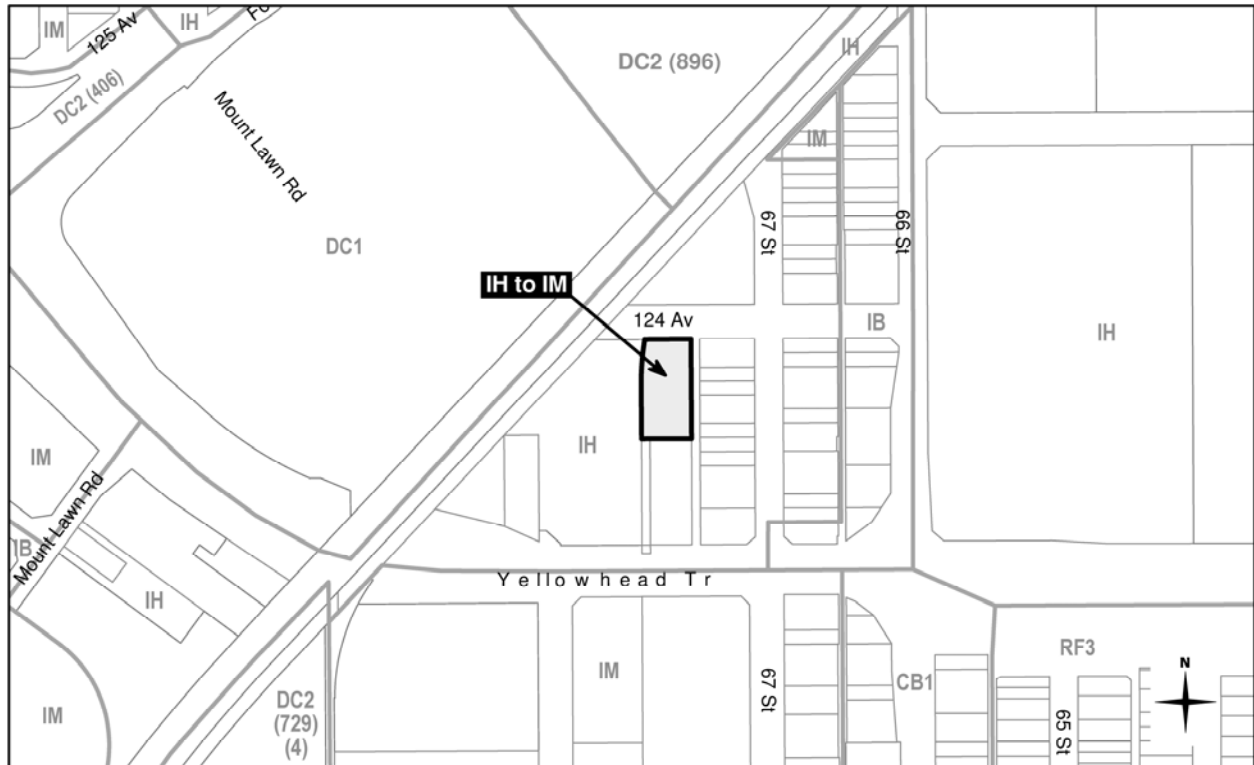




REZONING APPLICATION INDUSTRIAL HEIGHTS

6725 – 124 AVENUE NW

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



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

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

THE APPLICATION

BYLAW 18254 proposes to amend the Zoning Bylaw to allow for medium industrial uses by rezoning from (IH) Heavy Industrial Zone to (IM) Medium Industrial Zone. The proposed development is in conformance with the Yellowhead Corridor Area Structure Plan which designates the subject lands for Medium Industrial uses.

SITE AND SURROUNDING AREA

The subject site is located north of Yellowhead Trail NW and west of 67 Street NW, adjacent to the rail and LRT lines. The surrounding area is comprised of industrial uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IH) Heavy Industrial Zone	Industrial use
CONTEXT		
North	(IH) Heavy Industrial Zone	Industrial use
East	(IH) Heavy Industrial Zone	Industrial use
South	(IH) Heavy Industrial Zone	Industrial use
West	(IH) Heavy Industrial Zone	Industrial use

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 Yellowhead Corridor Area Structure Plan which designates the subject lands for Medium Industrial uses.

