbourhood:	Mistatim Industrial
Ward:	Anirniq
Notified Community Organization:	Cumberland / Oxford Community League
Applicant:	Dayna Palmer, Pizza 73

PLANNING FRAMEWORK

Current Zones:	Light Industrial Zone (IL)
Proposed Zone:	Industrial Business Zone (IB)
Plan(s) in Effect:	Mistatim Area Structure plan
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination