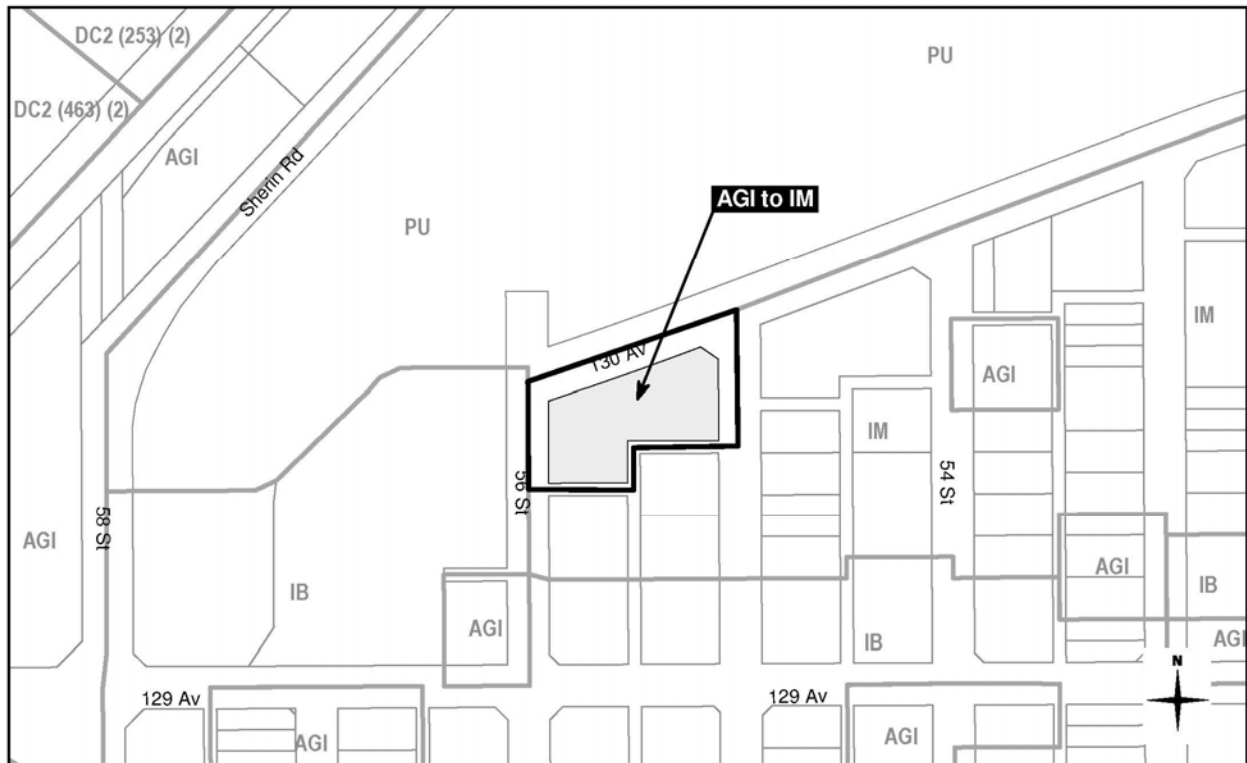




REZONING APPLICATION KENNEDALE INDUSTRIAL

12946 – 55 STREET NW

To allow for medium industrial uses including the development of an automotive and equipment repair shop and general industrial uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- It provides the opportunity for medium industrial uses in conformance with the *Kennedale Industrial Area Structure Plan*; and
- The proposed zoning changes are compatible with the existing and planned development of surrounding land.

THE APPLICATION

CHARTER BYLAW 18464 proposes to amend the Zoning Bylaw to allow for medium industrial uses by rezoning from (AGI) Industrial Reserve Zone to (IM) Medium Industrial Zone. The proposed development is in conformance with the Kennedale Industrial Area Structure Plan which designates the subject lands for Medium Industrial uses.

SITE AND SURROUNDING AREA

The subject site is located south of 130 Avenue NW, east of 56 Street NW and west of 55 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(AGI) Industrial Reserve Zone	Vacant lot
CONTEXT		
North	(PU) Public Utility Zone	COE Kennedale Transit Garage
East	(IM) Medium Industrial Zone	General Industrial uses
South	(IM) Medium Industrial Zone	General Industrial uses / vacant lot
West	(IB) Industrial Business Zone	General Industrial uses

PLANNING ANALYSIS

The proposed rezoning aligns with the policies of the Municipal Development Plan - *The Way We Grow*, by identifying opportunities and facilitating redevelopment to higher value industrial uses in established industrial areas and by building infrastructure and providing services to support land development, goods movement and ongoing business operations.

The proposed rezoning is in conformance with the Kennedale Industrial Area Structure Plan which designates the subject lands for Medium Industrial uses.

