

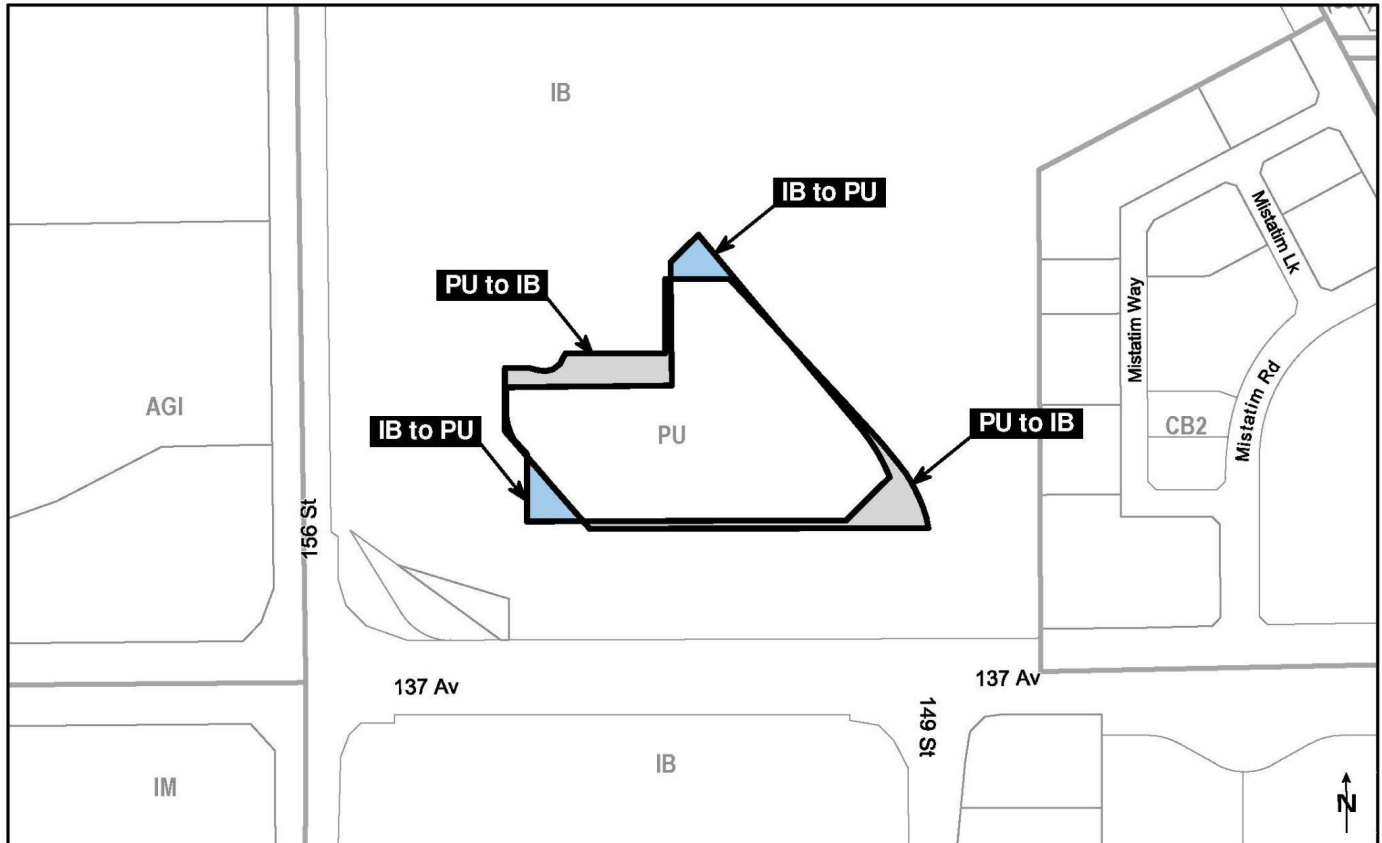
Administration Report

Mistatim Industrial

Edmonton

13803 - 156 Street NW

To allow for the realignment of zoning boundaries.



Recommendation: That Charter Bylaw 20076 to amend the Zoning Bylaw from (PU) Public Utility Zone to (IB) Industrial Business Zone to (PU) Public Utility Zone and Industrial Business Zone be **APPROVED**.

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

- allow for the ongoing industrial business and public utility uses; and
- conform with the *Mistatim Area Structure Plan* and align with the *City Plan*.

Application Summary

CHARTER BYLAW 20076 to amend the Zoning Bylaw from (IB) Industrial Business Zone and (PU) Public Utility to (IB) Industrial Business Zone and (PU) Public Utility Zone to realign the zoning boundaries to coincide with the proposed subdivision property lines under LDA21-0516, and will continue to allow for the development of business commercial and public utility uses. The proposed change conforms with the Mistatim Area Structure Plan and aligns with the City *Plan*.

This application was accepted on December 1, 2021, from Pals Geomatics Corp (Ben Dejong) on behalf of Pannable International (St. Albert) Lands Corporation.

Community Insights

Based on the characteristics of this application the file was brought forward to the public using the Basic, Approach. This approach was selected because the proposed rezoning is in conformance with the Second NSP and little response to the advance notice was anticipated and received.

The Basic Approach included the following techniques:

Advance Notice, December 1, 2021

- Number of recipients: 5
- No responses were received

Webpage

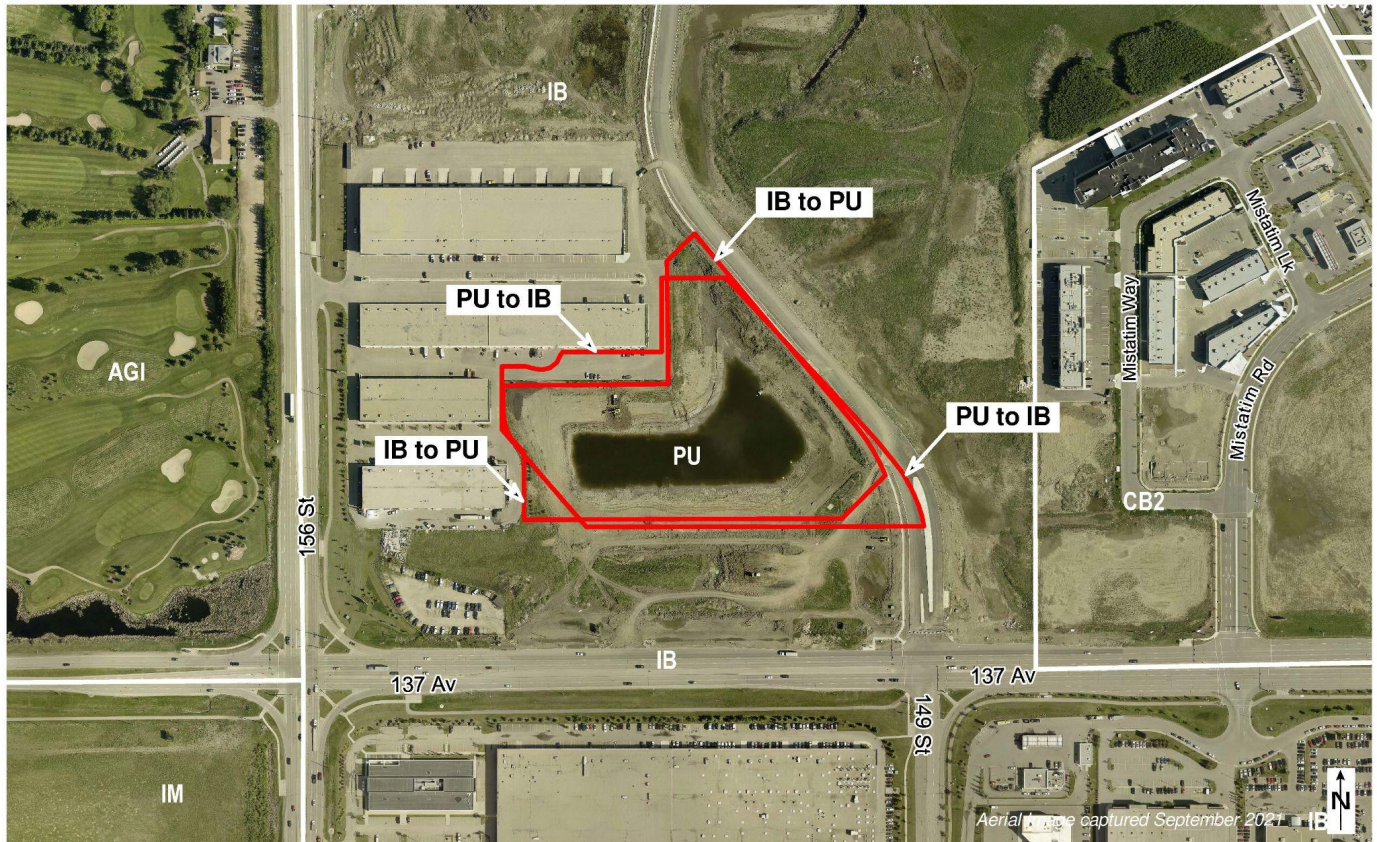
- edmonton.ca/industrialplanningapplications

