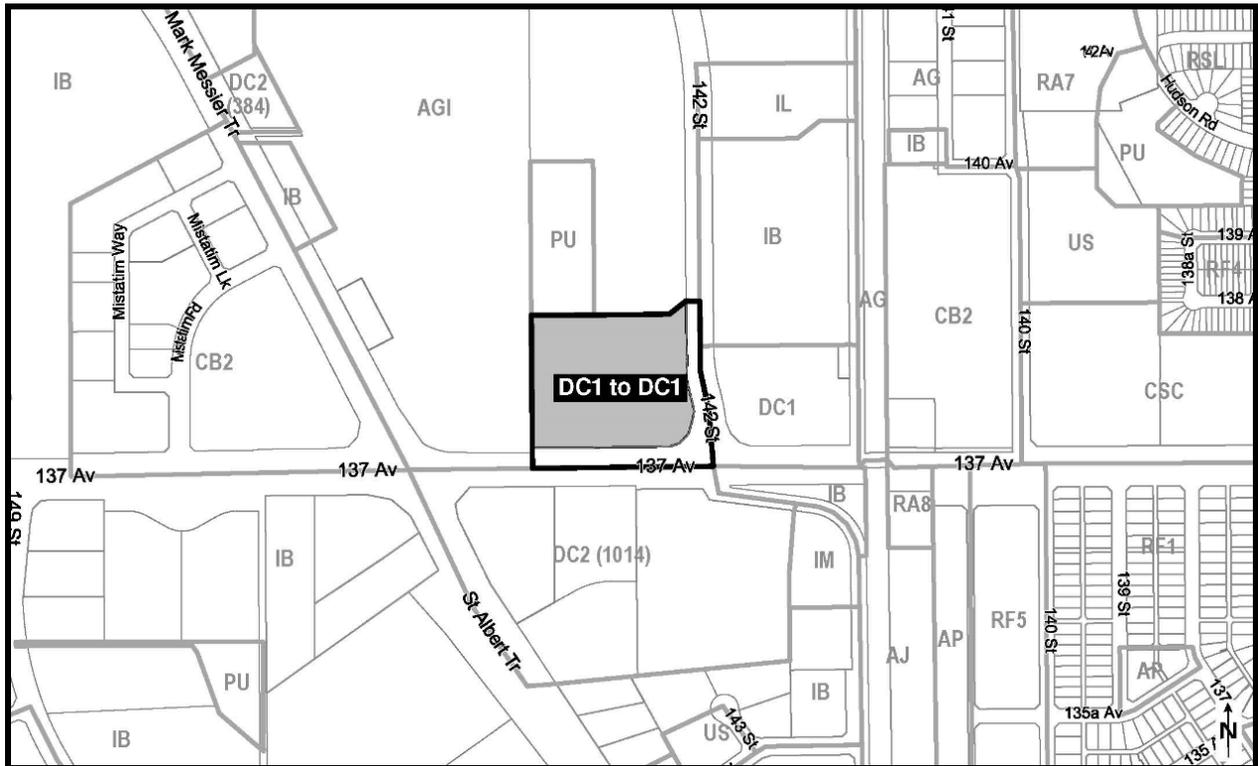




ADMINISTRATION REPORT REZONING Rampart Industrial

14240 - 137 AVENUE NW

To add the General Industrial Use limited to an auto body shop to the uses.



Recommendation: That Charter Bylaw 19761 to amend the Zoning Bylaw from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision 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 Rampart Industrial Area Structure Plan.

Report Summary

This land use amendment application was submitted by Hodgson Schilf Evans Architects on March 22, 2021 on behalf of the landowners. This application proposes to revise the existing (DC1) Direct Development Control Provision to add the General Industrial Use to allow for auto vehicle body repair and paint shops.

The Application

1. CHARTER BYLAW 19761 to amend the Zoning Bylaw to (DC1) Direct Development Control Provision

The intent of this application is to add the General Industrial use, limited to auto body repair, to the list of uses. The applicant's stated intent is to add an auto body repair shop to the site to complement the existing vehicle sales business.