The IM zone meets the land use designation by allowing for a wide range of industrial uses appropriately located in the interior of an industrial area.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

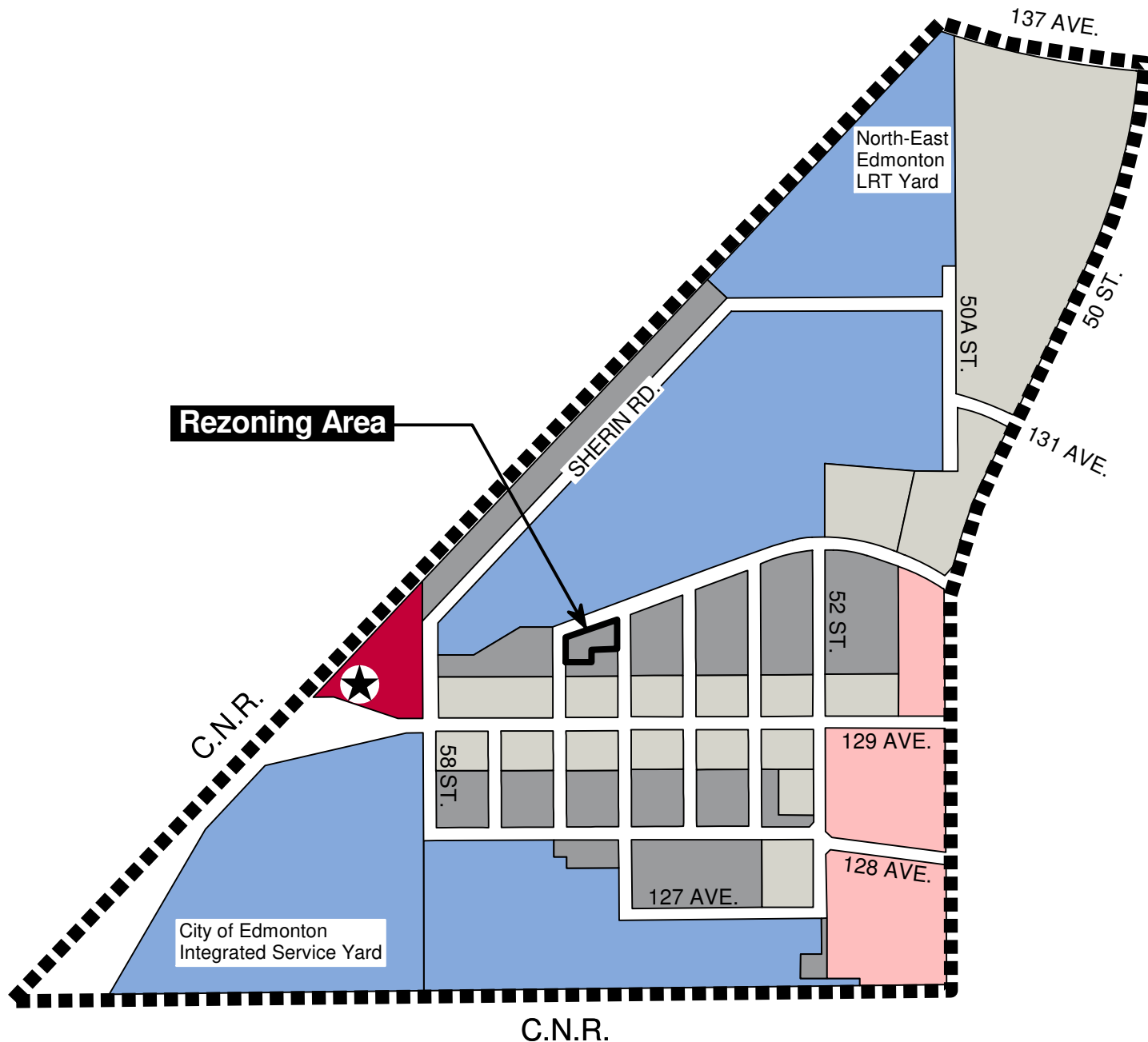
ADVANCE NOTICE November 2, 2017	<ul style="list-style-type: none">• Number of recipients: 18• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES








- 1 Context Plan Map
- 2 Application Summary



C.N.R.

**BYLAW 16596
APPROVED
KENNEDALE INDUSTRIAL**
Area Structure Plan
(as amended)



- | | | | |
|---|-------------------------|---|------------------------------|
|  | Public Utility District |  | General Business |
|  | Industrial Business |  | Belvedere LRT Station |
|  | Medium Industrial |  | Area Structure Plan Boundary |
|  | Commercial Office | | |

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.

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18464
Location:	South of 130 Avenue NW, east of 56 Street NW and west of 55 Street NW
Address:	12946 – 55 Street NW
Legal Description:	Lot A, Block 30, Plan 4983AM
Site Area:	0.339 ha
Neighbourhood:	Kennedale Industrial
Ward - Councillor:	4 – Aaron Paquette
Notified Community Organization:	Belvedere Community League
Applicant:	Montorio Homes Ltd.

PLANNING FRAMEWORK

Current Zone:	(AGI) Industrial Reserve Zone
Proposed Zone	(IM) Medium Industrial Zone
Plan in Effect:	Kennedale Industrial Area Structure Plan
Historic Status:	None

Written By:	Luke Cormier
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination