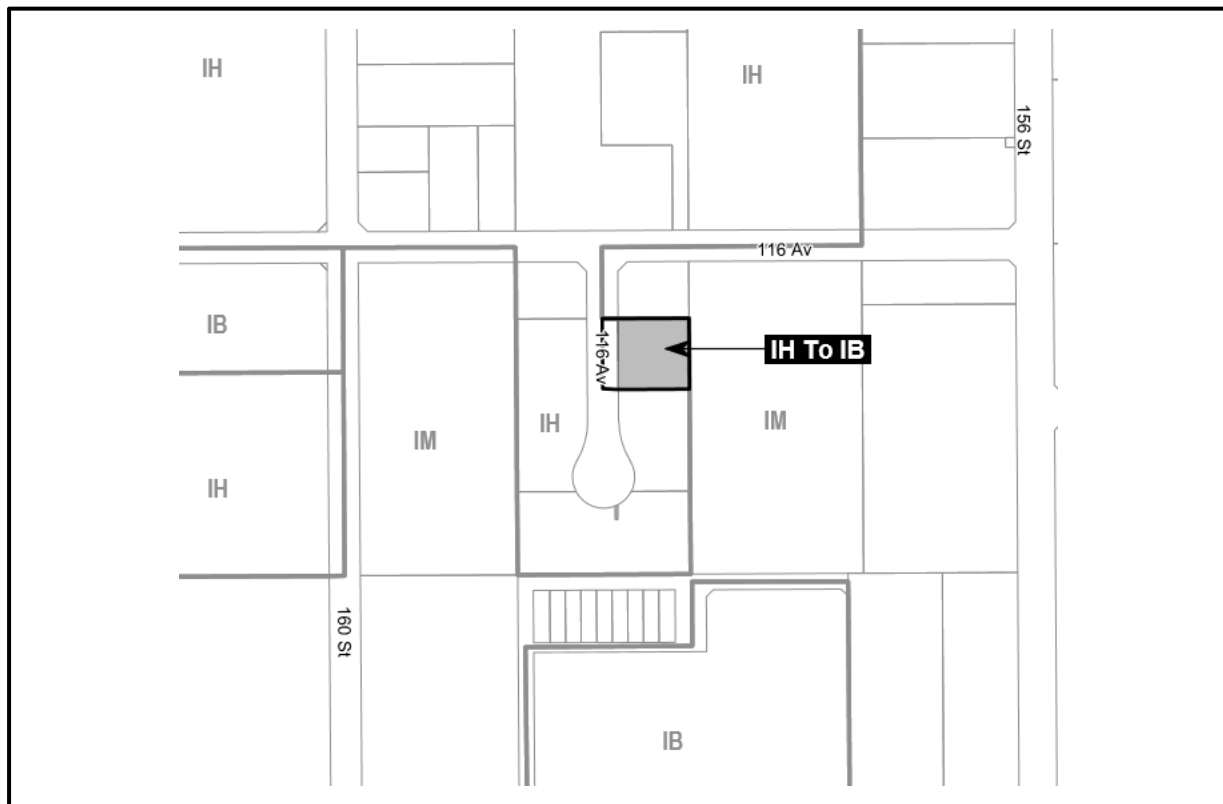




## REZONING APPLICATION Alberta Park Industrial

### 15821 - 116 AVENUE NW

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



### RECOMMENDATION AND JUSTIFICATION

Sustainable Development 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 18220 proposes to rezone the subject site from (IH) Heavy 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.

## SITE AND SURROUNDING AREA

This proposed rezoning applies to a site in the Alberta Park Industrial area, south of 116 Avenue NW, on a cul-de-sac which is occupied by several industrial warehouse-type industrial buildings.

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



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(AG) Agricultural Zone	office warehouse
<b>CONTEXT</b>		
North	(IM) Medium Industrial	office warehouse
East	(IM) Medium Industrial	office warehouse
South	(IH) Heavy Industrial	office warehouse
West	(IH) Heavy Industrial	office warehouse

## PLANNING ANALYSIS

Alberta Park Industrial is located in the North West Industrial Area Outline Plan. The plan designates the area for heavy industrial development and encourages light industrial uses to be located closer to major roads to act as a buffer to the heavier industrial uses in the inner portions of the neighbourhood. At the same time, the Plan also acknowledges that the uses will change over time and that the trend to light and medium industrial may result in conversions from the heavier industrial areas. Therefore, this application conforms with intent of the Outline Plan.

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. Many of the existing uses are not in keeping with the current zoning. 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.

