



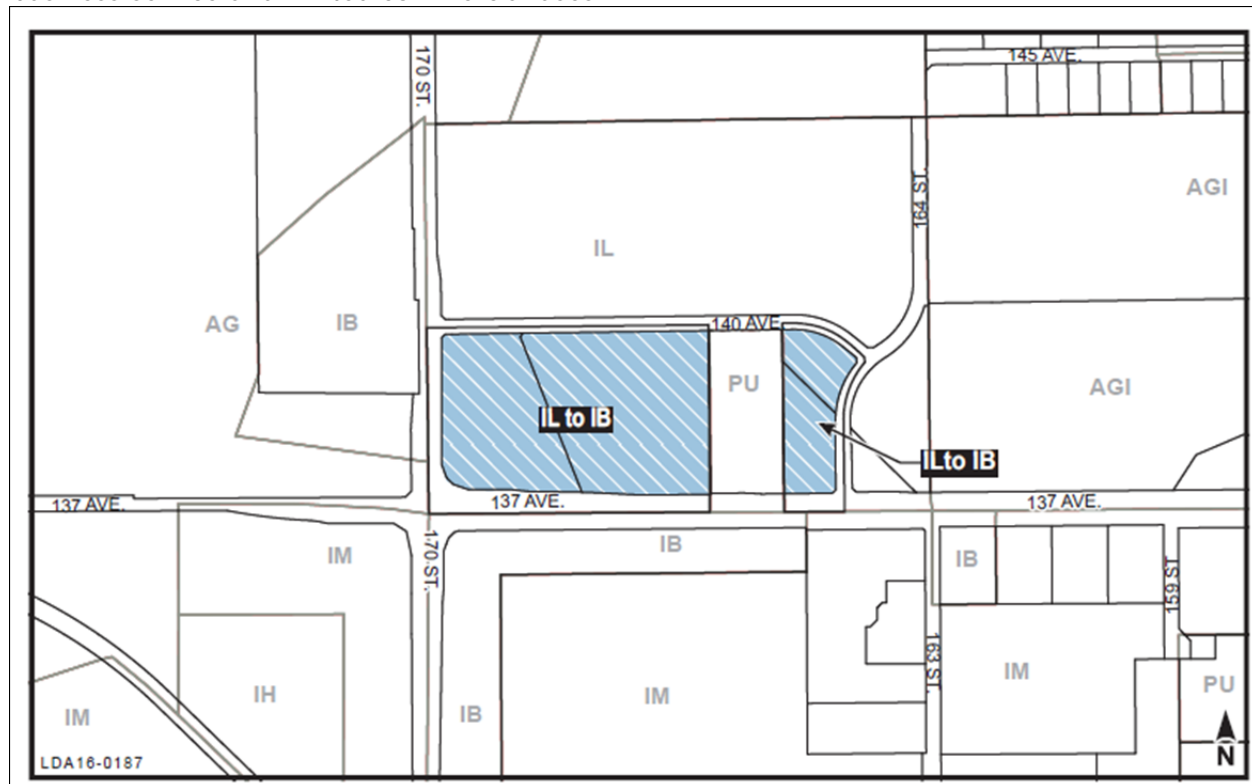
# REZONING APPLICATION MISTATIM INDUSTRIAL

**13703 - 164 STREET NW**

**16310 - 137 AVENUE NW**

**16703 - 140 AVENUE NW**

The purpose of this rezoning is to allow for the opportunity for a variety of light industrial, business service and limited commercial uses.



## RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- the proposed zoning is compatible with the existing and proposed uses,
- it conforms with the applicable policies of the Mistatim Area Structure Plan, and
- it provides the opportunity for a wider range of business industrial uses at a major arterial intersection.

## THE APPLICATION

BYLAW 17720 proposes to amend the Zoning Bylaw from (IL) Light Industrial Zone to (IB) Industrial Business Zone to increase the variety of allowable uses. The stated intent is to “respond to changing economics to provide a variety of industrial business which will enhance the site and provide additional amenity to neighbourhood industrial businesses.” The proposed zone offers a wider range of use opportunities.

## SITE AND SURROUNDING AREA

The proposed rezoning is east of 170 Street NW and north of 137 Avenue NW.



AERIAL VIEW OF APPLICATION SITE

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(IL) Light Industrial Zone	Vacant
<b>CONTEXT</b>		
North	(IL) Light Industrial Zone	Vacant
East	(IL) Light Industrial Zone	Vacant
South	(IB) Industrial Business Zone	Vacant
West	(IB) Industrial Business Zone	Vacant



VIEW OF SITE LOOKING NORTH

## PLANNING ANALYSIS

The proposed rezoning complies with the intent of the Mistatim Area Structure Plan (ASP) which identifies business and light industrial uses along major roadways. The site is identified in the ASP as part of Area 4 (bounded on the east by 156 Street, north of 137 Avenue and the south of Anthony Henday Drive). Area 4 also identifies this portion of the Plan as suitable for light industrial or business park uses. Given the site is located along two major roadways, the proposed rezoning is consistent with the intent of Area 4.

Furthermore, since the Plan designates this quadrant of the plan area as suitable for light industrial and business park uses, the (IB) Industrial Business Zone is appropriate in that it facilitates the provision of high quality development and minimal industrial nuisances. The proposed rezone will continue to promote the development of a high quality industrial standard on this site with high visibility on two arterial roadways and good transportation access.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> April 21, 2016	<ul style="list-style-type: none"><li>• No comments were received.</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

## **CONCLUSION**

Sustainable Development recommends that City Council APPROVE the application.

## **ATTACHMENTS**

2a Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw:	17720
Location:	East of 170 Street and north of 137 Avenue NW
Address:	13703 - 164 Street NW 16310 - 137 Avenue NW 16703 - 140 Avenue NW
Legal Description(s):	Portions of Block 7, Plan 179HW, SW-27-53-25-4
Site Area:	N/A
Neighbourhood:	Mistatim Industrial
Ward - Councillor:	4 – Andrew Knack
Notified Community Organizations:	Cumberland/Oxford Community League
Applicant:	Qualico Commercial

### PLANNING FRAMEWORK

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

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