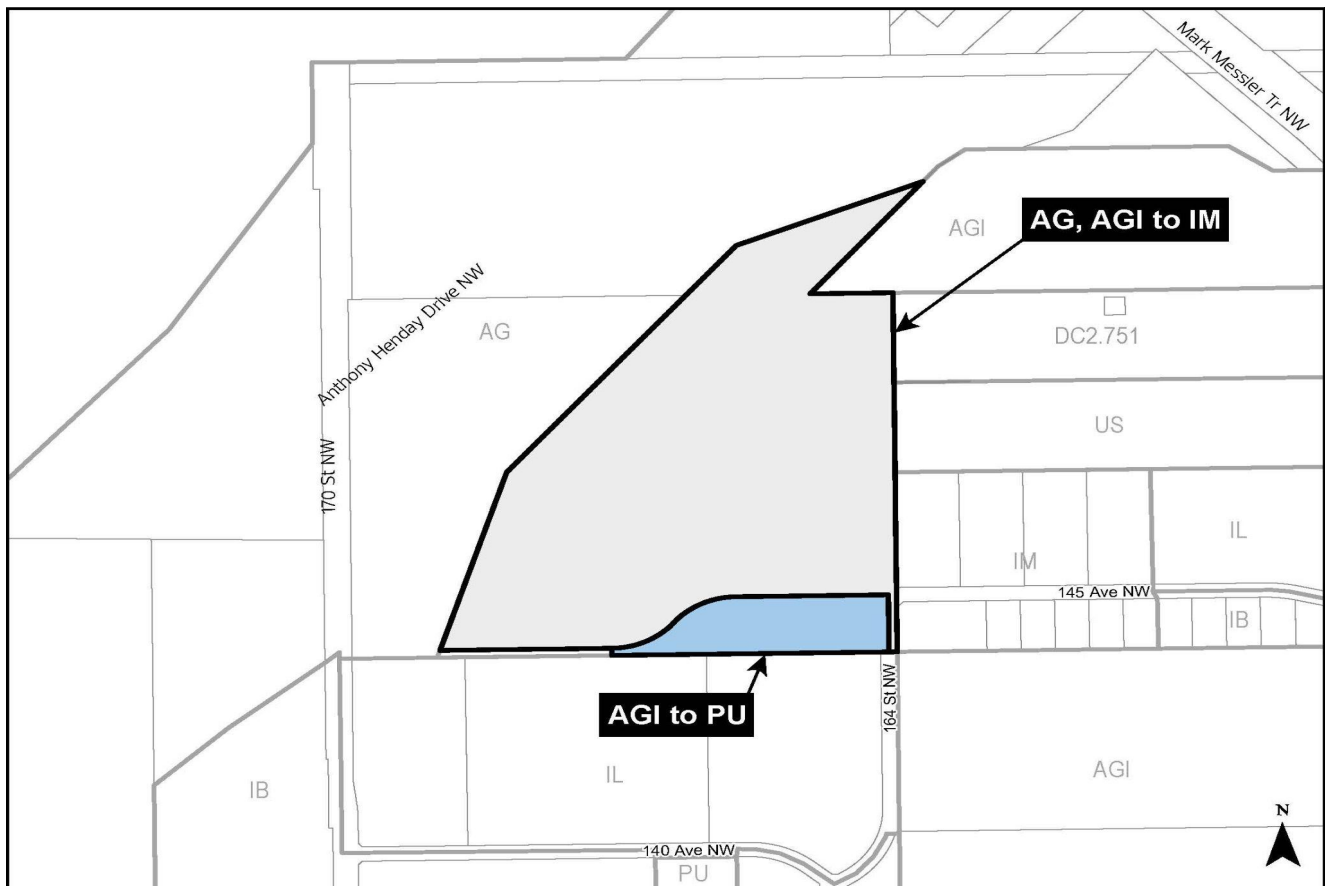


14490 - 164 Street NW

To amend the Mistatim Area Structure Plan and allow for a stormwater management facility and medium industrial uses.