Site and Surrounding Area

The site is occupied by a car dealership. The area east and west are occupied by landscape suppliers.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(DC1) Direct Development Control Provision	existing vehicle car sales business
CONTEXT		
North	(AGI) Industrial Reserve Zone (PU) Public Utility	vacant land and stormwater management facility
East	(DC1) Direct Development Control Provision	landscaping supplier
South	(DC2) Site Specific Development Control Provision	Shopping center
West	(AGI) Industrial Reserve Zone	landscaping supplier

Planning Analysis

THE CITY PLAN

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

This site is in the Rampart Industrial Area Structure Plan. The plan states that the wide range of development opportunities envisioned will be best accommodated by utilization of a Direct Control District. Such a district will be patterned after the Shopping Centre District with the exception that major department stores will not be permitted. The proposed use matches the intent of the Rampart Plan.

Technical Review

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

Community Engagement

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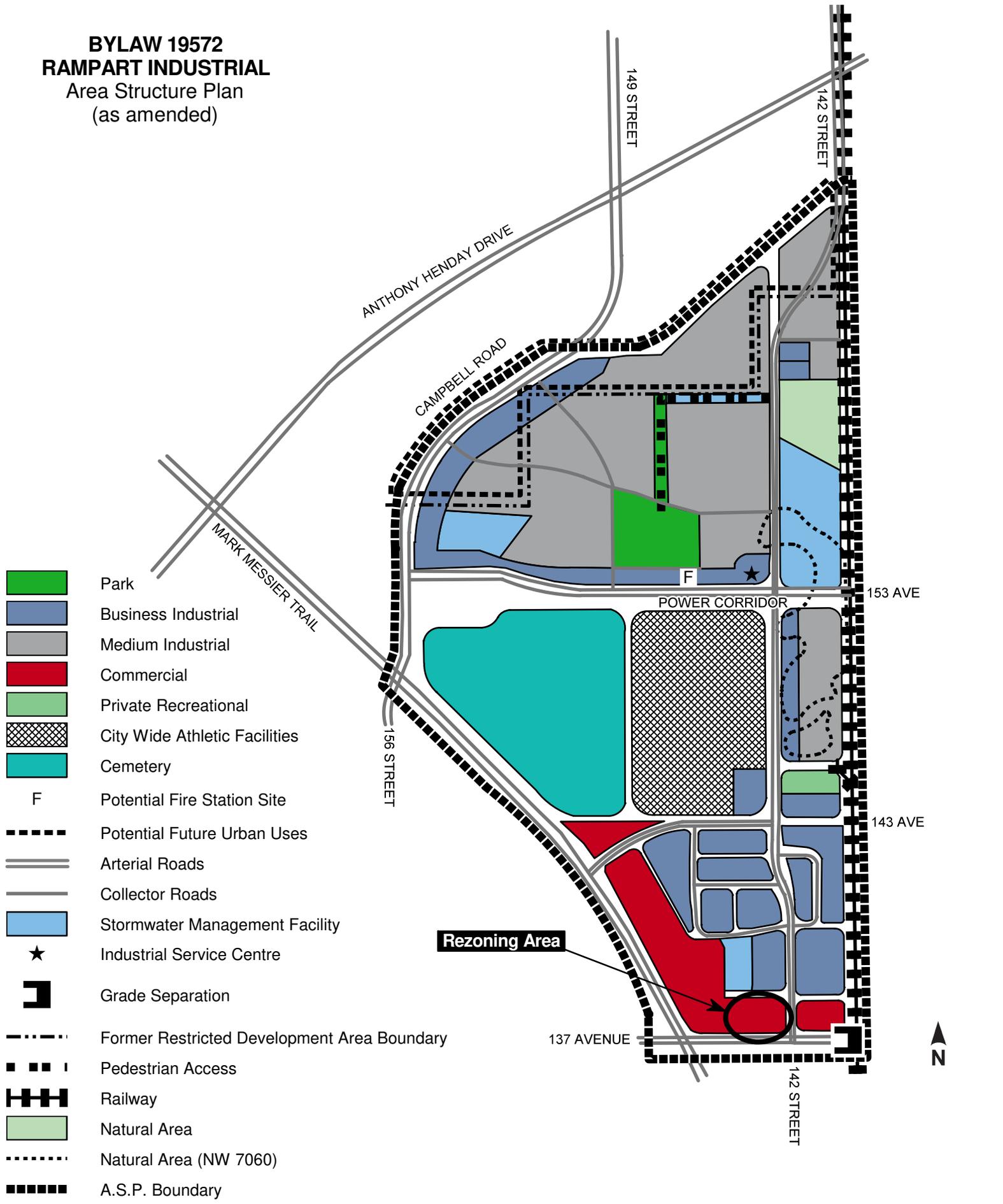
Conclusion

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

APPENDICES

- 1 Context Plan Map
- 2 DC Track Changes
- 3 Application Summary

BYLAW 19572
RAMPART INDUSTRIAL
 Area Structure Plan
 (as amended)



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

The purpose of this DC1 Direct Development Control Provision is to provide for business and commercial uses on sites with good visibility and accessibility along 137 Avenue and 142 Street.

2. Area of Application

This Provision shall apply to Plan 1522252, Blk 2, Lot 101, containing approximately 6.15 ha of land, located north of 137 Avenue NW along 142 Street NW, as shown on Schedule 'A' of the Zoning Bylaw, adopting this Provision, Rampart Industrial.

3. Uses

- a. Automotive and Equipment Repair Shops
- b. Automotive/Minor Recreation Vehicle Sales/Rentals
- c. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m2 of Public Space
- d. Business Support Services
- e. Convenience Vehicle Rentals
- f. Custom Manufacturing Establishments
- g. Equipment Rentals
- h. Fleet Services
- i. Gas Bars
- j. General Retail Stores
1. General Industrial
- k. Government Services
- l. Health Services
- m. Hotels
- n. Household Repair Services
- o. Major Service Stations
- p. Minor Service Stations
- q. Professional, Financial and Office Support Services
- r. Restaurants
- s. Specialty Food Services
- t. Truck and Mobile Home Sales/Rentals
- u. Major Digital Signs
- v. Minor Digital On-premises Signs

- w. Minor Digital On-premises Off-premises Signs
- x. Fascia On-premises Signs
- y. Freestanding On-premises Signs
- z. Projecting On-premises Signs
- aa. Temporary On-premises Signs

4. Development Regulations

- a. The minimum Site Frontage shall be 30.0 m.
- b. The maximum Floor Area Ratio shall be 1.0.
- c. A minimum Setback of 6.0 m shall be required where a Site abuts a public roadway, other than a Lane.
- d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines in accordance with the provisions of subsection 55.4 of the Zoning Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, such areas shall be screened in accordance with the provisions of subsection 55.4 of the Zoning Bylaw.
- e. The maximum Building Height shall be 14.0 m.
- f. All development within this zone shall comply with the Major Commercial Corridors Overlay. Notwithstanding the development regulations within the Major Commercial Corridors Overlay, the minimum building Setback allowed in this zone shall be 6.0 m.
- g. Any business premises or multiple occupancy building having a Floor Area greater than 3 000 m² or a single wall length greater than 25.0 m visible from a public road, shall comply with the following criteria:
 - i. the roof line and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 - ii. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.

- h. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- i. Signs shall comply with the regulations found in Schedule 59E.
- j. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals, Convenience Vehicle Rentals and Truck and Mobile Home Sales/Rentals developments:
 - i. all storage, display and parking areas shall be hardsurfaced in accordance with subsection 54.6(1) of the Zoning Bylaw;
 - ii. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- k. General Retail Stores shall have a maximum Floor Area of 1000 m².
- l. Equipment Rentals Uses shall ensure that all equipment and goods for rent are contained within an enclosed building.
- m. General Industrial shall be limited to auto body repair only associated with the Automotive/Minor Recreation Vehicle Sales/Rentals.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19761
Location:	North of 137 Avenue NW at 142 Street NW
Address:	14240 - 137 AVENUE NW
Legal Description:	Lot 101, Block 2, Plan 1522252
Site Area:	3.8
Neighbourhood:	Rampart Industrial
Notified Community Organization(s):	Cumberland/Oxford Community League
Applicant:	Hodgson Schilf Evans Architects

PLANNING FRAMEWORK

Current Zone	(DC1) Direct Development Control Provision
Proposed Zone	(DC1) Direct Development Control Provision
Plan(s) in Effect:	Rampart Industrial Area Structure Plan
Historic Status:	None

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