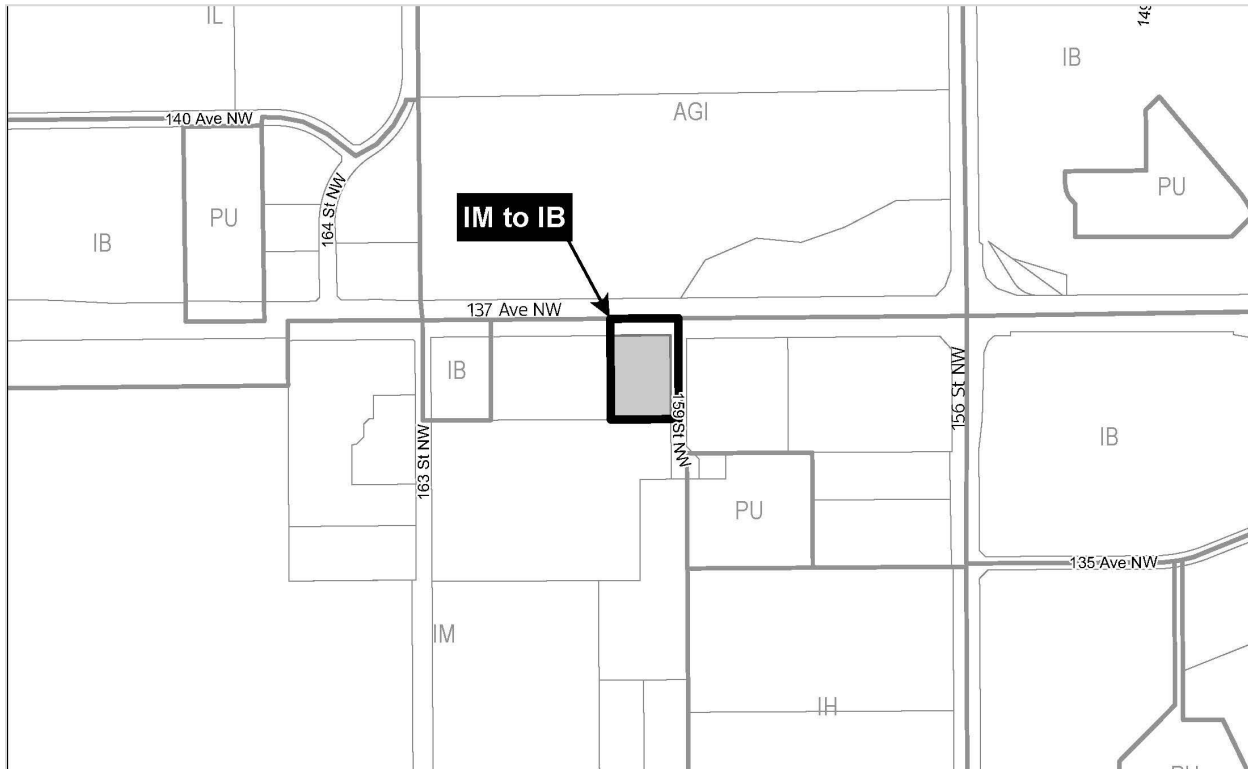


13630 – 159 Street NW

To allow for industrial businesses and limited compatible non-industrial businesses.



Recommendation: That Charter Bylaw 20512 to amend the Zoning Bylaw from the (IM) Medium Industrial Zone to the (IB) Industrial Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Aligns with The City Plan by supporting growth of the local economy.
- Conforms with the Industrial Business land use designation of the Mistatim Area Structure Plan.
- Is compatible with surrounding land uses.

Application Summary

CHARTER BYLAW 20512 would amend the Zoning Bylaw, as it applies to the subject site, from the (IM) Medium Industrial Zone to (IB) Industrial Business Zone for the purpose of accommodating industrial businesses and limited compatible non-industrial businesses.

This application was accepted on February 28, 2023 from On-Track Railway Services Ltd. The applicant's stated intention is for the development of an Indoor Participant Recreation Facility in the existing building. They were advised that this use is discretionary under the IB Zone and will require a development permit application, and may require site improvements and building code upgrades to the current development.

This proposal aligns with the goals and policies of The City Plan to support the local economy and the Industrial Business land use designation of the Mistatim Area Structure Plan.

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 a standard zone, it complies with the Mistatim Area Structure Plan and The City Plan, and received no responses to the mailed notice.

The basic approach included the following techniques:

Mailed notice of proposed land use changes, March 3, 2023

- Number of recipients: 8
- Number of responses with concerns: 0

Webpage

- edmonton.ca/planningapplications

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

Site and Surrounding Area

This 1.15 ha site is centrally located in the Mistatim Industrial area on a corner lot. It is south of 137 Avenue NW, an arterial road, and west of 159 Street NW, a local cul-de-sac. The existing building fronts 159 Street NW and vehicle access is from 159 Street NW. The arterial is an east/west transit corridor that bisects the Mistatim industrial area, has a shared use path on its south side, and includes a nearby bus stop east of 159 Street NW.

The surrounding area is in various stages of industrial development, except to the north where there is an existing golf course. The relatively new industrial building located on the north portion of the site was built under the regulations of the (IM) Medium Industrial Zone while the south portion of the site remains undeveloped.



Aerial view of application area

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	General Industrial Use
CONTEXT		
North	(AGI) Agricultural Reserve Zone	Golf Course
East	(IM) Medium Industrial Zone	Vehicle and Equipment Sales/Rentals
South	(IM) Medium Industrial Zone	General Industrial Use
West	(IM) Medium Industrial Zone	Undeveloped



View of the building looking south from the Shared Use Path on south side of 137 Avenue NW



View of the site looking west from 159 Street NW

Planning Analysis

This proposal aligns with the goals and policies of The City Plan by supporting access to employment and a broad range of economic opportunities, and promotes continuous improvement, evolution and intensification of Edmonton’s non-residential lands.

The proposed rezoning conforms to the Industrial Business land use designation in the Mistatim Area Structure Plan as identified in Appendix 1, Context Plan Map.

The proposed rezoning is compatible with surrounding industrial land uses.

IM & IB Comparison Summary

	IM Current	IB Proposed
Industrial Building		
Maximum Height	18 m	12 m
Setbacks 137 Avenue NW 159 Street NW	3.0 m abutting a public roadway	6.0 m abutting a public roadway
Purpose	To provide for manufacturing, processing, assembly, distribution, service and repair uses that carry out a portion of their business operations outdoors or require outdoor storage areas.	To provide for industrial businesses (no nuisance visible or apparent outside an enclosed building) and to accommodate limited, compatible non-industrial uses.

Existing development on the north portion of the site was approved for a general industrial building under the regulations of the IM Zone and will result in setback and landscaping deficiencies when rezoned to the IB Zone. Development of the south portion of the site would then be reviewed relative to the regulations of the IB Zone. Any new development of the site or change of use development application may require upgrades to the site (i.e. pedestrian connections, increased landscaping) and/or to the existing building (re: building code requirements).

The proposed rezoning complies with The City Plan, the Mistatim ASP and is compatible with surrounding industrial development.

Technical Review

Transportation

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. With redevelopment, the owner/applicant will be required to construct missing pedestrian connections and walkways to support safe pedestrian and active modes of transportation. The subject land also has convenient access to transit service on 137 Avenue which further supports multi-modal transportation.

Drainage

The subject property is currently serviced via connections to the public sanitary and storm sewer systems. Sanitary service connection exists to the sewer mains in 137 Avenue to the north. Storm service connection exists to the sewer mains along the southern edge of the subject property, currently captured within a utility easement.

The proposed rezoning is not anticipated to have a significant impact to the existing sanitary and storm sewer systems in the area, and these existing service connections can continue to be utilized.

EPCOR Water

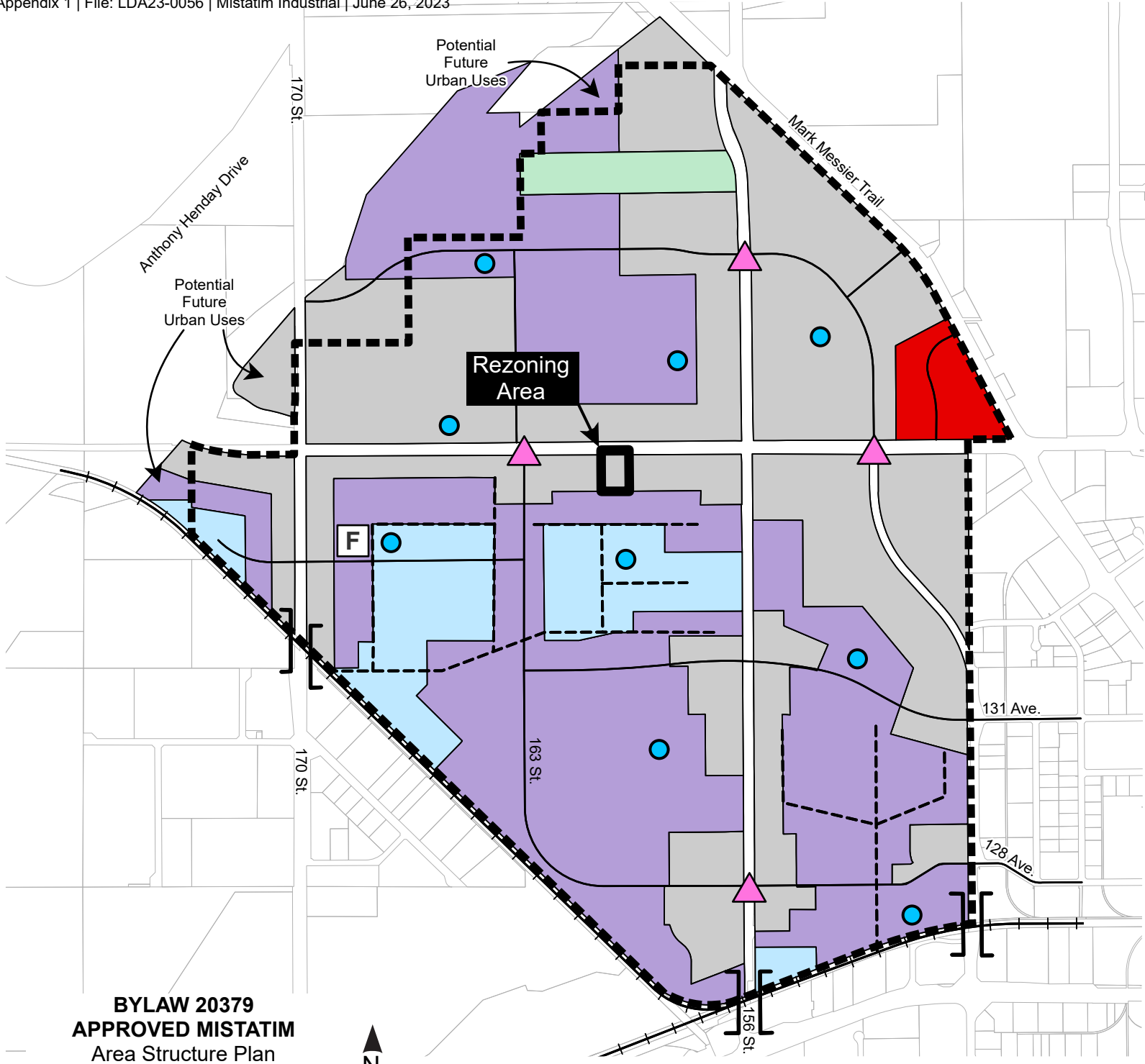
The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

While a deficiency in on-street fire protection adjacent to the property was identified by EPCOR Water, Fire Rescue Services completed an Infill Fire Protection Assessment which determined that additional hydrants were not required. There is an onsite fire hydrant.

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

Appendices

- 1 Context Plan Map
- 2 Application Summary



BYLAW 20379
APPROVED MISTATIM
 Area Structure Plan
 (as amended)



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

- Potential Industrial Service Centre
- 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.

Application Summary

Information

Application Type:	Rezoning
Charter Bylaw:	20512
Location:	South of 137 Avenue NW and west of 159 Street NW
Address:	13630 - 159 Street NW
Legal Description:	Lot 10, Block 5, Plan 0821204
Site Area:	1.15 ha
Neighbourhood:	Mistatim Industrial
Ward:	Anirniq Ward
Notified Community Organization:	Cumberland/Oxford Community League
Applicant:	On-Track Railway Services Ltd.

Planning Framework

Current Zone:	(IM) Medium Industrial Zone
Proposed Zone:	(IB) Industrial Business Zone
Plan in Effect:	Mistatim Area Structure Plan
Historic Status:	N/A

Written By: Cyndie Prpich
Approved By: Tim Ford
Branch: Development Services
Section: Planning Coordination