

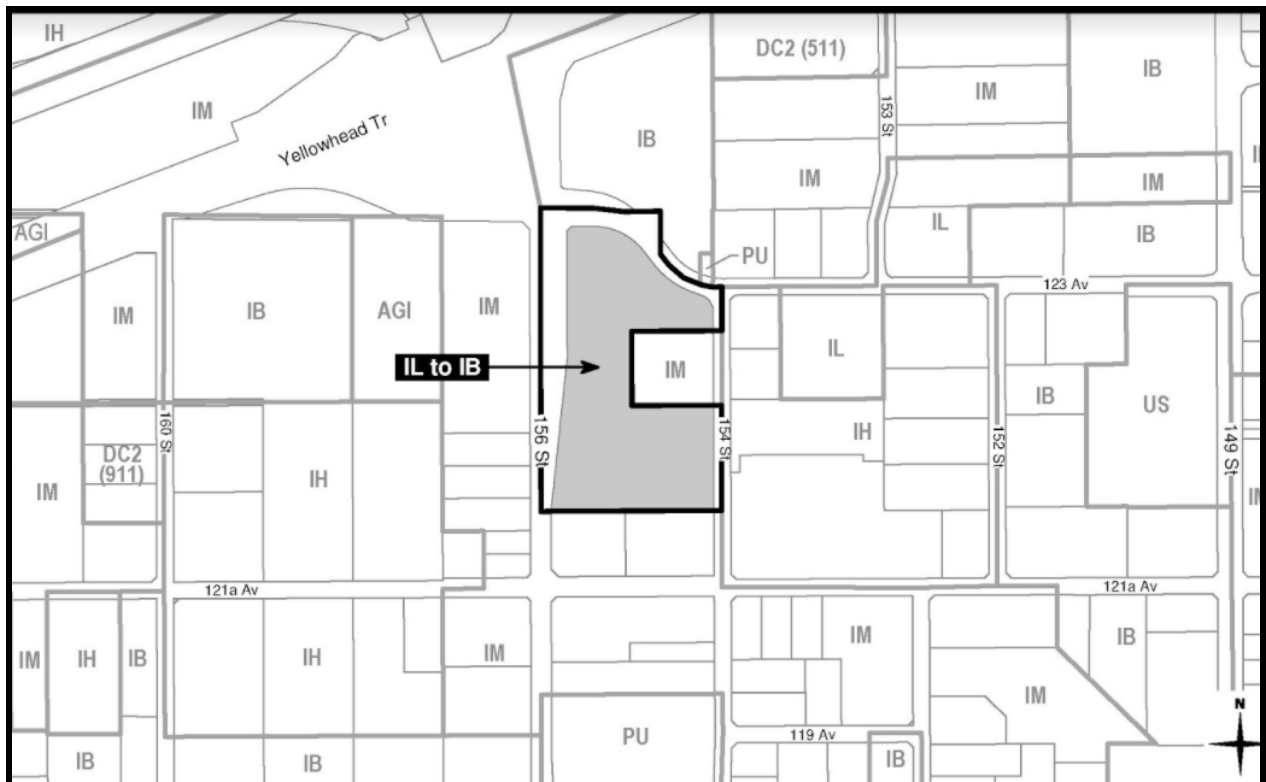


# ADMINISTRATION REPORT

## REZONING

### Mitchell Industrial

## 12110 - 154 STREET NW



**Recommendation:** That Charter Bylaw 19631 to amend the Zoning Bylaw from (IL) Light Industrial Zone to (IB) Industrial Business Zone be APPROVED.

Administration is in **SUPPORT** on the basis that the proposed rezoning will result:

- in development that is compatible with existing and planned land uses in the area; and
- is in conformance with the objectives of the Northwest Industrial Area Outline Plan.

## Report Summary

This land use amendment application was submitted by Planworksarch on November 9, 2020 on behalf of landowners. This application proposes to change the zoning on the site from (IL) Light Industrial Zone to (IB) Industrial Business Zone in order to allow for indoor participant recreation use on the site.

The proposed zoning supports the ongoing reinvestment in the existing industrial area, takes advantage of existing infrastructure, accessibility and visibility to support a wide range of uses as noted in the City Plan.

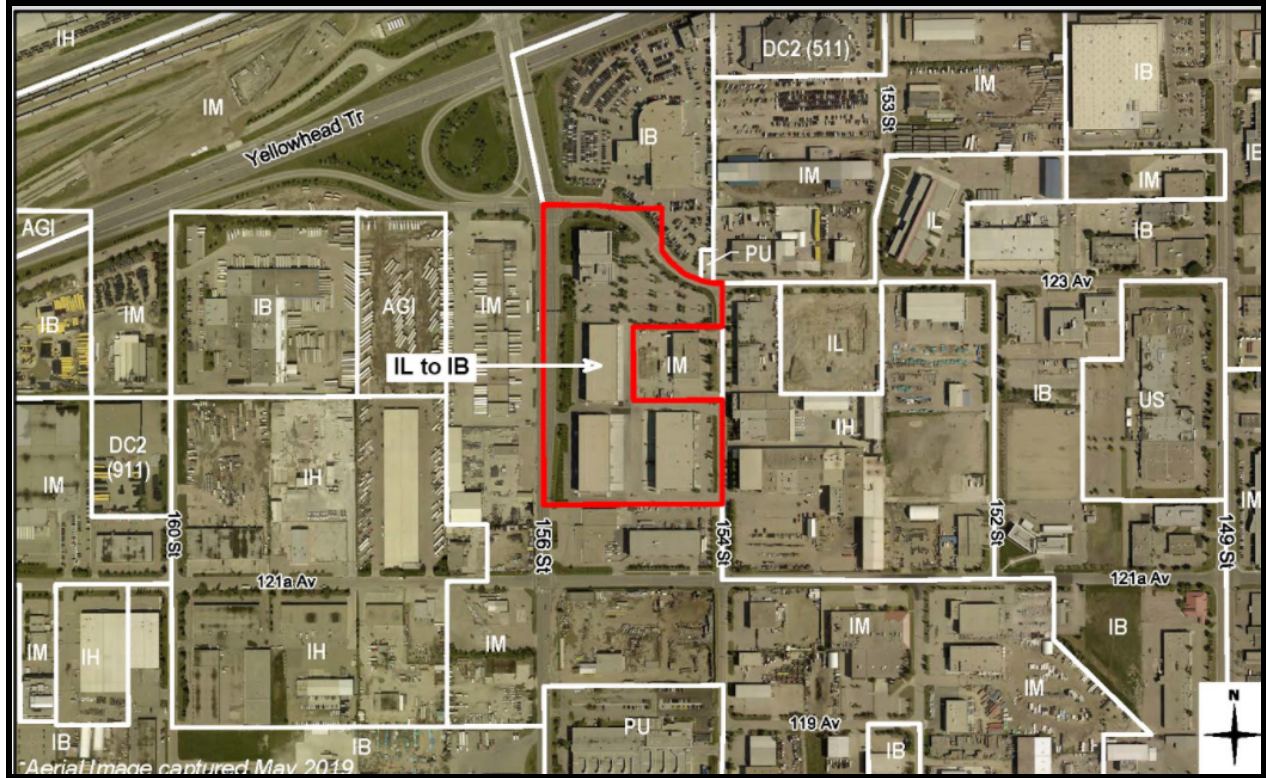
The purpose of the IB Zone is to allow for low intensity industrial businesses sites located on, or in proximity to, arterial or collector roadways generally at the edges of industrial areas. The subject site is adjacent to 156 Street, a major arterial roadway. The intent of the rezoning is to allow for the re-use of the existing buildings. The proposed rezoning to (IB) Industrial Business conforms to the objectives of the approved Northwest Industrial Area Outline Plan which allows for a variety of industrial land uses.