Common comments heard throughout the various methods include:

No formal feedback or position was received from the Rosenthal Community League at the time this report was written.

Site and Surrounding Area

The subject land is located north of 137 Avenue NW and east of 156 Street NW and is currently occupied by industrial buildings and a stormwater management facility. The surrounding area is in the early stages of development and is occupied by various commercial and industrial uses and a golf course.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IB) Industrial Business Zone (PU) Public Utility Zone	Vacant land Stormwater Management Facility
CONTEXT		
North	(IB) Industrial Business Zone (PU) Public Utility Zone	General Industrial Uses Stormwater Management Facility
East	(IB) Industrial Business Zone	Vacant land
South	(PU) Public Utility Zone	Vacant land
West	(IB) Industrial Business Zone (PU) Public Utility Zone	Vacant land Vacant land

Planning Analysis

Land Use Compatibility

The existing IB and PU Zones were approved in 2011; since the initial rezoning, a detailed subdivision plan for the site has modified the property lines (under subdivision LDA21-0516). As such, this rezoning is required in order to ensure the property lines and zoning are consistent.

In terms of height, scale and uses, the proposed zoning will be compatible with the existing development and surrounding area. The site also has good visibility and access via a collector road (156 Street NW) and Arterial Roadway (137 Avenue NW).

Plans in Effect

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 collector road, 156 Street NW, and the arterial road, 137 Avenue NW.

The City Plan

This proposal aligns with the goals and policies of the *CityPlan* (MDP) by maintaining a land supply necessary to support continued industrial growth and encourage innovative servicing solutions that support the growth and evolution of industrial lands. The subject site is in the Northwest District Planning Area.

Technical Review

Transportation

A subdivision for the subject lands was conditionally approved in 2013 but was withdrawn in 2021 due to inactivity. 145 Avenue and 149 Street were constructed but not dedicated as road right-of-way and Administration (Transportation) has conditioned the dedication of these roadways as a requirement for the recent subdivision application for the subject lands.

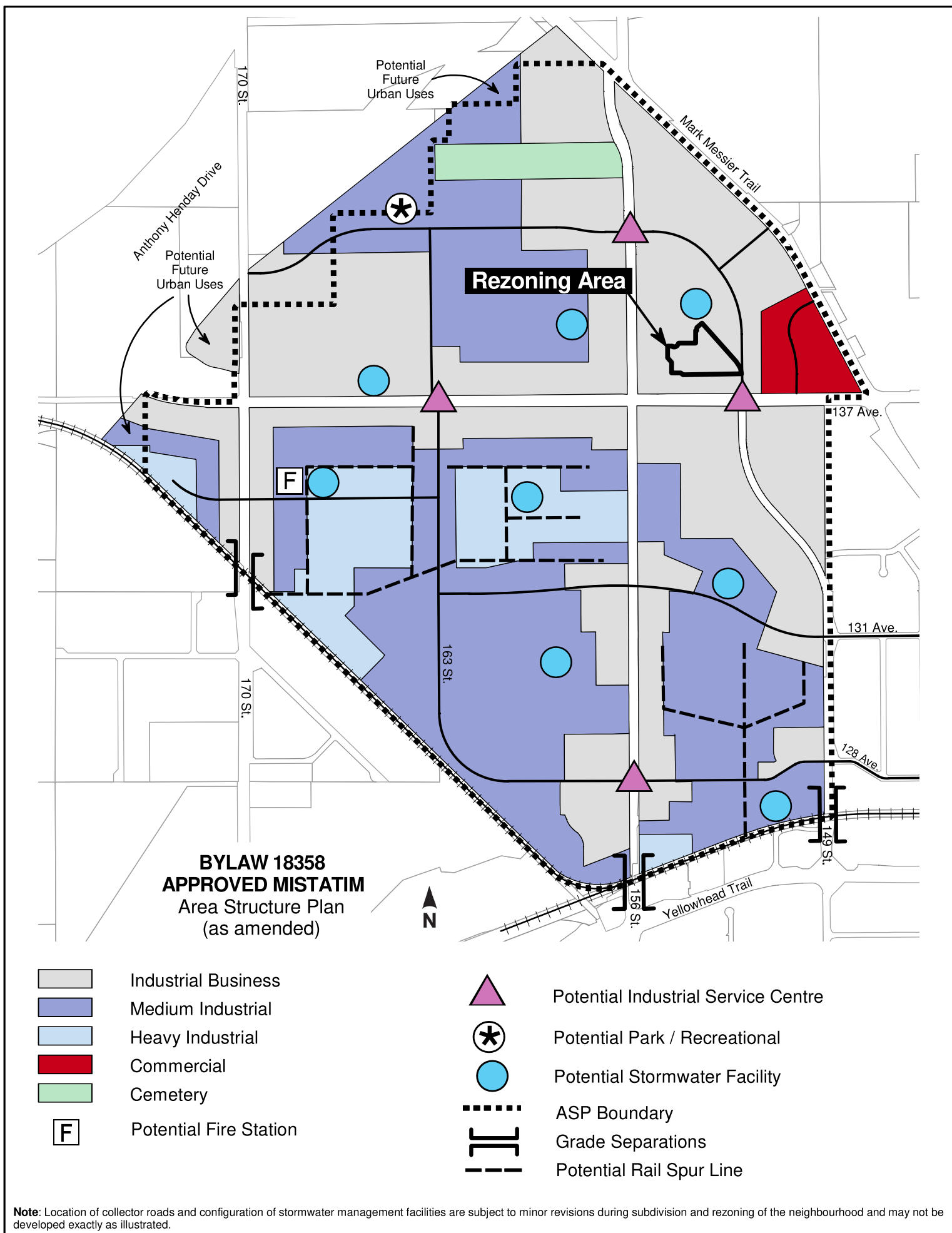
Drainage

Administration supports this application and advises that at the next stage of development shall be in general accordance with the servicing schemes as identified in the Mistatim Basin 6 Drainage Design Report Amendment, dated January 2015.

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

Appendices

- 1 Context Plan Map
- 2 Application Summary



Application Summary-

Information

Application Type:	Rezoning
Charter Bylaw:	20076
Location:	North of 137 Avenue NW and east of 156 Street NW
Address:	13803 - 156 Street NW
Legal Description:	Portions of SW-26-53-25-4
Site Area:	0.8 ha
Neighbourhood:	Mistatim Industrial
Ward:	Aniriq
Notified Community Organization::	Cumberland/Oxford Community League
Applicant:	Ben Dejong % Pals Geomatics Corp

Planning Framework

Current Zone(s) and Overlay(s):	(IB) Industrial Business Zone (PU) Public Utility Zone
Proposed Zone(s) and Overlay(s):	(IB) Industrial Business Zone (PU) Public Utility Zone
Plan(s) in Effect:	Mistatim Area Structure Plan
Historic Status:	None

Written By:

Approved By:

Branch:

Section:

Luke Cormier

Tim Ford

Development Services

Planning Coordination