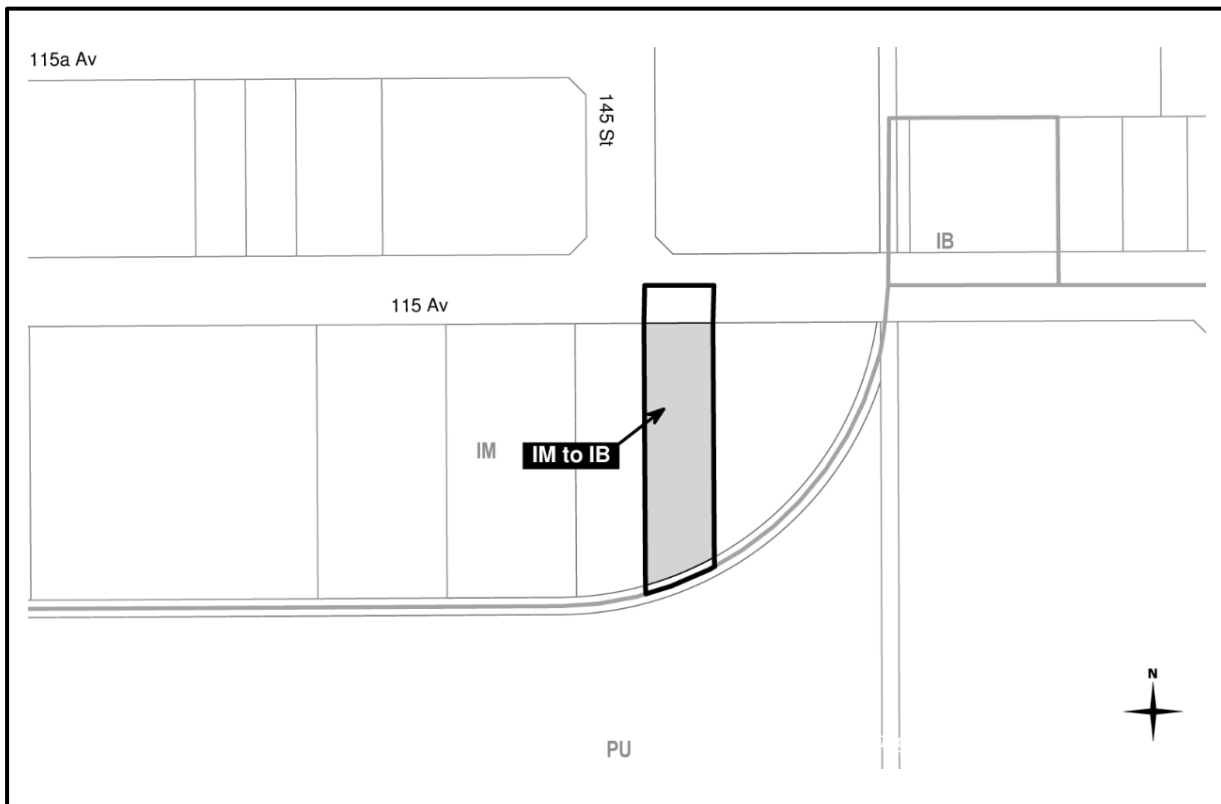




REZONING APPLICATION Huff Bremner Estate Industrial

14425 - 115 AVENUE NW

To allow the opportunity for a variety of light industrial, business service and limited commercial uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- the proposed zoning is compatible with the existing surrounding uses; and
- it will allow for the continued use of the site with a broader range of business industrial uses.

THE APPLICATION

Bylaw 18300 proposes to rezone the subject site from (IM)Medium Industrial Zone to (IB) Industrial Business Zone to allow for business, service and light industrial uses. The applicant's stated intent is to allow for a broader range of uses in the existing building including auto sales of used vehicles.

SITE AND SURROUNDING AREA

This proposed rezoning applies to a single site in the Huff Bremner Estate Industrial area, south of 115 Avenue NW, which is occupied by an auto repair business in the industrial building.

While the surrounding land is generally zoned (IM) Medium Industrial, the uses are varied and include warehousing, auto recycling, trucking operations, manufacturing and offices.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial	Automotive repair
CONTEXT		
North	(IM) Medium Industrial	office warehouse
East	(IM) Medium Industrial	office warehouse
South	(PU) Public Utility	City operations yard
West	(IM) Medium Industrial	office warehouse

PLANNING ANALYSIS

There is no plan in effect for the Huff Bremner Estate Industrial area.

The current zoning was established in this area over a quarter of a century ago and the variety of zones and land uses reflect the changes over time. As with many older, established industrial areas, when new owners present their businesses for licensing or development permits they find that the current list of uses does not match what may have evolved in the space over time and rezoning the site to allow a wider range of use opportunities is the most viable way forward. In this case, the applicant seeks to sell repaired automobiles and needs the correct use class under the IB zone.

This rezoning will facilitate the reuse of the existing building and property and allow for an increase in the types and range of businesses, services and light industrial opportunities.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE January 25, 2017	<ul style="list-style-type: none"> • Number of recipients: 9 • No responses received
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CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Application Purpose:	will allow for retail sales of vehicles repaired on site.
Bylaw:	18300
Location:	South of 115 Avenue and east of 145 Street NW
Address:	14425 - 115 AVENUE NW
Legal Description(s):	Lot 7D, Block 4, Plan 5257KS
Site Area:	0.21
Neighbourhood:	Huff Bremner Estate Industrial
Ward - Councillor:	2 – Bev Esslinger
Community League(s):	N/A
Applicant:	AFG AUTO BODY AND REPAIR

PLANNING FRAMEWORK

Current Zone(s):	(IM) Medium Industrial Zone
Proposed Zone(s):	(IB) Industrial Business Zone
Plan(s) in Effect:	NA
Land designation(s):	Industrial
Overlay(s):	
Historic Status:	None

REPORT

Written By:	Don Read
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Branch:	City Planning
Section:	Planning Coordination