



# ADMINISTRATION REPORT **REZONING** DAVIES INDUSTRIAL EAST

## 7403 - 52 STREET NW

To allow for a range of industrial business uses.



## RECOMMENDATION AND JUSTIFICATION

**Recommendation:** That Charter Bylaw 19924 to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone and (IL) Light Industrial Zone to (IB) Industrial Business Zone be **APPROVED**.

Administration **SUPPORTS** this application because:

- it conforms with the Southeast Industrial Outline Plan; and
- it will be compatible with existing and planned land uses in the area.

## Report Summary

This land use amendment application was submitted by Associated Engineering on December 11, 2019 on behalf of 52 Street Holdings Ltd. This application proposes to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone and (IL) Light Industrial Zone to (IB) Industrial Business Zone.

## The Application

Charter Bylaw 19924 proposes to change the zoning on the site from (AGI) Industrial Reserve Zone and (IL) Light Industrial Zone to (IB) Industrial Business Zone, in order to allow for increased business opportunities. This application conforms to the Southeast Industrial Outline Plan.

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.

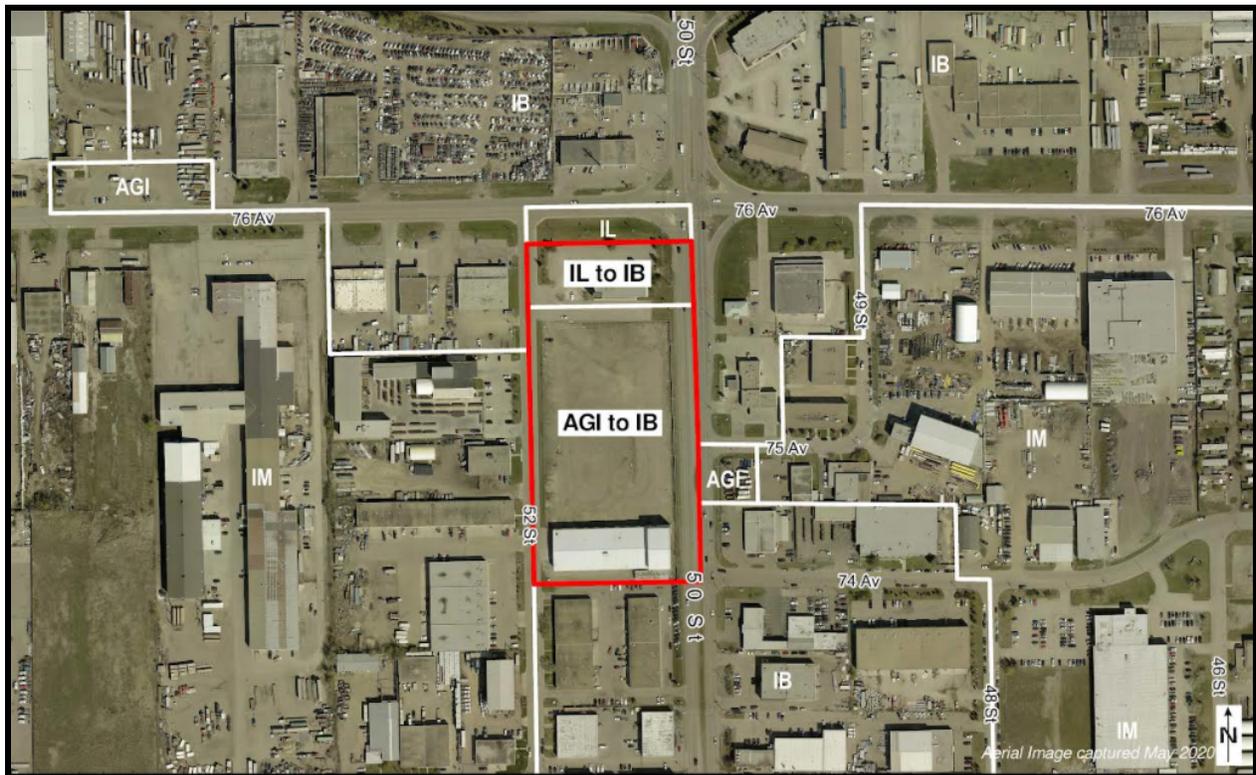
The purpose of the IB Zone is to allow for low intensity industrial businesses sites located on, or in proximity to, arterial or collector roadways generally at the edges of industrial areas. The subject site is adjacent to 50 Street, a collector roadway.

A related subdivision application is also under review by Administration.

## SITE AND SURROUNDING AREA

The 2.5 ha site is located on the southwest corner of 76 Avenue and 50 Street NW, in the Davies Industrial East neighbourhood. The site is surrounded by a mix of industrial zones and uses.

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(IL) Light Industrial Zone (AGI) Industrial Reserve Zone	Mixed use Industrial building
<b>CONTEXT</b>		
North	(IB) Business Industrial Zone	Industrial
East	(IB) Business Industrial Zone	Industrial
South	(IB) Business Industrial Zone	Industrial
West	(IB) Business Industrial Zone (IM) Medium Industrial Zone	Industrial Industrial



AERIAL VIEW OF APPLICATION AREA

## PLANNING ANALYSIS

The proposed zoning is in the Southeast Area Industrial Area Outline Plan, which designates this area as High Standard industrial Development.

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 IB Zone should be located on the periphery of industrial areas and adjacent to major roadways such as 50 Street.

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

### IL/AGI and IB COMPARISON

	IL Current	AGI <i>Current</i>	IB <i>Proposed</i>
<b>Building and Structures</b>	Light Industrial	Industrial Reserve	Industrial Business
<b>Height</b>	14 m +	10 m+	12.0 m
<b>Front Setback</b>	6	7.5m	6.0 m
<b>Interior Side Setback</b>	3 m	na	0 m
<b>Flanking Side Setback</b>	0 m	7.5m	0 m
<b>Rear Setback</b>	3 m	7.5 m	0.0 m
<b>FAR</b>	1.2	na	1.2

## TECHNICAL REVIEW

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

### EPCOR WATER

EPCOR Water advises that there is a deficiency in on-street hydrant spacing adjacent to the property. Administration has submitted a request for an Infill Fire Protection Assessment (IFPA) to Fire Rescue Services, to determine if alternate methods of fire protection can be accommodated on the site. Any requirements resulting from the IFPA will be addressed at the Development Permit stage.

### Transportation Planning

No direct access will be allowed to 50 Street. Any future Development Permit application for new construction will require buildings and infrastructure to be sufficiently set back to accommodate the future widening of 50 Street.

## PUBLIC ENGAGEMENT

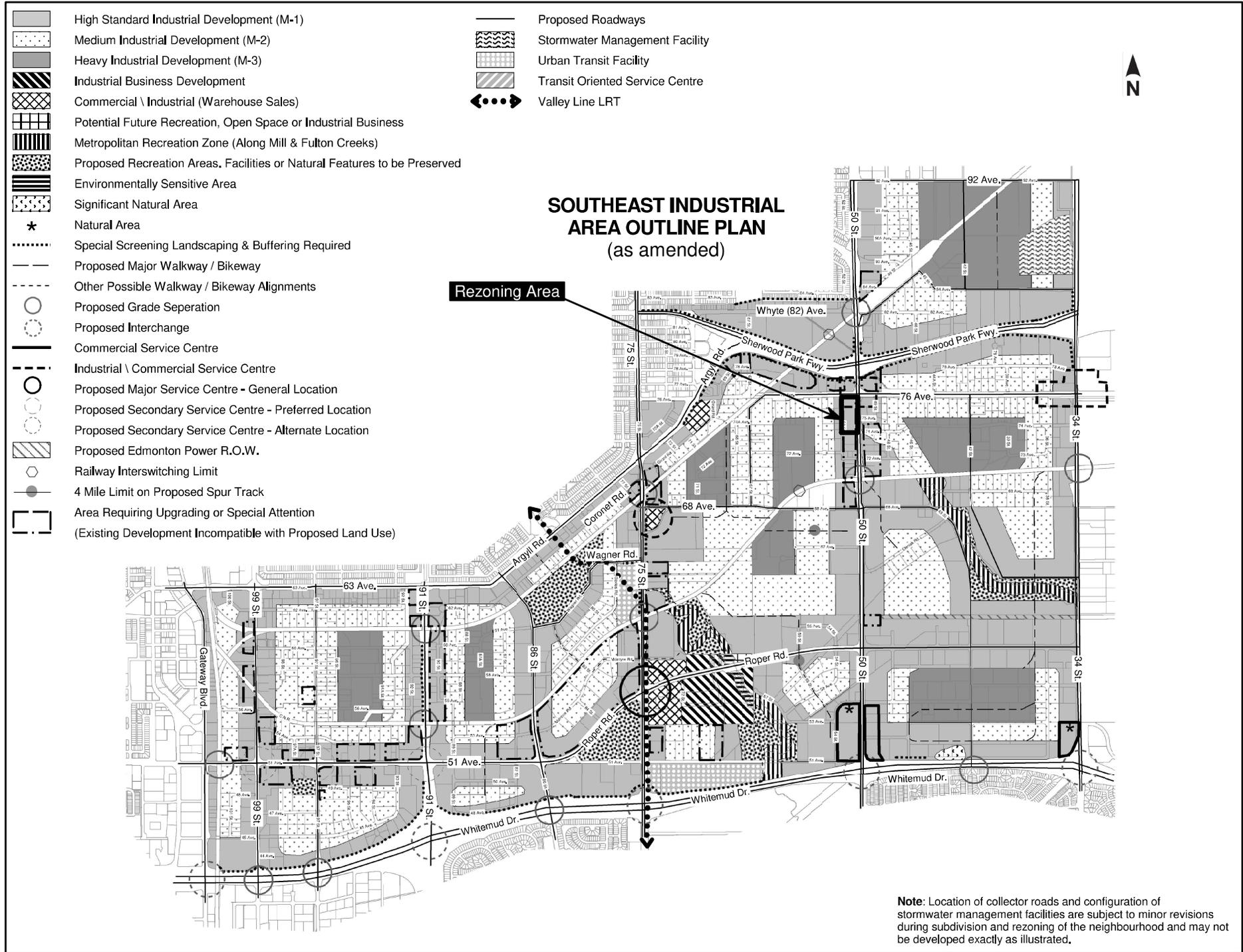
<b>ADVANCE NOTICE</b> Dec 12, 2019	<ul style="list-style-type: none"> <li>• Number of recipients: 17</li> <li>• No responses received</li> </ul>
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## Conclusion

Administration recommends that this Charter Bylaw be **APPROVED**.

## **APPENDICES**

- 1 Context Map
- 2 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw(s):	19924
Location:	South of 76 Avenue NW and West of 50 Street NW
Address(es):	7403 - 52 STREET NW
Legal Description(s):	Block G, Plan 2866CL
Site Area:	2.5 ha
Neighbourhood:	Davies Industrial East
Ward:	Métis
Notified Community Organization(s):	Kenilworth Community League Associated Engineering COMMUNITY Planning and Design
Applicant:	Associated Engineering

### PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(AGI) Industrial Reserve Zone (IL) Light Industrial Zone
Proposed Zone(s) and Overlay(s):	(IB) Industrial Business Zone
Plan(s) in Effect:	Southeast Industrial Area Outline Plan
Historic Status:	None

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