Recommendation: That Bylaw 20379 to amend the Mistatim Area Structure Plan (ASP) and Charter Bylaw 20380 to amend the Zoning Bylaw from (AG) Agricultural Zone and (AGI) Industrial Reserve Zone to (PU) Public Utility Zone and (IM) Medium Industrial Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Will be compatible with surrounding existing and planned uses.
- Will allow the expansion and ongoing development of the neighbourhood.
- Is in conformance with the Mistatim Area Structure Plan and aligns with The City Plan.

Application Summary

1. **BYLAW 20379** proposes to amend the Mistatim Area Structure Plan (ASP) boundary to include an area south of Anthony Henday Drive NW and east of 170 Street NW and designate the land as Medium Industrial land uses. The proposed amendment will also add a stormwater management facility and remove a potential park/recreation designation.
2. **CHARTER BYLAW 20380** will amend the Zoning Bylaw, as it applies to the subject site, from (AG) Agricultural Zone and (AGI) Industrial Reserve Zone to (PU) Public Utility Zone and (IM) Medium Industrial Zone to allow for the development of a stormwater management facility and medium industrial uses.

This application was accepted on August 6, 2022, from Stantec Consulting Ltd. on behalf of Apex North Industrial North Inc.

This proposal aligns with The City Plan objective to promote 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.

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 it is considered a simple application as it utilizes a standard zone, did not result in Advance Notice responses, and supports The City Plan.