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

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

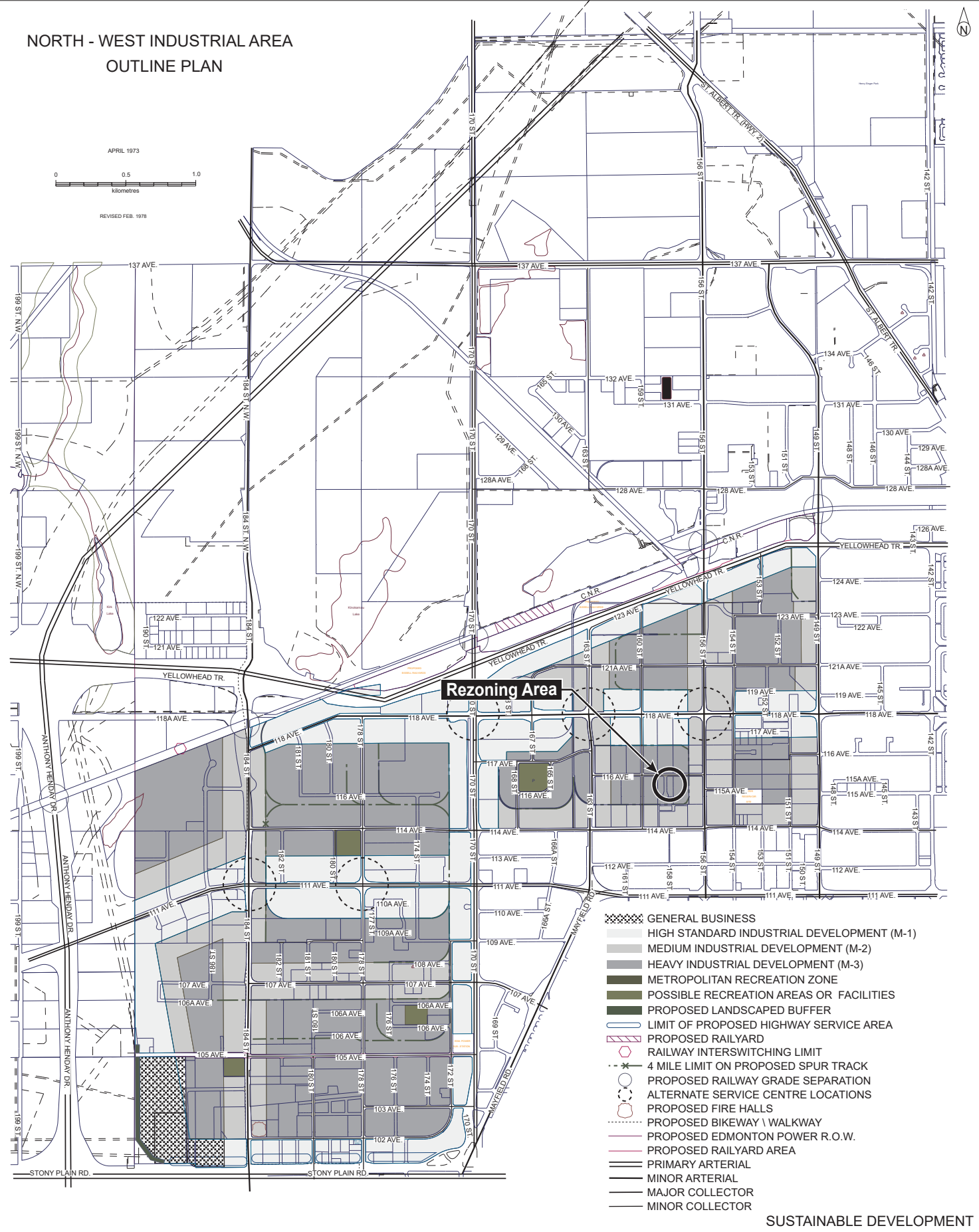
<b>ADVANCE NOTICE</b> January 17, 2017	<ul style="list-style-type: none"><li>• Number of recipients: 22</li><li>• No responses received</li></ul>
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## CONCLUSION

City Planning recommends that City Council APPROVE this application.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Application Purpose:	to allow the opportunity for a variety of light industrial, business service and limited commercial uses
Bylaw:	18220
Location:	West of 156 Street NW and north of 114 Avenue NW
Address:	15821 - 116 AVENUE NW
Legal Description(s):	Lot 2, Block 2, Plan 772 2030
Site Area:	0.29
Neighbourhood:	Alberta Park Industrial
Ward - Councillor:	1– Andrew Knack
Community League(s):	N/A
Applicant:	WESTERN REALTY GROUP INC

### PLANNING FRAMEWORK

Current Zone(s):	(IH) Heavy Industrial Zone
Proposed Zone(s):	(IB) Industrial Business Zone
Plan(s) in Effect:	North West Industrial Outline Plan
Land designation(s):	Industrial
Overlay(s):	None
Historic Status:	None

### REPORT

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