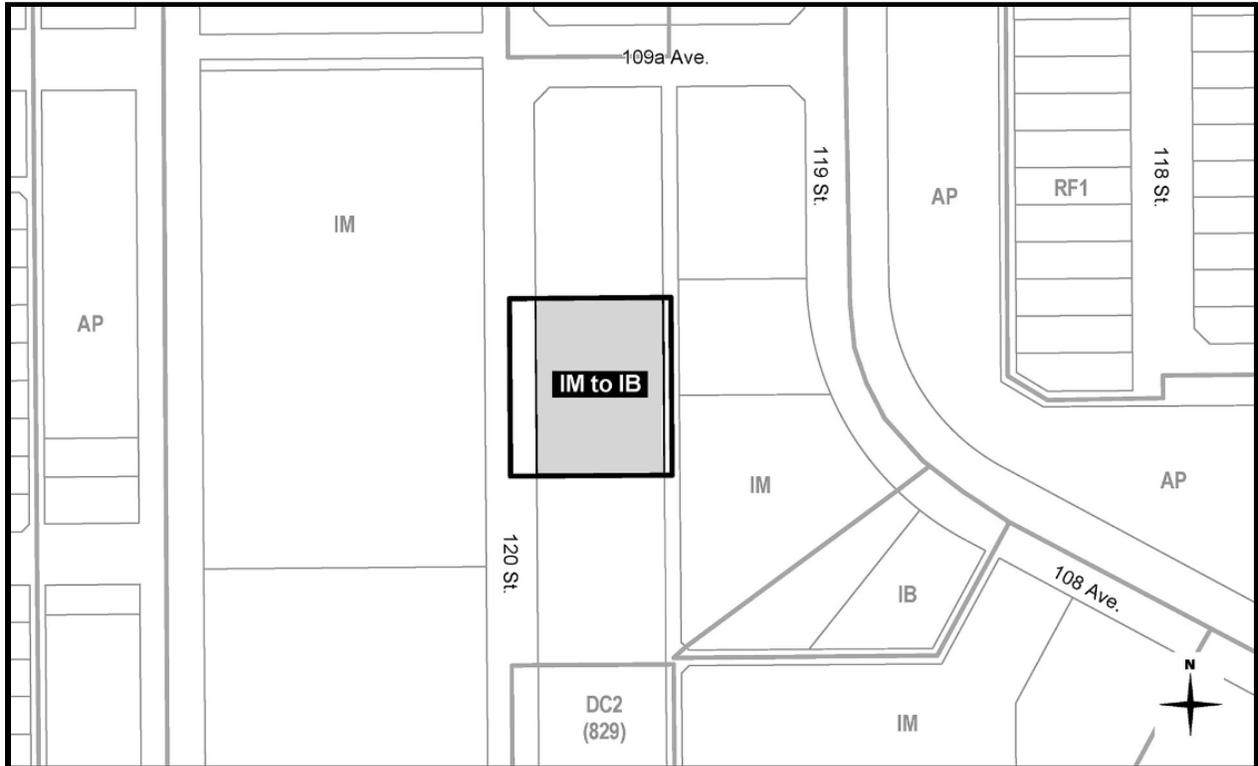




ADMINISTRATION REPORT **REZONING** QUEEN MARY PARK

10925 - 120 STREET NW



Recommendation: That Charter Bylaw 19632 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be APPROVED.

Administration is in **SUPPORT** of this application on the basis that the proposed rezoning will support development compatible with existing and planned land uses in the area, and meets the technical requirements of the Civic Departments and utility agencies.

Report Summary

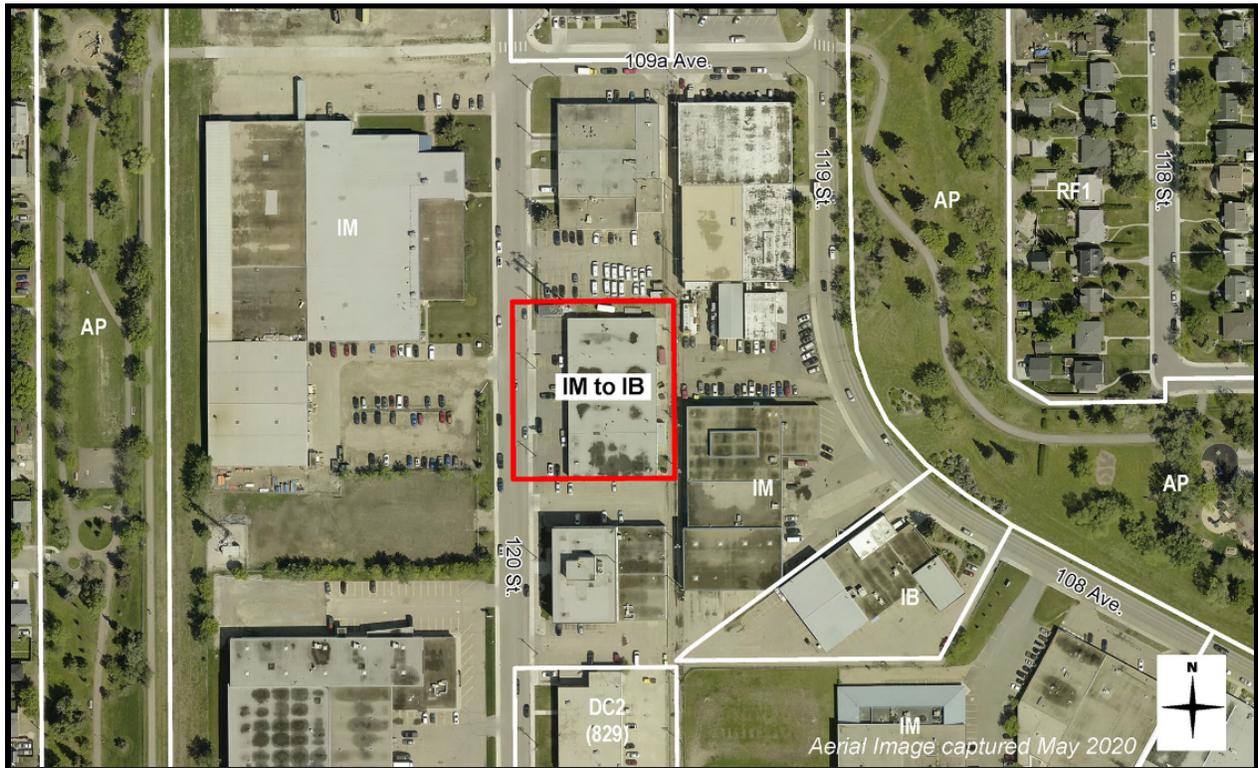
This is an application to rezone the site to the (IB) Industrial Business zone in order to allow for a wider range of uses on the site. The application was submitted by Situate on behalf of the owners. The proposed zoning supports the ongoing reinvestment in the existing industrial area, takes advantage of existing infrastructure, accessibility and visibility to support a wide range of uses.

The Application

Charter Bylaw 19632 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone.

Site and Surrounding Area

The 0.35 ha site is located on 120 Street NW and south of 109 A Avenue NW. There is an existing industrial warehouse building on the site.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Industrial building
CONTEXT		
North	(IM) Medium Industrial Zone	Industrial building
East	(IM) Medium Industrial Zone	Industrial building
South	(IM) Medium Industrial Zone	Industrial building
West	(IM) Medium Industrial Zone	Industrial building

Planning Analysis

The site is in the Central McDougal / Queen Mary Park Area Redevelopment Plan. The proposal complies with the medium and light industrial designation identified for the area in the Plan. In addition, 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 119 Street NW. Both off-site impacts and outdoor storage are very limited in the IB zone. 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.

IM and IB COMPARISON

	IM <i>Current</i>	IB <i>Proposed</i>
Building and Structures	Medium Industrial	Industrial Business
Height	18 m+	12.0 m
Front Setback	3.0m	6.0 m
Interior Side Setback	0 m	0 m
Flanking Side Setback	0 m	0 m
Rear Setback	0.0 m	0.0 m
FAR	2	1.2

Technical Review

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

Community Engagement

ADVANCE NOTICE January 7, 2021	<ul style="list-style-type: none">• Number of recipients: 10• No Responses
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Conclusion