## The Application

Charter Bylaw 19631 proposes to amend the Zoning Bylaw from (IL) Light Industrial Zone to (IB) Industrial Business Zone.

## Site and Surrounding Area

The 4.6 ha site is located on the east side of 156 Street, between 121A Avenue and the Yellowhead Trail. The subject site is in the Mitchell Industrial Area, where development is guided by the Northwest Industrial Area Outline Plan. The site is surrounded by a mix of industrial zones and uses.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(IL) Medium Industrial Zone	Mixed use Industrial building
<b>CONTEXT</b>		
North	(IB) Industrial Business Zone	Car dealership
East	(IM) Medium Industrial Zone (IH) Heavy Industrial Zone	Industrial building
South	(IB) Industrial Business Zone	Industrial building
West	(IB) Industrial Business Zone	Industrial building

## Planning Analysis

The proposed zoning is in the Northwest Industrial Area Outline Plan, which designates this area as Medium Industrial Development. The plan states flexibility in terms of allowing both Medium Industrial and Industrial Business on sites designated for either use. The proposed rezoning is compatible with surrounding planned and existing land uses.

The City Plan encourages reinvestment in established non-residential areas as it serves to strengthen employment, economic activity and diversity.

The proposed IB Zone allows for a range of uses that are compatible with the existing industrial uses along 156 Street NW, and has no off-site impacts or outdoor storage. The proposed zone supports the industrial nature of the area and the ongoing reinvestment in the area as well as taking advantage of the existing infrastructure, accessibility and visibility for a wide range of uses.

### IL and IB COMPARISON

	<b>IL</b> <i>Current</i>	<b>IB</b> <i>Proposed</i>
<b>Building and Structures</b>	Medium Industrial	Industrial Business
<b>Height</b>	14m+	12.0 m
<b>Front Setback</b>	6.0m	6.0 m
<b>Interior Side Setback</b>	0 m	0 m
<b>Flanking Side Setback</b>	0 m	0 m
<b>Rear Setback</b>	0.0 m	0.0m
<b>FAR .</b>	1.2	1.2

## Technical Review

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

## Community Engagement

### ADVANCE NOTICE

January 15, 2021

- Number of recipients: 159
- No responses received

## Conclusion

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

## **APPENDICES**

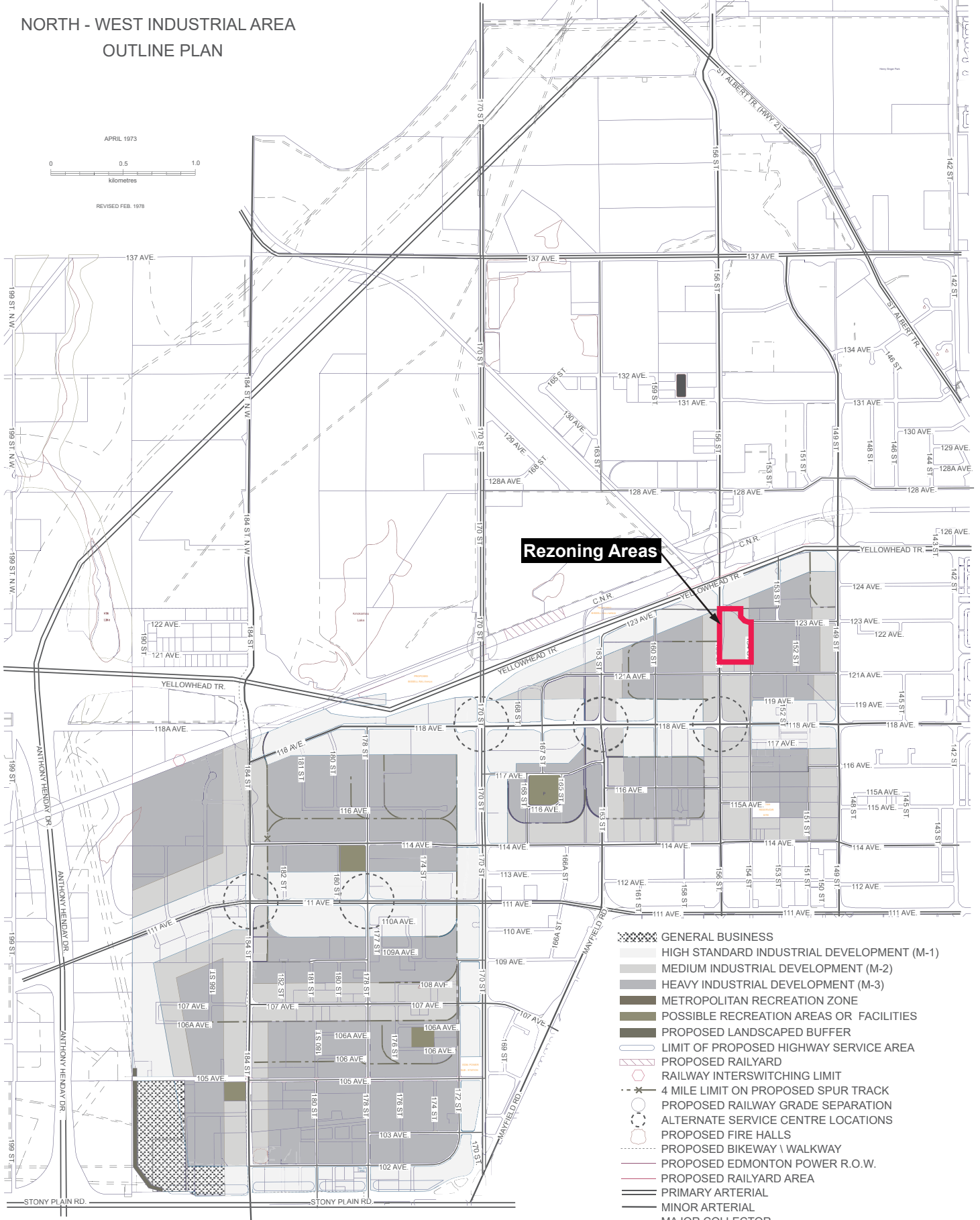
- 1 Context Map
- 2 Application Summary

# NORTH - WEST INDUSTRIAL AREA OUTLINE PLAN

APRIL 1973



REVISED FEB. 1978



**Rezoning Areas**

- GENERAL BUSINESS
- HIGH STANDARD INDUSTRIAL DEVELOPMENT (M-1)
- MEDIUM INDUSTRIAL DEVELOPMENT (M-2)
- HEAVY INDUSTRIAL DEVELOPMENT (M-3)
- METROPOLITAN RECREATION ZONE
- POSSIBLE RECREATION AREAS OR FACILITIES
- PROPOSED LANDSCAPED BUFFER
- LIMIT OF PROPOSED HIGHWAY SERVICE AREA
- PROPOSED RAILYARD
- RAILWAY INTERSWITCHING LIMIT
- 4 MILE LIMIT ON PROPOSED SPUR TRACK
- PROPOSED RAILYARD GRADE SEPARATION
- ALTERNATE SERVICE CENTRE LOCATIONS
- PROPOSED FIRE HALLS
- PROPOSED BIKEWAY \ WALKWAY
- PROPOSED EDMONTON POWER R.O.W.
- PROPOSED RAILYARD AREA
- PRIMARY ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19631
Location:	North of 121 Avenue NW and east of 156 Street NW
Address:	12110 - 154 STREET NW
Legal Description:	Lot 28, Block 1, Plan 052 3352
Site Area:	4.06 ha.
Neighbourhood:	Mitchell Industrial
Notified Community Organization:	Dovercourt Community League
Applicant:	PLANWORKS ARCHITECTURE INC

### PLANNING FRAMEWORK

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

Written By:	Don Read
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination