



# ADMINISTRATION REPORT **REZONING** PRINCE RUPERT

## 11620 - 120 STREET NW

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



**Recommendation:** That Charter Bylaw 19561 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be APPROVED.

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 19561** proposes to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The proposed (IB) Zone will allow for a range of industrial business uses.

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

## SITE AND SURROUNDING AREA

The subject site is located south of Kingsway, and west of 120 Street NW in the northeastern portion of the Prince Rupert Neighbourhood. There is an existing industrial warehouse on the property.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(IM) Medium Industrial Zone	General Industrial uses
<b>CONTEXT</b>		
North	(IM) Medium Industrial Zone	General Industrial uses
East	(CB2) General Business Zone (IM) Medium Industrial Zone (IB) Industrial Business Zone	Temporary Storage & General Industrial uses

South	(IB) Industrial Business Zone	General Industrial uses
	(IM) Medium Industrial Zone	General Industrial uses
West	(AP) Public Parks Zone	Linear park

## PLANNING ANALYSIS

There is no plan in effect for the Prince Rupert neighbourhood. This area developed with industrial uses to take advantage of an old rail line which is now a linear park and off-leash area west of the property and 120 Street NW. The proposed rezoning supports the industrial nature of the area and the ongoing reinvestment in the area.

The proposed rezoning is appropriate and suitable on this site as it is located adjacent to 120 Street NW, in close proximity to Kingsway, which provides accessibility and visibility for a wide range of uses. The lower intensity uses proposed with the IB zone also provide a good transition between the park space and residential uses to the west and the industrial uses to the east.

### IM and IB COMPARISON

	<b>IM</b> <i>Current</i>	<b>IB</b> <i>Proposed</i>
<b>Building and Structures</b>	Medium Industrial	Industrial Business
<b>Height</b>	18 m+	12.0 m
<b>Front Setback</b>	3.0m	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	0.0 m
<b>FAR</b>	2	1.2

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> May 15, 2019	<ul style="list-style-type: none"><li>• Number of recipients: 43</li><li>• No responses</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

## CONCLUSION

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

## APPENDICES

- 1 Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19561
Location:	South of 118 Avenue NW and west of 120 Street NW
Address:	11620 - 120 Street NW
Legal Description:	Lots A & B, Block 202, Plan 1276HW
Site Area:	1.94 ha
Neighbourhood:	Prince Rupert
Notified Community Organizations:	Prince Rupert Community League & Inglewood Community League of Edmonton
Applicant:	Marshall Hundert

### PLANNING FRAMEWORK

Current Zone:	(IM) Medium Industrial Zone
Proposed Zone:	(IB) Industrial Business Zone
Plan in Effect:	None
Historic Status:	None

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