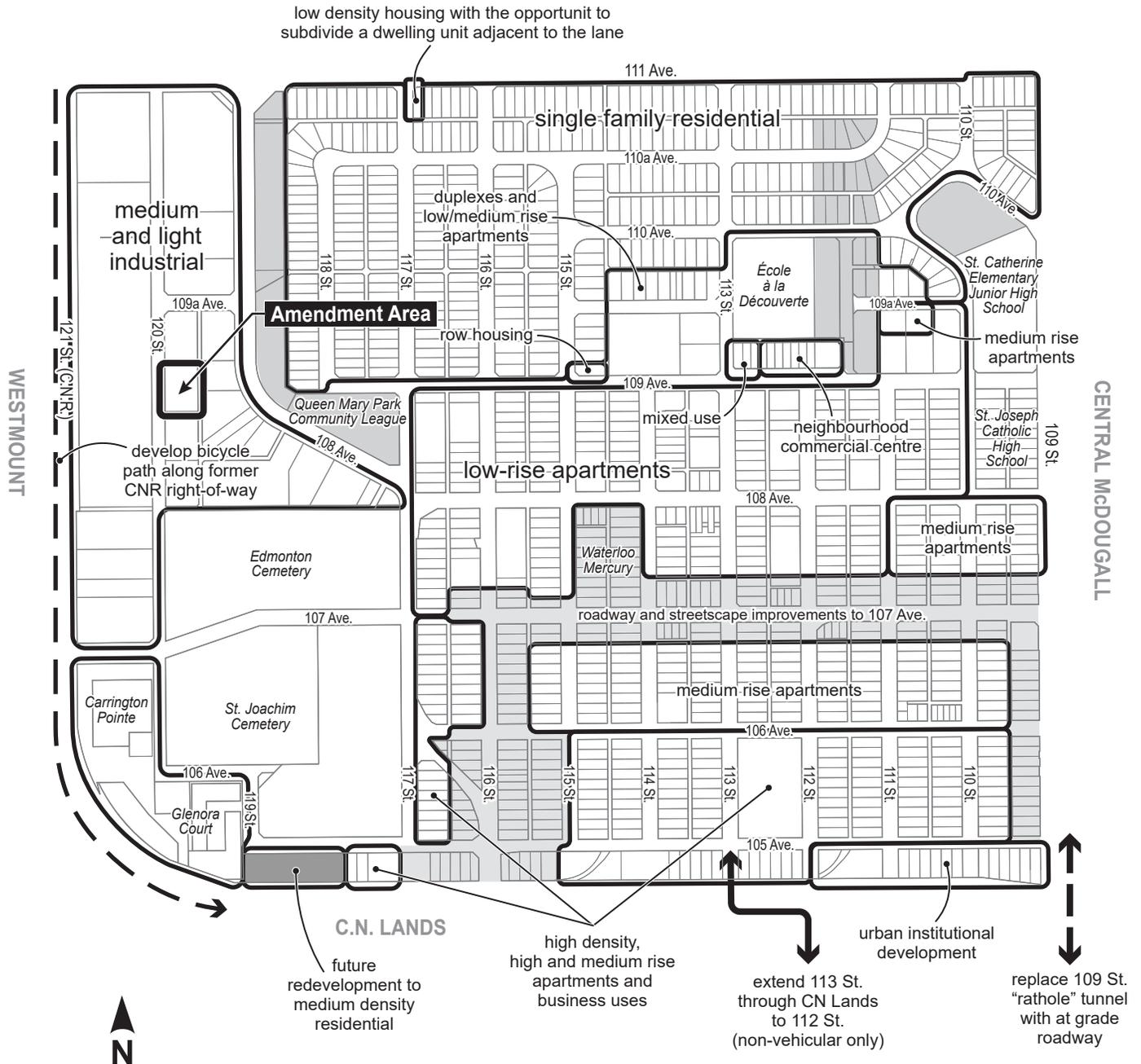
Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Context Plan
- 2 Application Summary

Map 6 – Queen Mary Park - Overall Plan Concept Area Redevelopment Plan (as amended)

Approved May 26, 2020



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaws:	19632
Location:	North of 109 Avenue NW and east of 120 Street NW
Address:	10925 - 120 STREET NW
Legal Description(s):	Lot A, Block 19, Plan 3256HW
Site Area:	0.35 ha
Neighbourhood:	Queen Mary Park
Notified Community Organization(s):	Queen Mary Park Community League
Applicant:	Situate

PLANNING FRAMEWORK

Current Zone:	(IM) Medium Industrial Zone
Proposed Zone:	(IB) Business Industrial Zone
Plan in Effect:	Queen Mary Park Area Redevelopment Plan
Historic Status:	None

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