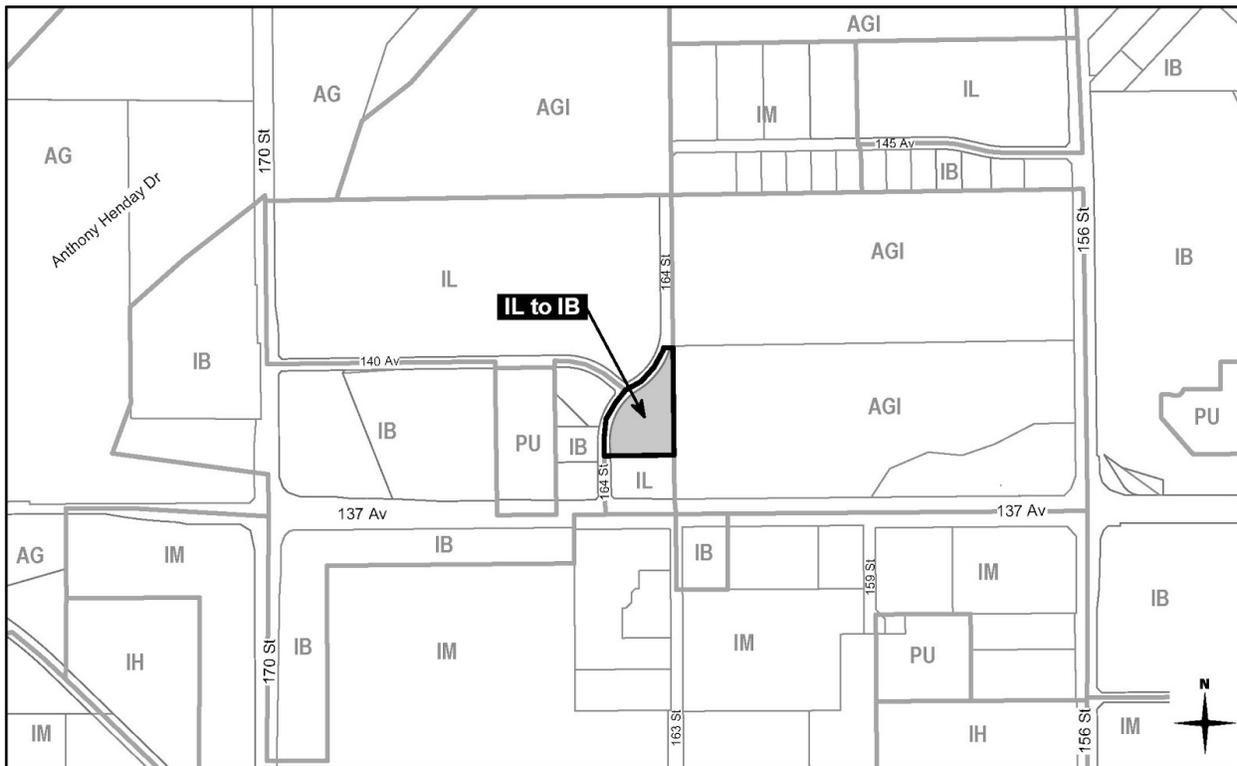




ADMINISTRATION REPORT **REZONING** MISTATIM INDUSTRIAL

13803 - 164 STREET NW

To allow for a range of industrial business uses and accommodate limited, compatible non-industrial uses.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- It is compatible with the existing development of surrounding land; and
- It provides the opportunity for a wider range of industrial and business employment uses at a location with good visibility and access.

THE APPLICATION

CHARTER BYLAW 19419 proposes to amend the Zoning Bylaw from (IL) Light Industrial Zone to (IB) Industrial Business Zone. The proposed (IB) Zone will allow for a wider range of industrial business uses than found under the IL Zone.

It is the applicant’s intent to market the subject site for a wider range of uses.

SITE AND SURROUNDING AREA

The subject site is located north of 137 Avenue NW and east of 164 Street NW in the northeastern portion of the Mistatim Industrial neighbourhood. The site is currently vacant undeveloped land.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IL) Light Industrial Zone	Vacant lot
CONTEXT		
North	(IL) Light Industrial Zone	Vacant Lot
East	(AGI) Industrial Reserve Zone	Twin Willows Golf Club
South	(IL) Light Industrial Zone	Vacant Lot
West	(IB) Industrial Business Zone	General industrial uses

PLANNING ANALYSIS

The proposed rezoning is in conformance with the Mistatim Area Structure Plan which designates the subject lands for Industrial Business uses.

The proposed rezoning is appropriate and suitable on this site as it is located in close proximity to 137 Avenue NW, which provides accessibility and visibility for a wide range of uses.

The proposed IB Zone contains a number of uses not found in the IL Zone such as Cannabis Retail Sales, Liquor Stores and Indoor Participant Recreation Services.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. The subject site is serviced to industrial standards and is suitable for the proposed IB zone.

PUBLIC ENGAGEMENT

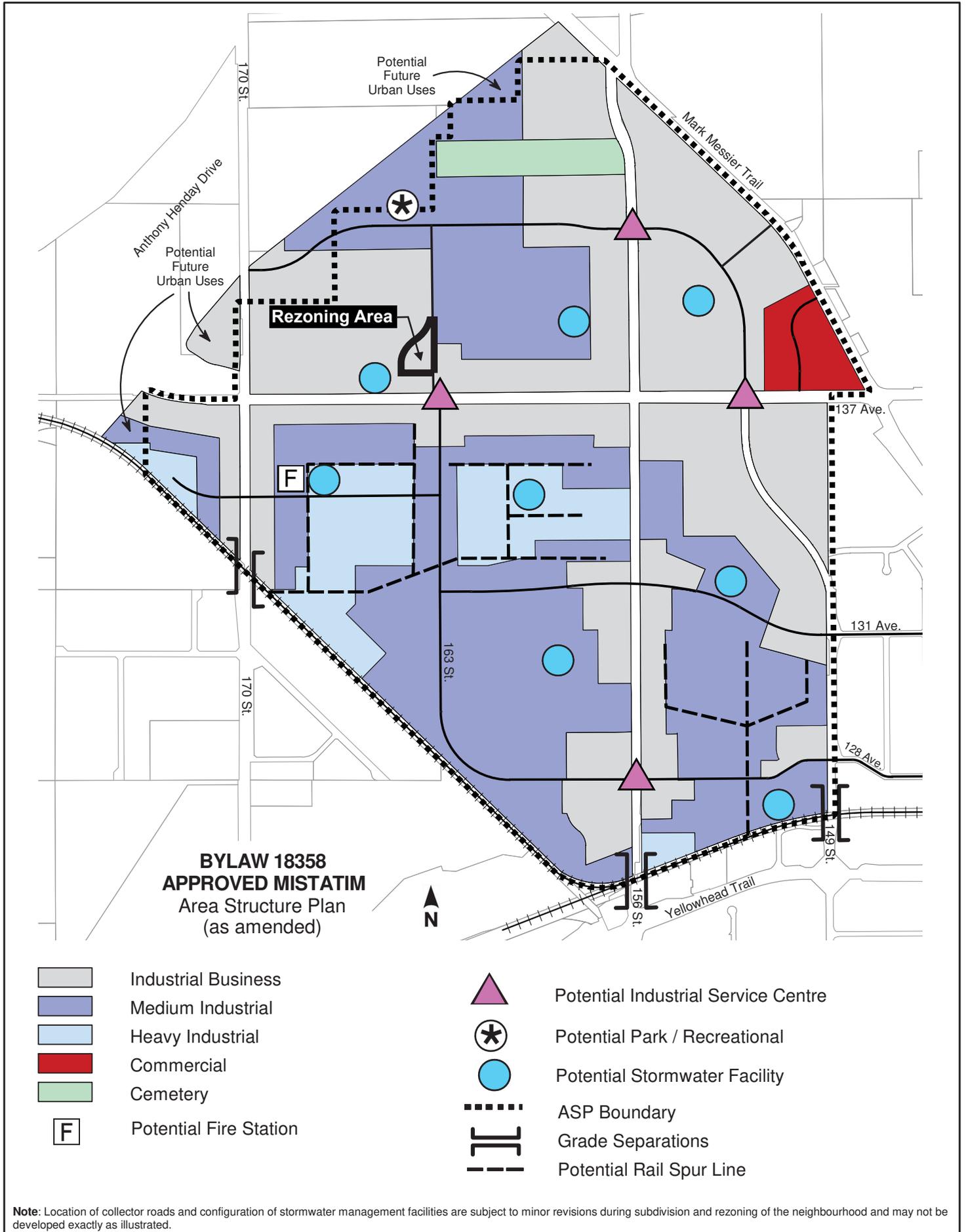
ADVANCE NOTICE April 29, 2020	<ul style="list-style-type: none">• Number of recipients: 12• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19419
Location:	North of 137 Avenue NW and east of 164 Street NW
Address:	13803 - 164 Street NW
Legal Description:	Lot 2, Block 9, Plan 1922174
Site Area:	1.76 ha
Neighbourhood:	Mistatim Industrial
Notified Community Organization:	Cumberland/Oxford Community League
Applicant:	Qualico Commercial

PLANNING FRAMEWORK

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

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