The IM zone meets these objectives by allowing for a wider range of industrial uses thus contributing to a more competitive industrial market.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

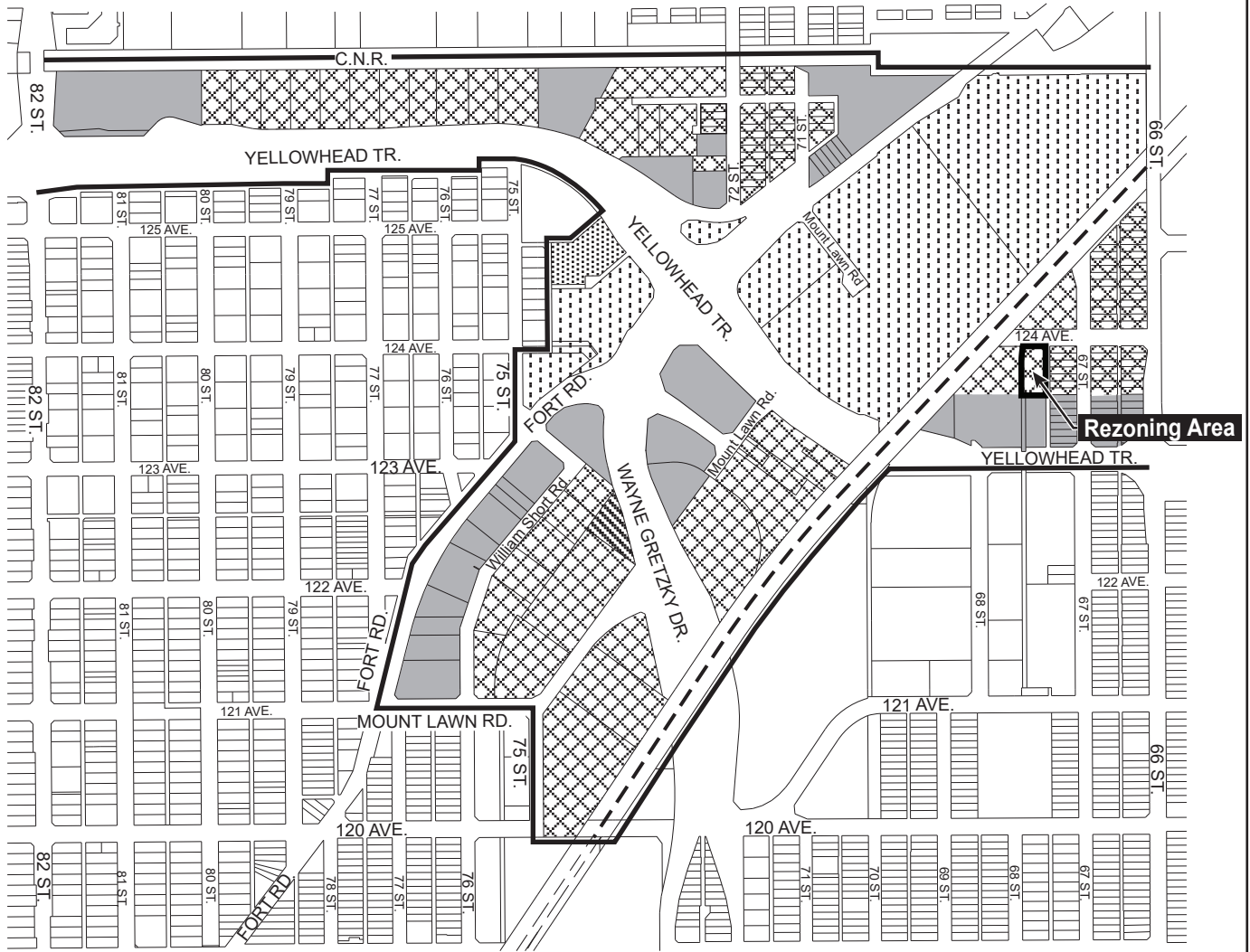
ADVANCE NOTICE February 21, 2017	<ul style="list-style-type: none">• Number of recipients: 29• No responses
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES








- 1 Context Plan Map
- 2 Application Summary



**BYLAW 15624
APPROVED
YELLOWHEAD CORRIDOR
AREA STRUCTURE PLAN (as amended)
SCHEDULE C-6, SUB-AREA 6**



Sub-Area Location in Yellowhead Corridor

- | | | | |
|---|--------------------------------|---|---|
|  | Commercial (Direct Control) |  | Public Utility
(Stormwater Management) |
|  | "Prestige" Business Industrial |  | Northeast LRT Line |
|  | Medium Industrial |  | Area Structure Plan Boundary |
|  | Multiple Family Residential | | |

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18254
Location:	South of 124 Avenue NW and west of 67 Street NW
Address:	6725 – 124 Avenue NW
Legal Description(s):	Lot 3, Block 23, Plan 9926310
Site Area:	2.5 ha
Neighbourhood:	Industrial Heights
Ward - Councillor:	7 – Tony Caterina
Notified Community Organization(s):	Belvedere Community League Montrose Community League
Applicant:	Donald Grimble

PLANNING FRAMEWORK

Current Zone:	(IH) Heavy Industrial Zone
Proposed Zone:	(IM) Medium Industrial Zone
Plan(s) in Effect:	Yellowhead Corridor Area Structure Plan
Historic Status:	None

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