

**ATTACHMENT 2
BYLAW 17599
FILE: LDA15-0652
MISTATIM
INDUSTRIAL**

DESCRIPTION: ZONING BYLAW AMENDMENT from (IM) Medium Industrial Zone to (IB) Industrial Business Zone; MISTATIM INDUSTRIAL

LOCATION: 16203 - 137 AVENUE NW

LEGAL DESCRIPTION: Lot 7, Block 5, Plan 082 1204

APPLICANT: Callidus Developments
1204, 10025 - 102A AVE
Edmonton, AB T5J 2Z2

OWNER: Bonaventure Group Holdings Ltd.
9948 - 153 Avenue NW
Edmonton, AB T5X 6A4,

ACCEPTANCE OF APPLICATION: Dec. 18, 2015

EXISTING DEVELOPMENT: vacant

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17599 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be APPROVED.

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DISCUSSION

1. The Application

The applicant is proposes to rezone the subject site within the Mistatim Area Structure Plan from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. This rezoning will allow for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed buildings.

2. Site and Surrounding Area

The proposed rezoning is located at the southeast corner of 163 Street NW and 137 Avenue NW.

The subject site is vacant. To the west, across 163 Street NW, is land zoned (IM) Medium Industrial Zone and occupied by the City of Edmonton Animal Care and Control Centre and the Edmonton Humane Society.

To the south, there is a large site that is currently zoned (IM) Medium Industrial Zone and it is occupied by a large wholesale food warehouse. The areas north of 137 Avenue NW and immediately east of the site are vacant lands zoned (IM) Medium Industrial Zone.



View of site looking south west from 137 Avenue

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

The proposed rezoning is in conformance with the *The Way We Grow*, the Municipal Development Plan. Specifically, this application conforms to the policies in Section 6.3.1.5 by facilitating redevelopment and intensification to higher value industrial, commercial, and institutional uses in established industrial areas.

The stated purpose of the (IB) Industrial Business Zone is to allow for industrial businesses that carry out their operation such that no nuisance is created or apparent outside of an enclosed building, and such that the zone is compatible with any adjacent non-industrial zone. The uses allowed in the IB Zone are compatible with the surrounding industrial and commercial land uses. Further, as this site is situated along an arterial roadway, the commercial aspect of the proposed zone is better suited to the subject site as opposed to parcels interior to the industrial area where more intensive industrial uses are suitable.

2. Transportation Services and Utilities

All comments from Civic Departments and utility agencies have been addressed. The applicant will be responsible for the costs of upgrading services necessary to accommodate future development on the site.

3. Environmental Review

A Phase I Environmental Site Assessments provided, confirmed that site is suitable for the intended purpose.

4. Surrounding Property Owners' Concerns

Sustainable Development sent an advanced notice of this application on January 4, 2016 to surrounding property owners and the Cumberland/Oxford Community League. No expressions of concern or questions were received in response to this notification.

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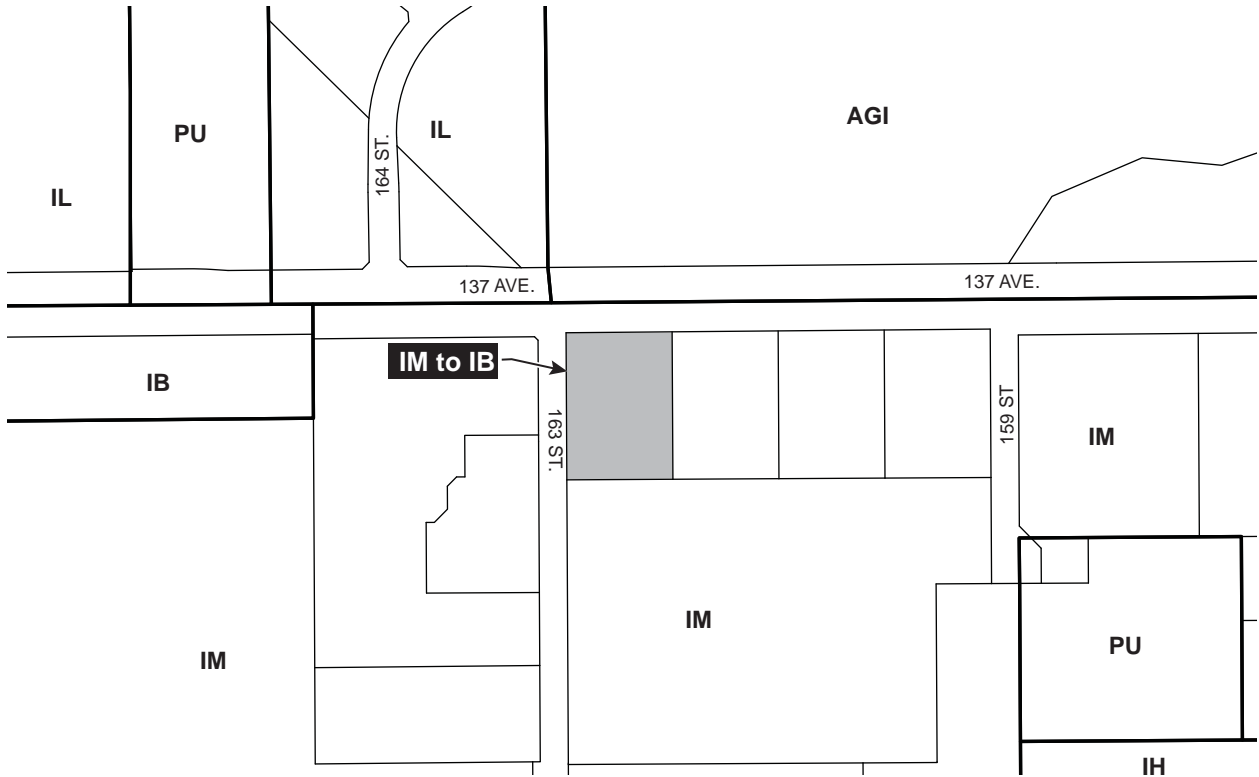
JUSTIFICATION

Sustainable Development recommends that Bylaw 17599 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be APPROVED on the basis that proposed zoning conforms with the applicable policies of the Municipal Development Plan, is compatible with adjacent existing land uses, and satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies.

ATTACHMENTS

2a Maps

Written by: Don Read
Approved by: Tim Ford
Sustainable Development
April 4, 2016

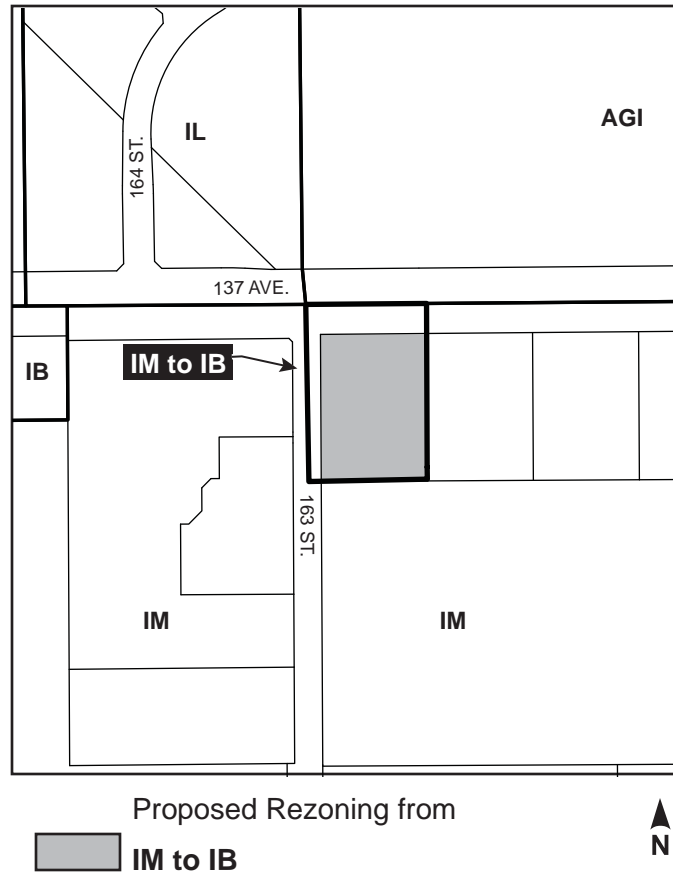


SURROUNDING LAND USE ZONES



FILE: LDA15-0652
DATE: April 4, 2016
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MISTATIM, BYLAW 17599
Location: 16203 - 137 Avenue NW



The purpose of proposed Bylaw 17599 is to change the Zoning Bylaw from (IM) medium industrial zone to (IB) industrial business zone; Lot 7, Block 5, Plan 082 1204, as shown on the attached sketch. This zone provides the opportunity for a range of light industrial, business and service uses. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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