



PLAN AMENDMENT AND REZONING APPLICATION PARSONS INDUSTRIAL

9848 – 33 Avenue NW

To allow for 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 application provides appropriate transition from Medium Industrial lots to the east to commercial lots to the west.
- Provides the opportunity for redevelopment to a higher value industrial use in an industrial area.
- Supports the concept of a Service Centre at 34th Avenue and Parsons Rd for surrounding industrial businesses.
- Is compatible with surrounding businesses including a car dealership and an accountant office.

THE APPLICATION

1. RESOLUTION to amend the South Industrial Area Outline Plan (OP) to update Figure 4 – Development Concept, to reflect the associated proposed zoning.
2. BYLAW 17921 to amend the Zoning Bylaw from (IM) Medium Industrial to (IB) Business Industrial to allow for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and accommodate limited, compatible non-industrial businesses such as professional offices and commercial schools.

The owner of this property would like to have the option to lease space to a broader number of industrial uses which have expressed interest in locating there.

SITE AND SURROUNDING AREA

The subject site is adjacent to industrial uses on three sides (north, south and east). Medium Industrial Uses are located to the east and south. On the west boundary of the site is a vacant commercial site, currently zoned CB2.

The 0.45 ha subject site is currently occupied by an office/warehouse building and is on the north side of 33 Avenue NW and on the corner of 33 Avenue NW and an associated Local Road which bears the same street name.

The surrounding area includes commercial sites to the west and northwest, light industrial sites to the north, and medium industrial sites to the east.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Office/Warehouse Building
CONTEXT		
North	(IB) Business Industrial Zone	Auto Parts Distributor
East	(IM) Medium Industrial Zone	Car Dealership Lot
South	(IM) Medium Industrial Zone	Industrial Business Park & Storage
West	(CB2) General Business Zone	Vacant Lot



Aerial View of Subject Site looking north

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed zoning provides an opportunity to provide a broader range of industrial uses including professional offices and business support services.

The more intensive Medium Industrial sites will continue to be the most internal lots furthest away from the Arterial Roads, with the proposed Business Industrial Zone acting as a transition between those lots, and the more commercial intensive lot to the west.

The current development on the site is suitable to accommodate industrial business uses and is compatible with surrounding industrial and commercial uses.

PLANS IN EFFECT

SOUTH INDUSTRIAL AREA OUTLINE PLAN

The proposed rezoning aligns with the Outline Plan, as it places higher standard industrial closer to Arterial Roads (Parsons Road) and keeps Medium Industrial uses further away from such roads. The site's proximity, next to a service centre at 34 Avenue and 99 Street is an appropriate location for the introduction of higher order business industrial uses.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

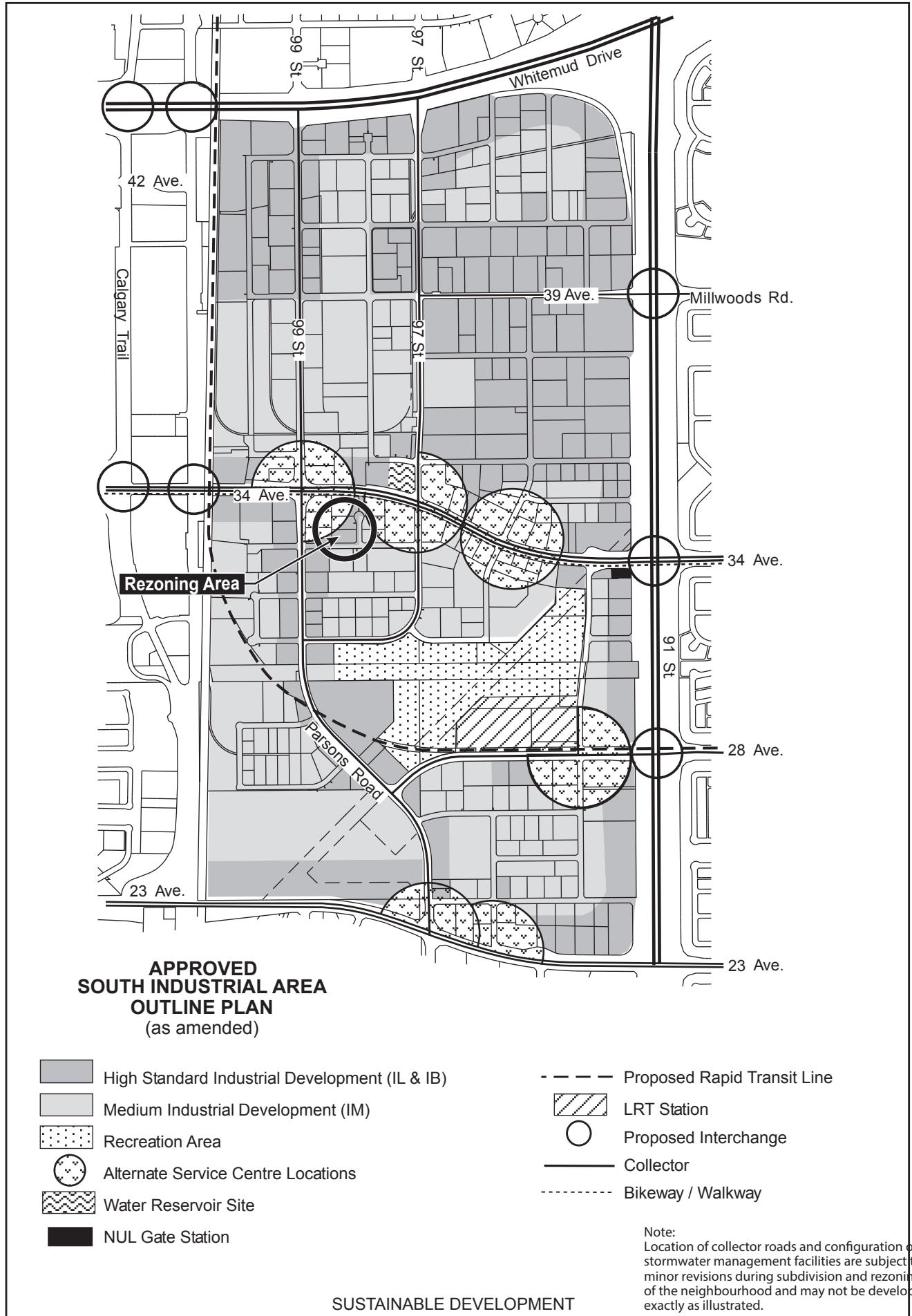
ADVANCE NOTICE August 8 th , 2016	<ul style="list-style-type: none">• Number of recipients: 22• No responses received OR summarize responses• Number of responses in support: 0• Number of responses with concerns: 0• Common comments included: ...
PUBLIC MEETING Date	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning and Outline Plan Amendment
Bylaw:	17921
Location:	East of Parsons Rd NW and North of 33 Avenue NW
Addresses:	9848 33 Avenue NW
Legal Descriptions:	Lot 4, Blk 13, Plan 7920813
Site Area:	0.45 ha
Neighbourhood:	Parsons Industrial
Ward - Councillor:	12 – Mohinder Banga
Notified Community Organization:	Ermineskin Community League Association
Applicant:	Realty Canada

PLANNING FRAMEWORK

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

Written By:	Mark Harrison
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination