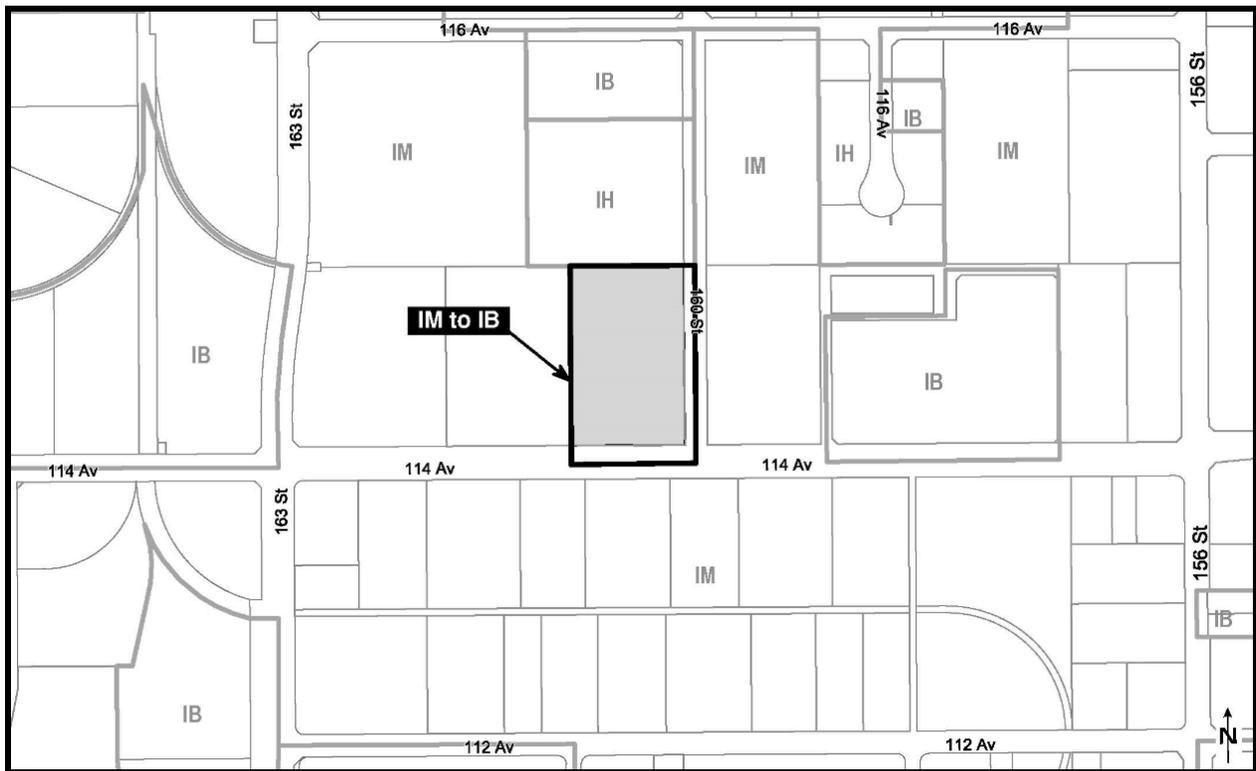




ADMINISTRATION REPORT **REZONING** Alberta Park Industrial

16002 - 114 AVENUE NW



Recommendation: That Charter Bylaw 19760 to amend the Zoning Bylaw from (IM) Medium 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 Cushman and Wakefield on February 23, 2021 on behalf of landowners. This application proposes to change the zoning on the site from (IM) Medium Industrial Zone to (IB) Industrial Business Zone in order to allow for increased business opportunities.

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 114 Avenue, a collector 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 19760 proposes to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone.

Site and Surrounding Area

The 1.6 ha site is located on the northwest corner of 114 Avenue and 160 Street NW, in the Alberta Park 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

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Mixed use Industrial building
CONTEXT		
North	(IH) Heavy Industrial Zone	trucking company
East	(IM) Medium Industrial Zone	Industrial building
South	(IM) Medium Industrial Zone	Industrial building
West	(IM) Medium Industrial 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 stated purpose of the IB Zone is to allow for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the zone is compatible with any adjacent industrial zone. This Zone should be located on the periphery of industrial areas and adjacent to major collector roadways such as 114 Avenue.

The proposed rezoning is compatible with the immediately surrounding areas that are zoned and used for medium and business industrial uses. This application will allow for the reuse of the existing property as a fully serviced property capable of accommodating a wider range of business, service and light industrial use opportunities.

