



REZONING

CPR IRVINE

9938 and 9942 - 70 AVENUE NW

To allow for a variety of business, office, and industrial uses.



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 is in general conformance with the Strathcona Junction Area Redevelopment Plan in force for this area.

THE APPLICATION

1. BYLAW 18107 to amend the Zoning Bylaw to Industrial Business (IB) Zone.

Bylaw 18107 would amend the zoning of this site from Medium Industrial (IM) Zone to Industrial Business (IB) Zone, to allow 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 small office building. The area surrounding this property consists of warehouses, storage yards, offices, and warehouse sales.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	• (IM) Medium Industrial Zone	• Small office building
CONTEXT		
North	• (IM) Medium Industrial Zone	• Storage and manufacturing yards
East	• (IM) Medium Industrial Zone	• Warehouse buildings • Low rise office buildings
South	• (DC2 583) Site Specific Development	• Warehouse sales building

	Control Provision	
West	<ul style="list-style-type: none"> • (IM) Medium Industrial Zone • (IH) Heavy Industrial Zone 	<ul style="list-style-type: none"> • Warehouse buildings • CPR Irvine yards (decommissioning)



VIEW OF THE SITE FROM THE FRONT ON 70 AVENUE NW, FACING NORTH

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The Strathcona Junction - Industrial Area is a mixed industrial and business area, with proximity to an established residential area and school sites. Within a few hundred metres of this site, there are sites zoned (IB) Industrial Business, (IM) Medium Industrial, (IH) Heavy Industrial, and (DC2) Site Specific Development Control Provision. Directly to the east one block, across 99 Street NW, is the residential community of Hazeldean. There are many established industrial and manufacturing businesses operating in the area which are expected to remain in place for the foreseeable future. Smaller scale buildings such as the subject site are increasingly transitioning to less intensive industrial or business uses.

PLANS IN EFFECT

The plan in effect for this area is the Strathcona Junction Area Redevelopment Plan (ARP). The ARP designates the area east of the CPR rail line to 99 Street NW as the Industrial Area, and identifies that it will remain primarily industrial in nature. Policies regarding land use indicate that a variety of industrial zones will be permitted in this area.

RISK

The notable (IH) Heavy Industrial-zoned site to the west is the CPR Irvine rail yard. Until recently, these yards were used for the marshaling and staging of freight trains, and hosted a locomotive repair shop towards the north end of the CPR site. The site is in the process of decommissioning, and the warehousing, transshipment, and staging functions have been moved to other regional rail yards. Planning Coordination's Risk unit reviewed the rezoning application and sources of risk in the area including the CPR Irvine yards. They have deemed the (IB) zone suitable in the specified location as there is significant separation from the remaining rail lines and due to the decreased activity on the CPR lands. Manufacturing uses in the area were not considered to be a significant risk to the site and uses under an (IB) zone.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE March 7, 2017	<ul style="list-style-type: none"> • Number of recipients: 13 • Number of responses in support: 0 • Number of responses with concerns: 0
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Application Summary
- 2 Strathcona Junction ARP Context Map

APPLICATION SUMMARY

INFORMATION

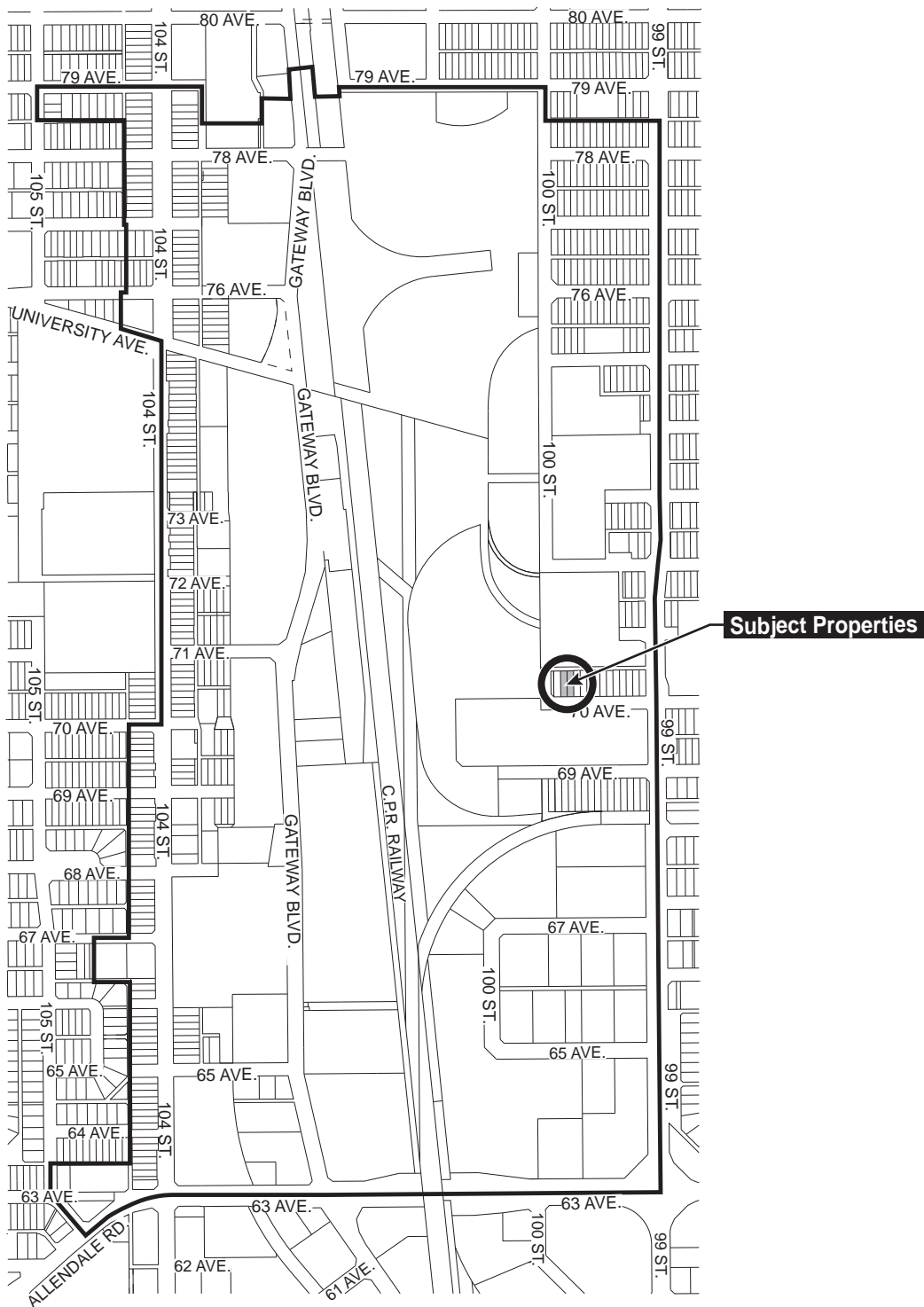
Application Type:	Rezoning
Bylaw:	18107
Location:	West of 99 Street NW, North of 70 Avenue NW
Address(es):	9938 & 9942 - 70 Avenue NW
Legal Description(s):	Plan 2239X, Block 16, Lots 28 and 29
Site Area:	0.08 Ha
Neighbourhood:	CPR Irvine
Ward - Councillor:	#11 - Councillor Nickel
Notified Community Organization(s):	Hazeldean and Ritchie Community Leagues
Applicant:	Laurette Perras

PLANNING FRAMEWORK

Current Zone:	(IM) Medium Industrial Zone
Proposed Zone:	(IB) Industrial Business Zone
Plan in Effect:	Strathcona Junction Area Redevelopment Plan
Historic Status:	None

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

BYLAW 15812
APPROVED STRATHCONA JUNCTION
Area Redevelopment Plan



— Strathcona Junction ARP Boundary