

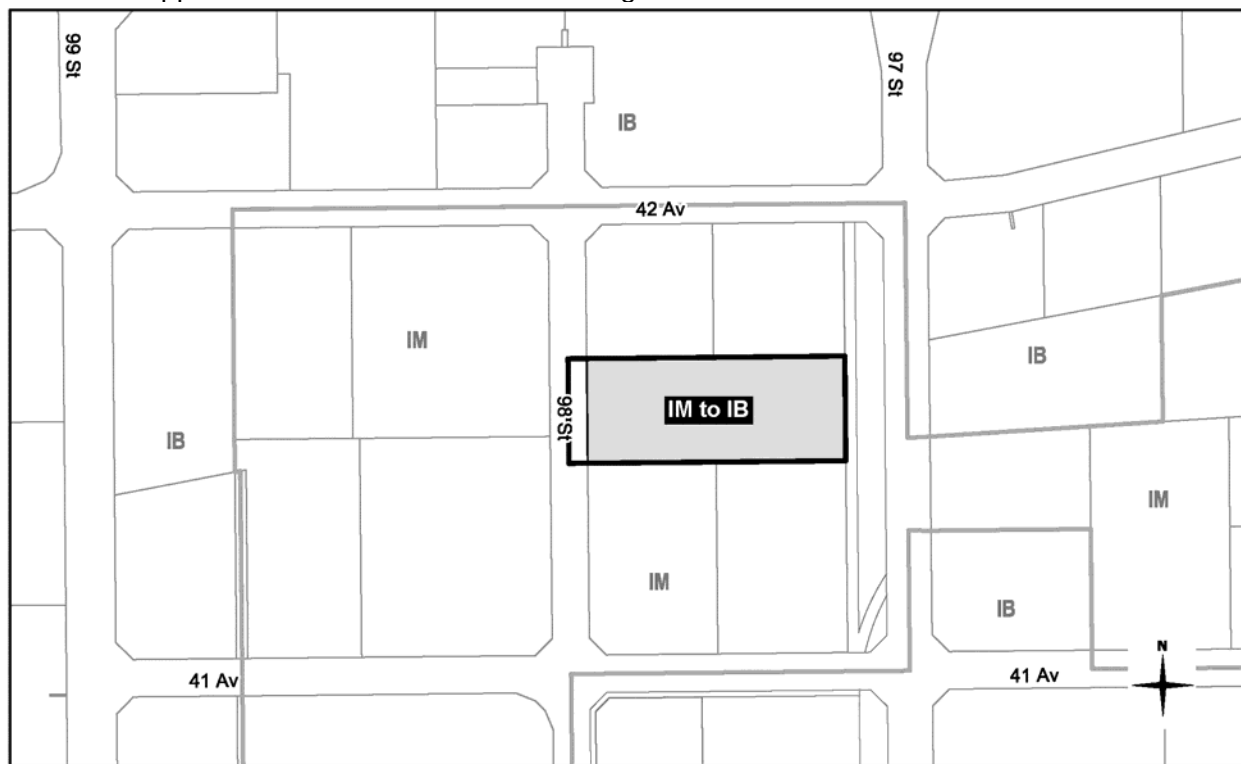


REZONING and OUTLINE PLAN AMENDMENT

STRATHCONA INDUSTRIAL

4160 - 97 STREET NW

To allow for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because:

- The proposed zone and uses are compatible with existing development in the area;
- The proposal allows for an appropriate expanded set of uses to allow for continued utilization of the property.

THE APPLICATION

1. Resolution to amend the South Industrial Area Outline Plan to allow for High Standard Industrial Development (IL & IB).
2. BYLAW 18134 to amend the Zoning Bylaw to Industrial Business (IB) Zone.

Bylaw 18134 accommodates a change to the South Industrial Area Outline Plan from Medium Industrial Development (IM) to High Standard Industrial Development (IL & IB) for this property, in order to accommodate industrial business uses along a major road.

Bylaw 18134 amends the zoning of this site from Medium Industrial (IM) Zone to Industrial Business (IB) Zone, allowing for an expanded set of possible uses which are both compatible and complementary with the existing development in this area.

SITE AND SURROUNDING AREA

This property is developed with a warehouse and offices, in a business condominium arrangement. It hosts a variety of light industrial uses within the building. The area surrounding this property consists of similar developments of warehouses, storage yards, and supporting front office space. The setback space to the east from 97 Street is a combination of road Right-of-Way, and right-of-way for rail spurs which were never developed.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • Warehouse building with a variety of uses and ancillary offices
CONTEXT		
North	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone • (IB) Industrial Business Zone 	<ul style="list-style-type: none"> • Warehouse buildings • Low rise office buildings
East	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone • (IB) Industrial Business Zone 	<ul style="list-style-type: none"> • Warehouse buildings • Low rise office buildings • Storage yards
South	<ul style="list-style-type: none"> • (IB) Industrial Business Zone 	<ul style="list-style-type: none"> • Warehouse buildings
West	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone 	<ul style="list-style-type: none"> • Warehouse buildings



VIEW OF THE SITE FROM THE FRONT ON 97 STREET NW, FACING WEST

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed change in land use designations within the South Industrial Area Outline Plan (SIAOP) is considered appropriate within the context of both the Plan's intent, and the land uses adjacent to and proximate with the site. The SIAOP designated land for a variety of light- and medium-industrial uses, with the intent that this area should accommodate a diverse set of uses which rely upon access to main roads and easy access to major routes and freeways. The SIAOP directs that the lighter industrial and supportive uses, classified as High Standard Industrial Development, should be directed to the edges along major collectors and arterials, such as 97 Street NW. This should buffer major roadways from higher-intensity industrial uses under the Medium Industrial Use designation, which is generally directed towards the interior of the major blocks.

The designation of this particular site for High Standard Industrial Development will be congruent with the designations for the block to the north, the sites directly to the east across 97 Street NW, the block to the south, and the block to the west.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

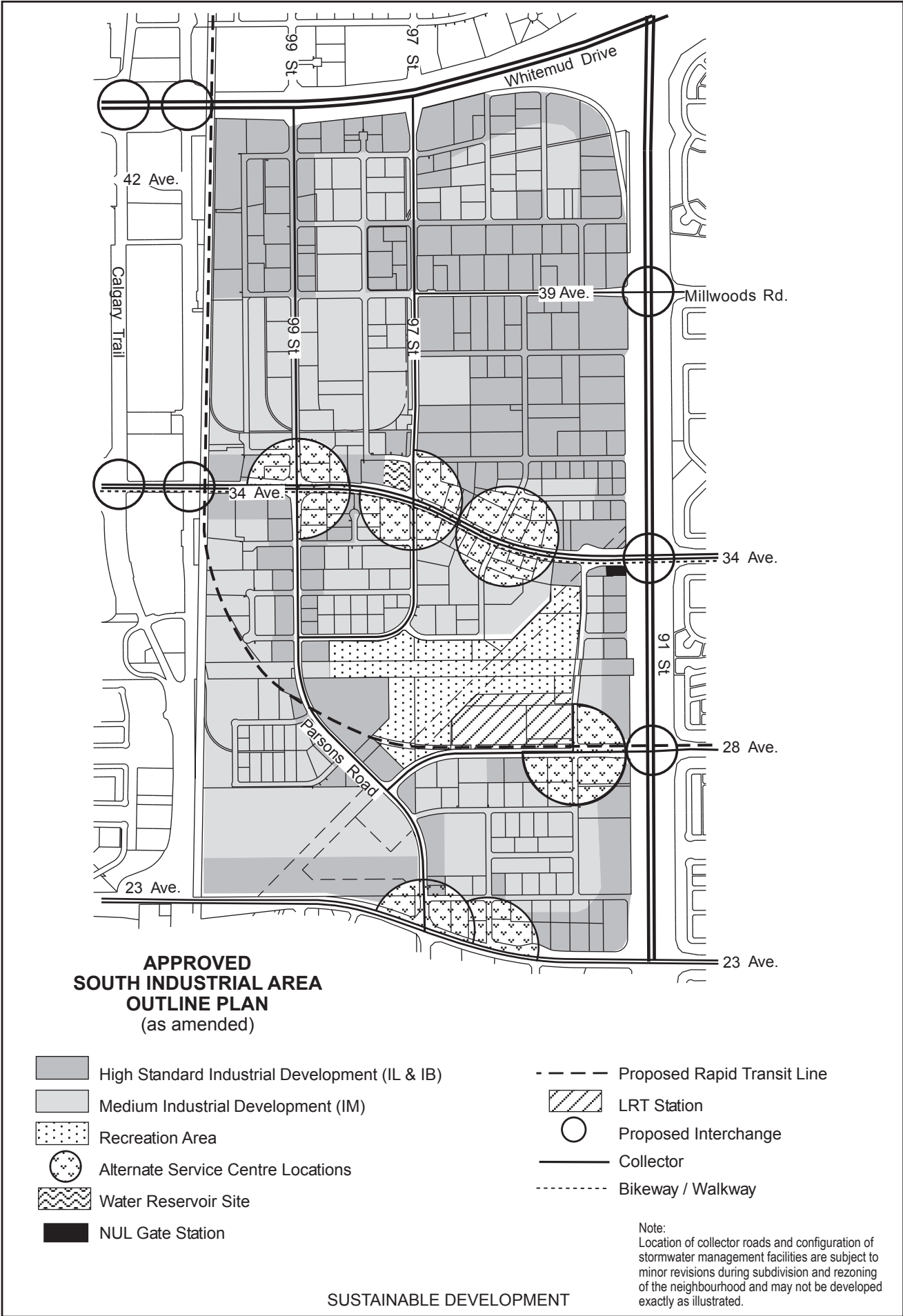
ADVANCE NOTICE March 13, 2017	<ul style="list-style-type: none">• Number of recipients: 388• Number of responses in support: 0• Number of responses with concerns: 2• Common comments included: Wanted more information on what the IB zone means and allows; concerned about traffic.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

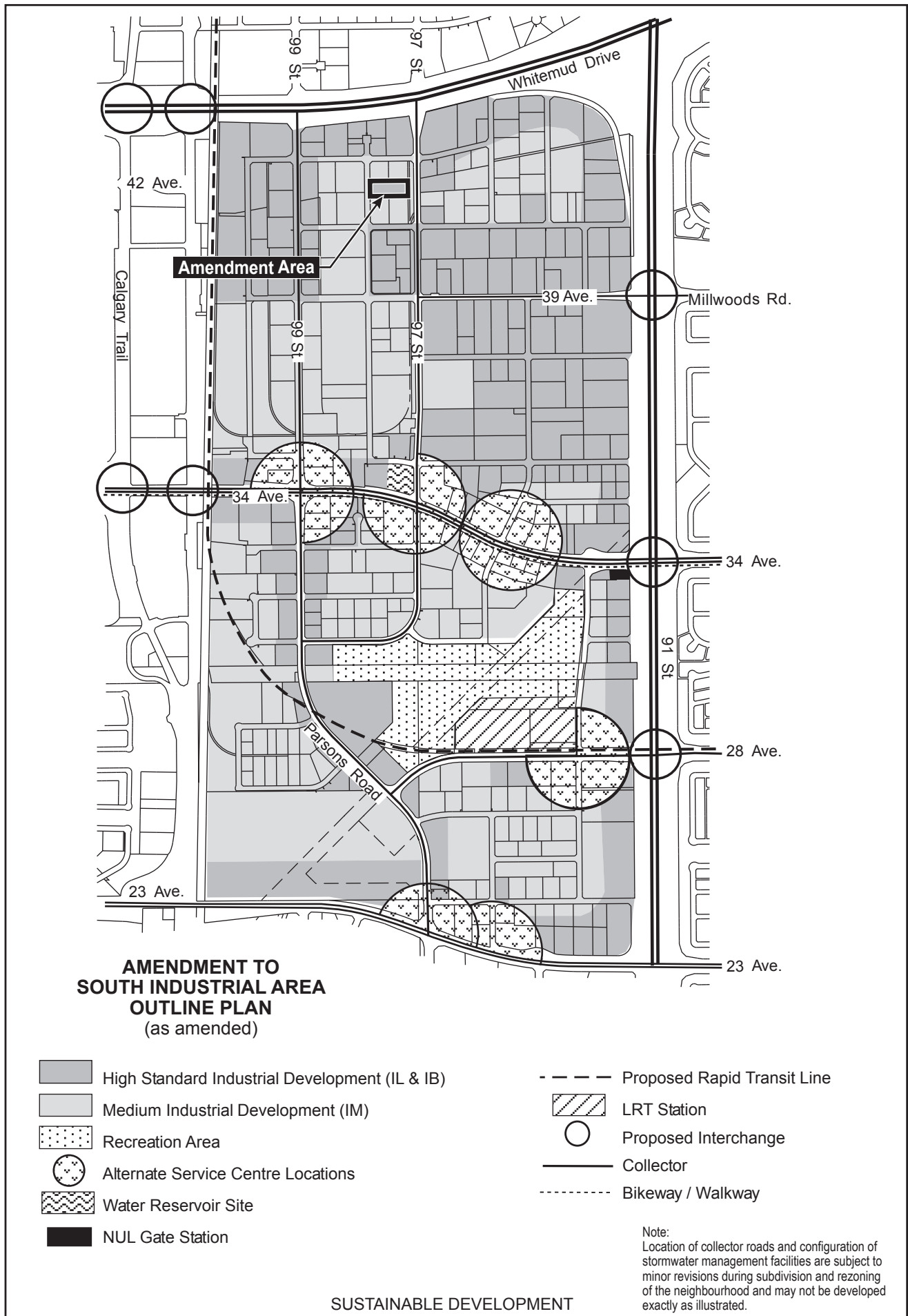
CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Approved South Industrial Area Outline Plan
- 2 Proposed South Industrial Area Outline Plan
- 3 Application Summary





APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment, Rezoning
Bylaw:	Resolution and 18134
Location:	South of 42 Avenue NW, north of 41 Avenue NW, west of 97 Street NW, and east of 98 Street NW.
Address:	4160 - 97 Street NW
Legal Description:	Units 1-14, Condo Common Area (Plan 9926265)
Site Area:	0.79 Ha
Neighbourhood:	Strathcona Industrial Park
Ward - Councillor:	11 - Councillor Nickel
Notified Community Organization(s):	Duggan Community League North Millbourne Community League
Applicant:	Syamal Raha

PLANNING FRAMEWORK

Current Zone and Overlay:	(IM) Medium Industrial Zone
Proposed Zone(s) and Overlay(s):	(IB) Industrial Business Zone
Plan(s) in Effect:	South Industrial Area Outline Plan
Historic Status:	None

Written By:	Sean Lee
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination