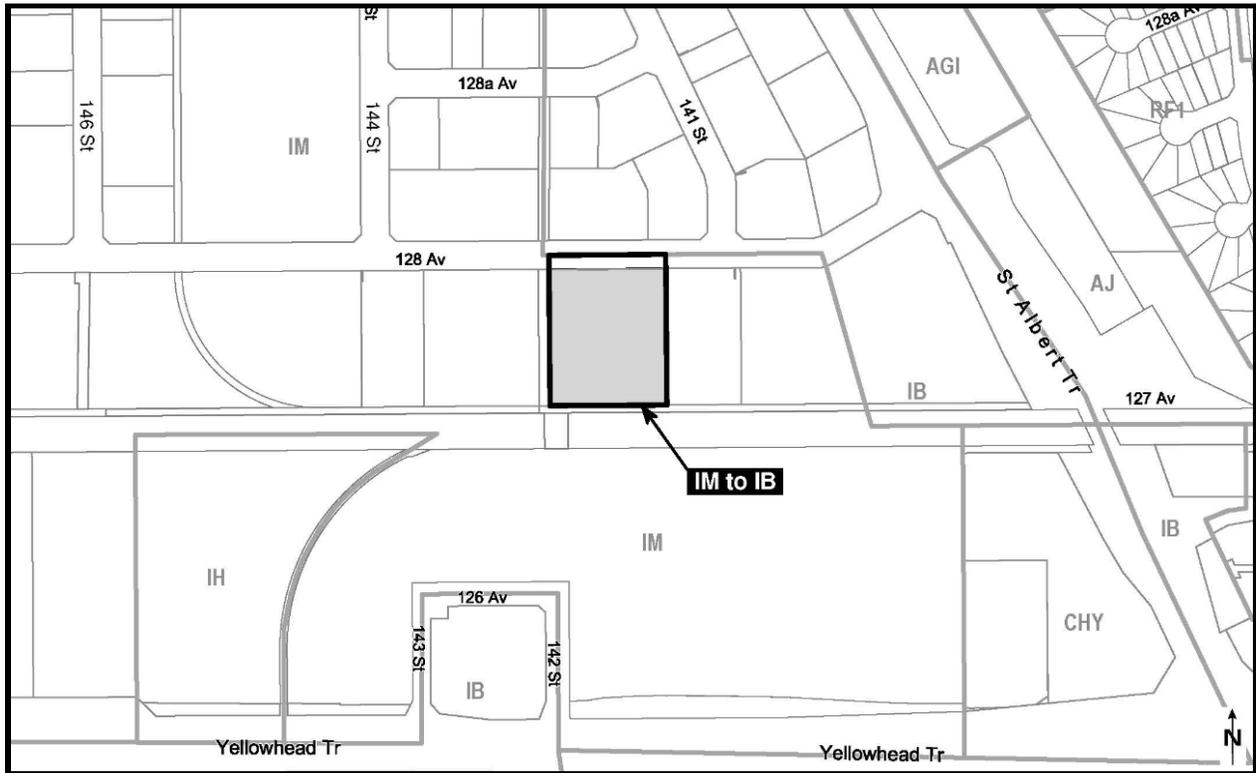




ADMINISTRATION REPORT **REZONING** BONAVENTURE INDUSTRIAL

14135 - 128 Avenue NW

To allow for a range of industrial business uses.



Recommendation: That Charter Bylaw 19922 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:

- result in development that is compatible with existing land uses in the area; and
- support reinvestment in existing industrial areas.

The Application

Charter Bylaw 19922 proposes to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone.

Site and Surrounding Area

The 1.1 ha site is located on 128 Avenue NW in the Bonaventure Industrial Area. The site is surrounded by a mix of medium and light 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	(IB) Business Industrial Zone	office warehouse
East	(IM) Medium Industrial Zone	office warehouse
South	(IM) Medium Industrial Zone	Rail line warehouse south of rail line
West	(IM) Medium Industrial Zone	outdoor storage

Planning Analysis

The proposed zoning is in the Bonaventure Industrial Area. The opportunities allowed with the rezoning are compatible with the surrounding area that is 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 uses. The comparison chart shows the difference in the IM and IB zone regulations.

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

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

Technical Review

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

Community Engagement

ADVANCE NOTICE
May 5, 2021

- Number of recipients: 11
- No responses received

Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaws:	19922
Location:	North of 128 Avenue NW and west of 141 Street NW
Address:	14135 - 128 AVENUE NW
Legal Description:	Lot 6, Block 1, Plan 2259NY
Site Area:	1.15 ha.
Neighbourhood:	Bonaventure Industrial
Ward:	Anirniq
Notified Community Organizations:	Athlone Community League, Dovercourt Community League and Westview Village Community Association
Applicant:	Jacquelyn Skeffington

PLANNING FRAMEWORK

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

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