Advance Notice, October 21, 2022

- Number of recipients: 23
- Number of responses with concerns: 0

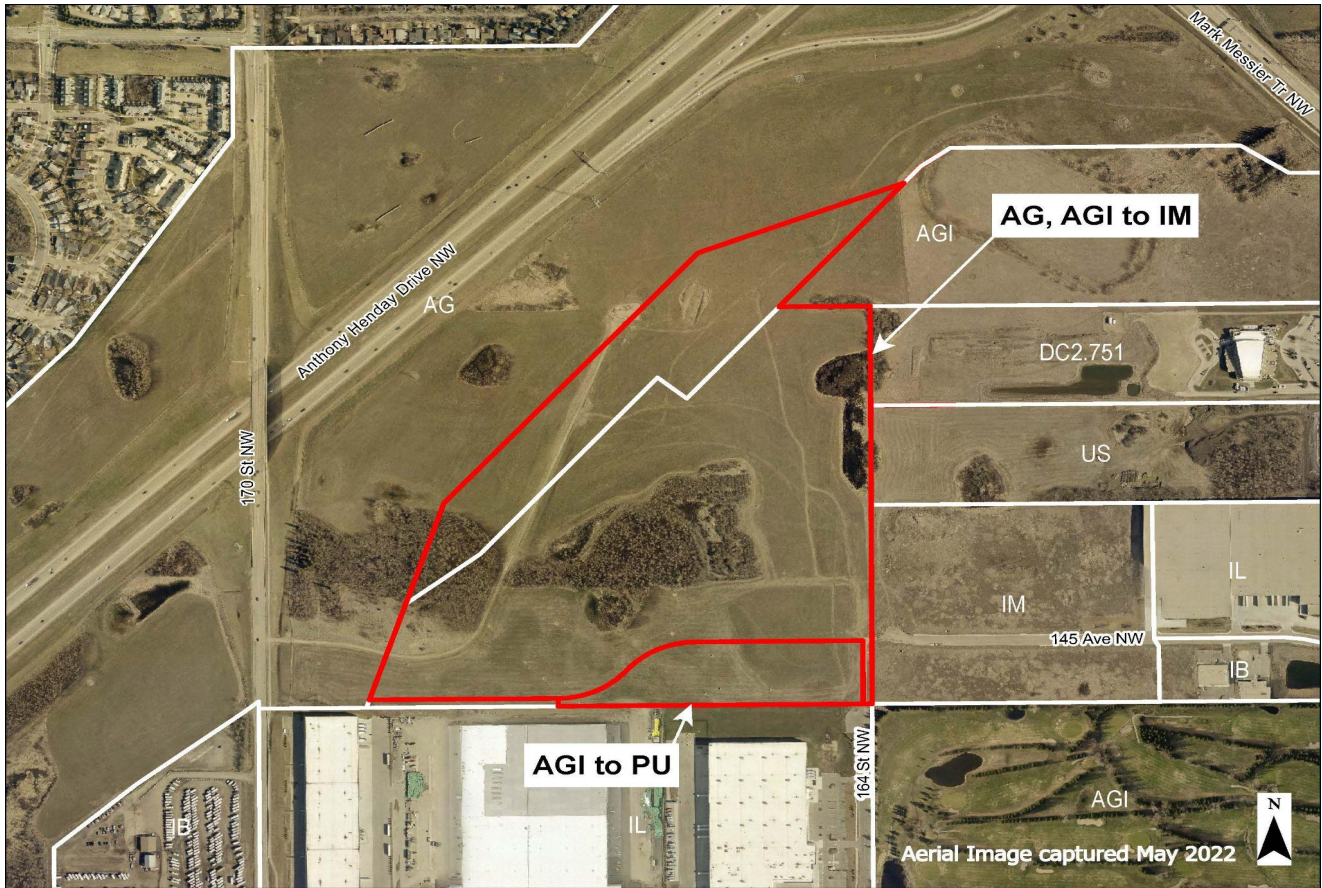
Webpage, December 21, 2022

- edmonton.ca/industrialplanningapplications

No formal feedback or position was received from the Cumberland/Oxford League at the time this report was written.

Site and Surrounding Area

The subject site is approximately 31 ha, located south of Anthony Henday Drive NW east of 170 Street NW along the northwest edge of the Anthony Henday Mistatim neighbourhood. The surrounding industrial area is mainly occupied by various industrial uses, a religious assembly and undeveloped land designated for light and medium industrial uses.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AG) Agricultural Zone (AGI) Industrial Reserve Zone	Undeveloped Undeveloped
CONTEXT		
North	(AG) Agricultural Zone	Undeveloped
East	(AGI) Industrial Reserve Zone (US) Urban Services (IM) Medium Industrial Zone (DC2.751) Site Specific Development Control Provision	Undeveloped Undeveloped Undeveloped Religious Assembly
South	(IL) Light Industrial Zone	Light Industrial uses
West	(AG) Agricultural Zone	Undeveloped

Planning Analysis

The proposed amendment will expand the boundary of the Mistatim ASP for a small portion of land (14.9 ha) previously identified as part of the Transportation Utility Corridor and was deemed surplus by Alberta Transportation in 2022. The proposed stormwater management facility will provide necessary infrastructure to support the development in the area while the medium land use designation being applied to the expanded area will be in keeping with the intent of the ASP and facilitate the ongoing development of the area.

Currently the ASP designates a tree stand as an opportunity for a potential park/recreation. The amendment proposes to remove the potential park/recreation designation noting the tree stand is isolated with very limited access and limited opportunities for future programming. Money in place of reserves will be provided during the subdivision process which will later be used to purchase parkland elsewhere.

Land Use Compatibility

Mistatim Industrial is an industrial neighbourhood with various industrial buildings reflecting light and/or medium industrial character. As such, the proposed IM zone allows for medium industrial uses which contains measures to screen all outdoor service, assembly, trash collection and storage yards from adjacent sites, and is compatible with surrounding existing and planned development. The table below summarizes the development regulations for the proposed IM Zone.

Proposed IM Zone Summary

	IM Proposed
Maximum Height	18 m
Floor Area Ratio	2.0
Front Setback	3.0 m
Interior Side Setback	0.0 m
Rear Setback	0.0 m

The proposed PU Zone will allow for the development of a stormwater management facility, and will provide the necessary infrastructure to support the continued development of the neighbourhood.

Plans in Effect

The Mistatim Industrial Area Structure Plan (ASP) guides the industrial development of the neighbourhood and designates the site (outside the expanded boundary area) as medium industrial land uses. Overall, the proposed rezoning change aligns with the proposed ASP amendment and will support the ongoing development of the neighbourhood.

The City Plan

The subject site is located within the Northwest District of The City Plan and is identified as a redeveloping area. This application supports The City Plan's policies to promote 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.