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	0.0m
FAR .	2	1.2

Technical Review

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

Community Engagement

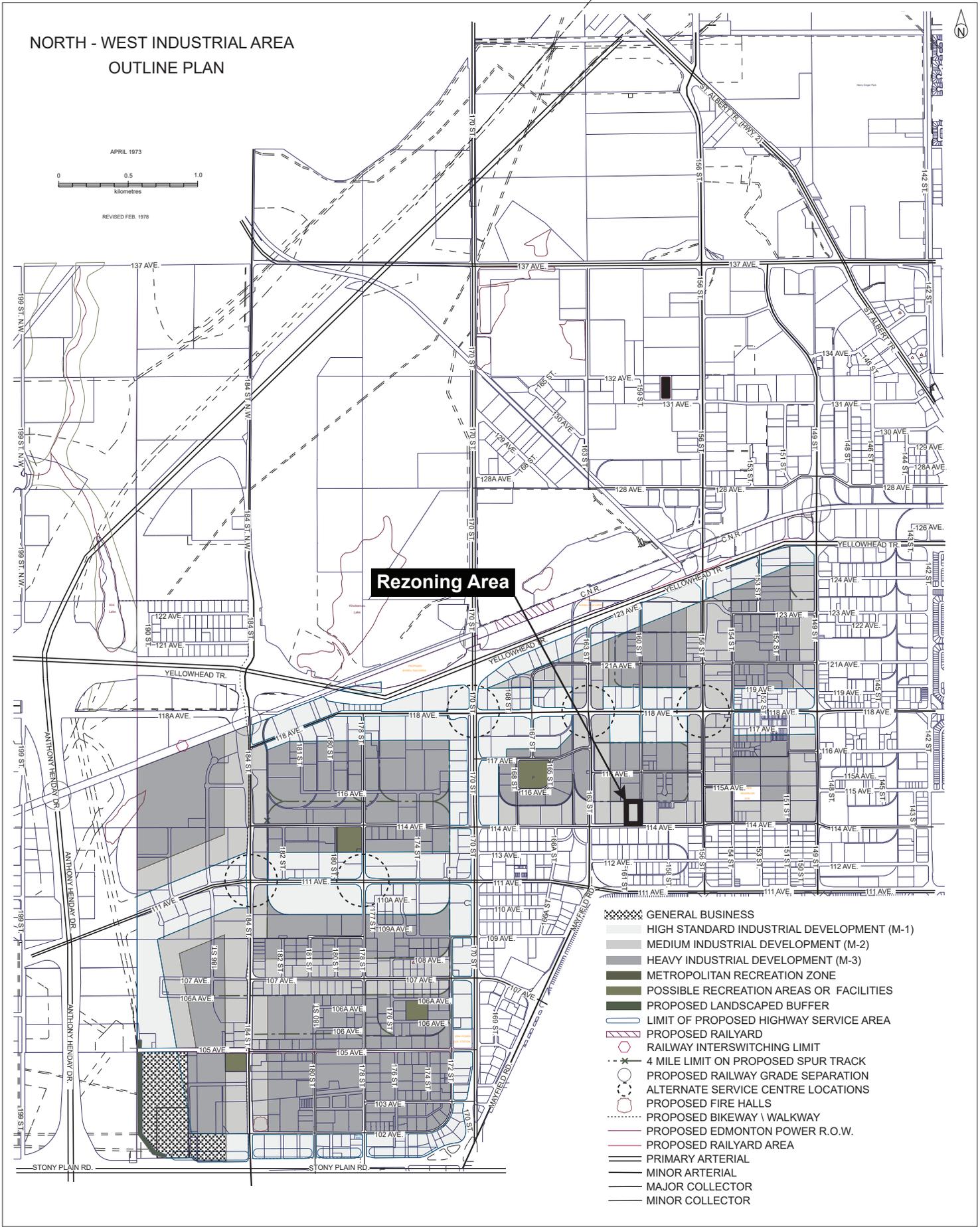
ADVANCE NOTICE May 5, 2021	<ul style="list-style-type: none"> • Number of recipients: 11 • No responses received
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Conclusion

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

APPENDICES

- 1 Context Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw(s):	19760
Location:	northside of 114 Avenue, west of 160 Street NW
Address(es):	16002 - 114 AVENUE NW
Legal Description(s):	Block 17, Plan 6097AH
Site Area:	1.6 ha.
Neighbourhood:	Alberta Park Industrial
Notified Community Organization(s):	Mayfield Community league
Applicant:	Adam Martinson

PLANNING FRAMEWORK

Current Zone:	(IM) Medium 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