Technical Review

Transportation

A Transportation Impact Assessment was completed by the applicant to determine the potential impacts of the development to the surrounding roadways. The TIA concluded that the existing transportation infrastructure requires improvements as the development progresses, including:

- Traffic signals at 145 Avenue and 156 Street intersection and 137 Avenue and 164 Street intersection;
- 145 Avenue collector connection to 170 Street;
- Public access easement along the east boundary of the site for the purpose of providing access to the parcels to the north and east; and
- Active mode connection along 145 Avenue to connect to the existing shared use path to 170 Street.

In addition to the above, signals at 137 Avenue and 164 Street are already a condition of a previous subdivision and will be installed when the Traffic Operations deemed necessary.

Transit

Crosstown bus service, route 54 runs along 137 Avenue with stops located at 164 Street. This service connects users between West Edmonton Mall Transit Centre and Clareview Transit Centre.

Drainage

An amendment to the Mistatim Neighbourhood Design Report (NDR) was submitted as part of the application. This NDR amendment examined the impacts that the proposed development would have on the existing sanitary and stormwater systems in the neighbourhood. Through this technical review, it was determined that existing drainage infrastructure in the area has sufficient capacity to accommodate the proposed development.

Sanitary and stormwater services are available for connection, from the existing sewers located within 164 Street NW. The applicant/owner will be responsible for all costs associated with infrastructure improvements required to service the development in accordance with City standards.

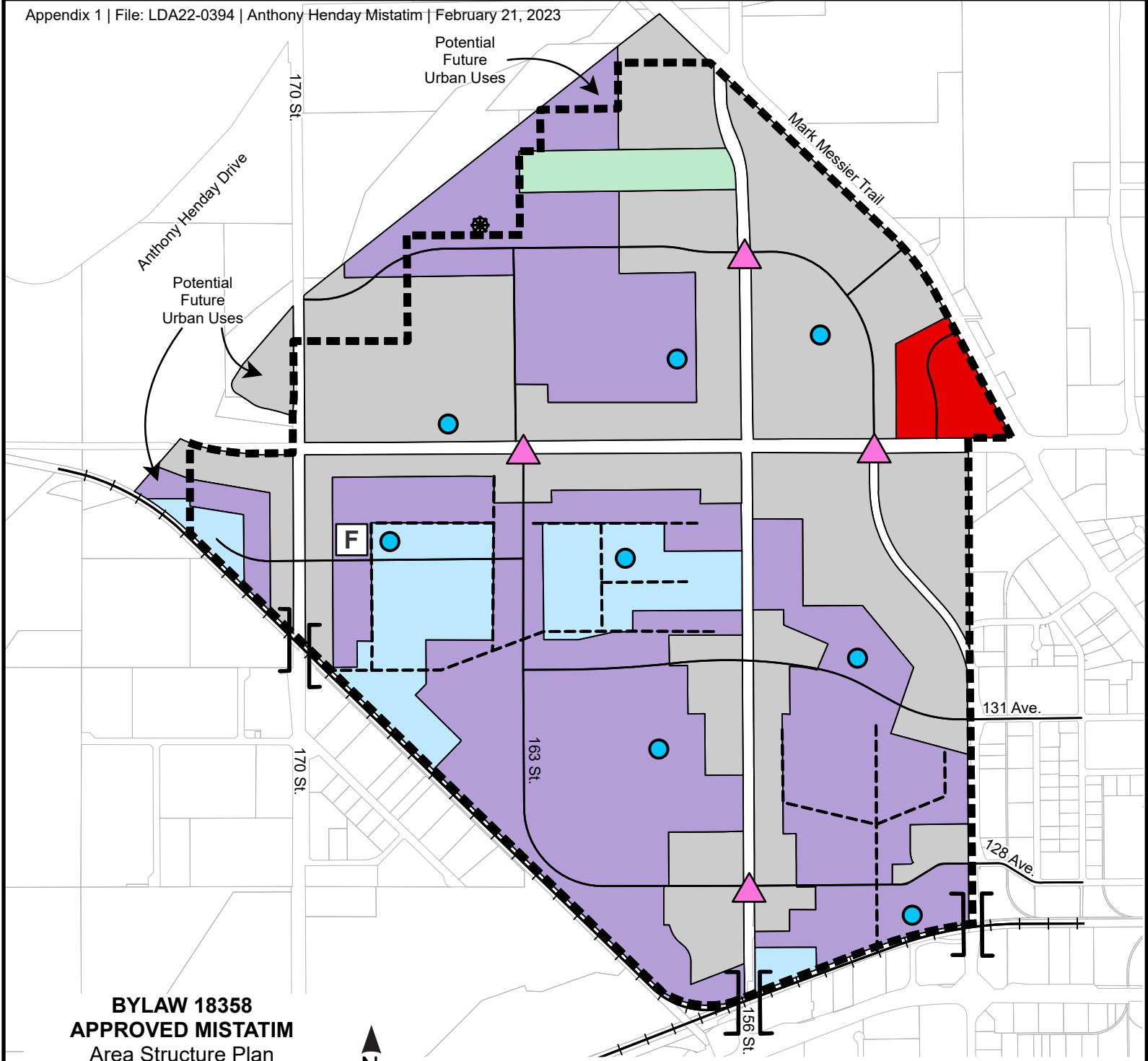
EPCOR Water

Offsite water main construction will be required along 170 Street NW and 145 Avenue NW to provide water supply to the site. The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

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

Appendices

- 1 Approved ASP – Bylaw 18358
- 2 Proposed ASP – Bylaw 20379
- 3 Approved Land Use Statistics - Bylaw 16448
- 4 Propose Land Use Statistics - Bylaw 20379
- 5 Application Summary



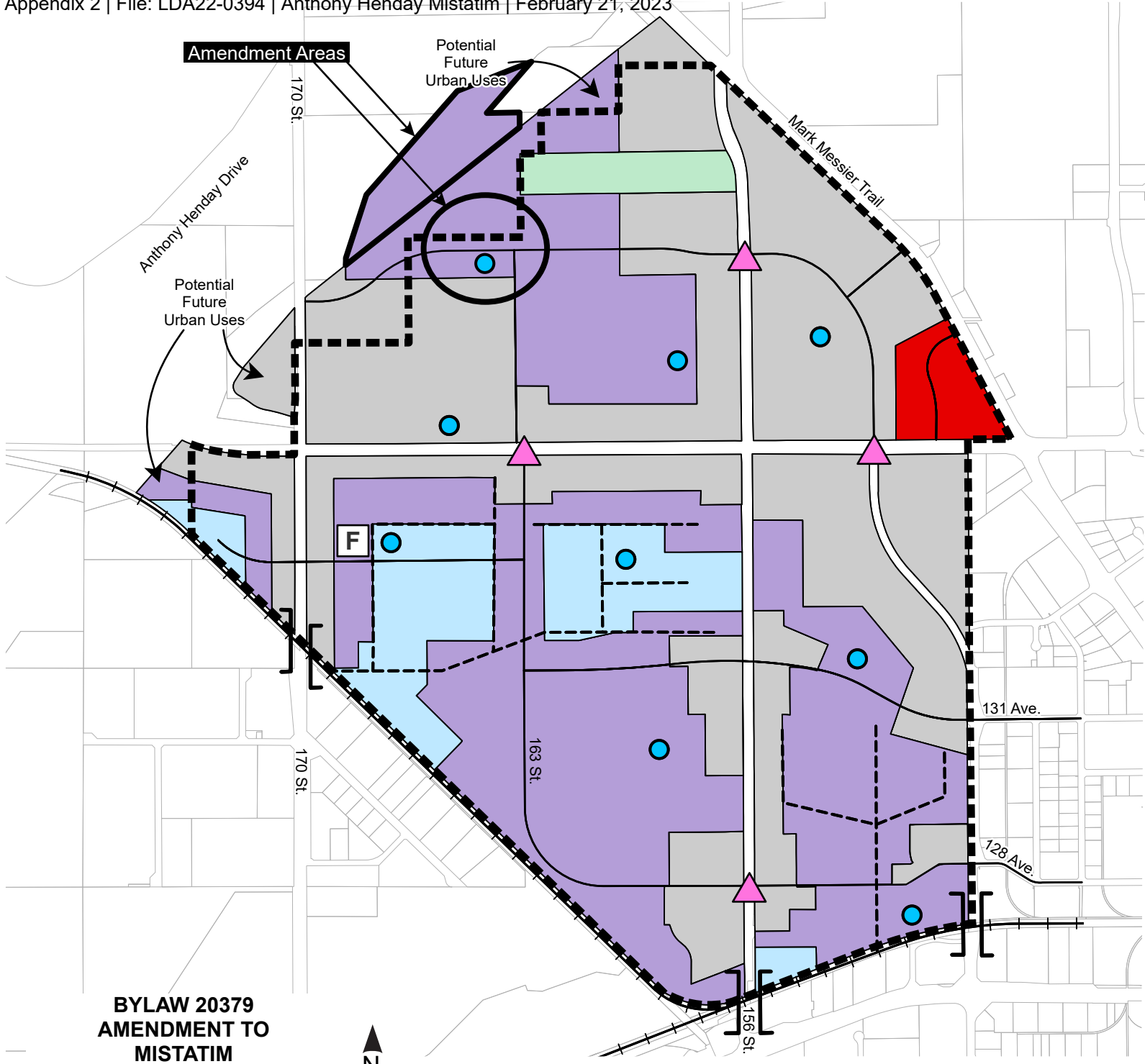
**BYLAW 18358
APPROVED MISTATIM
Area Structure Plan
(as amended)**



- Industrial Business
- Medium Industrial
- Heavy Industrial
- Commercial
- Cemetery
- F Potential Fire Station

- Potential Industrial Service Centre
- ⚙️ Potential Park / Recreational
- Potential Stormwater Facility
- ASP Boundary
- Grade Separations
- Potential Rail Spur Line

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.



**BYLAW 20379
AMENDMENT TO
MISTATIM**
Area Structure Plan
(as amended)

- Industrial Business
- Medium Industrial
- Heavy Industrial
- Commercial
- Cemetery
- F Potential Fire Station

- Potential Industrial Service Centre
- Potential Park / Recreational
- Potential Stormwater Facility
- ASP Boundary
- Grade Separations
- Potential Rail Spur Line
- Amendment Area

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.

APPROVED LAND USE STATISTICS

PROPOSED LAND USE SUMMARY

(Bylaw 16448, September 16, 2013)

	To Existing RDA Boundary (ha)	Potential Additional Area To Rationalized RDA (ha)	Total Potential (ha)
Commercial	12	0	12
Potential Industrial Service Centers	16	0	16
Industrial Business	206	15	221
Medium Industrial	285	16	301
Heavy Industrial	58	2	60
Storm Ponds	16	0	16
Major Collectors & Arterials	44	1	45
Total	637 ha.	34 ha.	671 ha.

PROPOSED LAND USE SUMMARY - BYLAW 20379

	To Existing RDA Boundary (ha)	Potential Additional Area To Rationalized RDA (ha)	Total Potential (ha)
Commercial	12	0	12
Potential Industrial Service Centers	16	0	16
Industrial Business	206	15	221
Medium Industrial	300.9	16	316.9
Heavy Industrial	58	2	60
Storm Ponds	18.5	0	34.3
Major Collectors & Arterials	44	1	45
Total	655.4	34	705.2

Application Summary

Information

Application Type:	Plan Amendment, Rezoning
Bylaw/ Charter Bylaw:	20379, 20380
Location:	South of Anthony Henday Drive NW and east of 170 Street NW
Address:	14490 - 164 Street NW
Legal Description:	Lot 1, Block 6, Plan 1821412
Site Area:	30.99 ha
Neighbourhood:	Anthony Henday Mistatim
Ward:	Anirniq
Notified Community Organization::	Cumberland/Oxford Community League
Applicant:	Stantec Consulting Ltd.

Planning Framework

Current Zone(s):	(AG) Agricultural Zone (AGI) Industrial Reserve Zone
Proposed Zone:	(PU) Public Utility Zone (IM) Medium Industrial Zone
Plan(s) in Effect:	Mistatim Area Structure Plan (ASP)
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination