

 **REZONING APPLICATION**  
**DOMINION INDUSTRIAL**

**14604 – 118 AVENUE**

The purpose of this rezoning is 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;
- it will allow for the continues use of the site with a broader range of business industrial uses; and
- it is well situated along an arterial roadway.

## THE APPLICATION

BYLAW 17640 proposes to rezone 3 lots from (IM) Medium Industrial Zone to (IB) Industrial Business Zone to allow for business, service and light industrial uses. The site's location on an arterial road, 118 Avenue NW, is suitable for industrial business uses. The applicant's stated intent is to provide a broader opportunity of use classes in the existing building.

## SITE AND SURROUNDING AREA

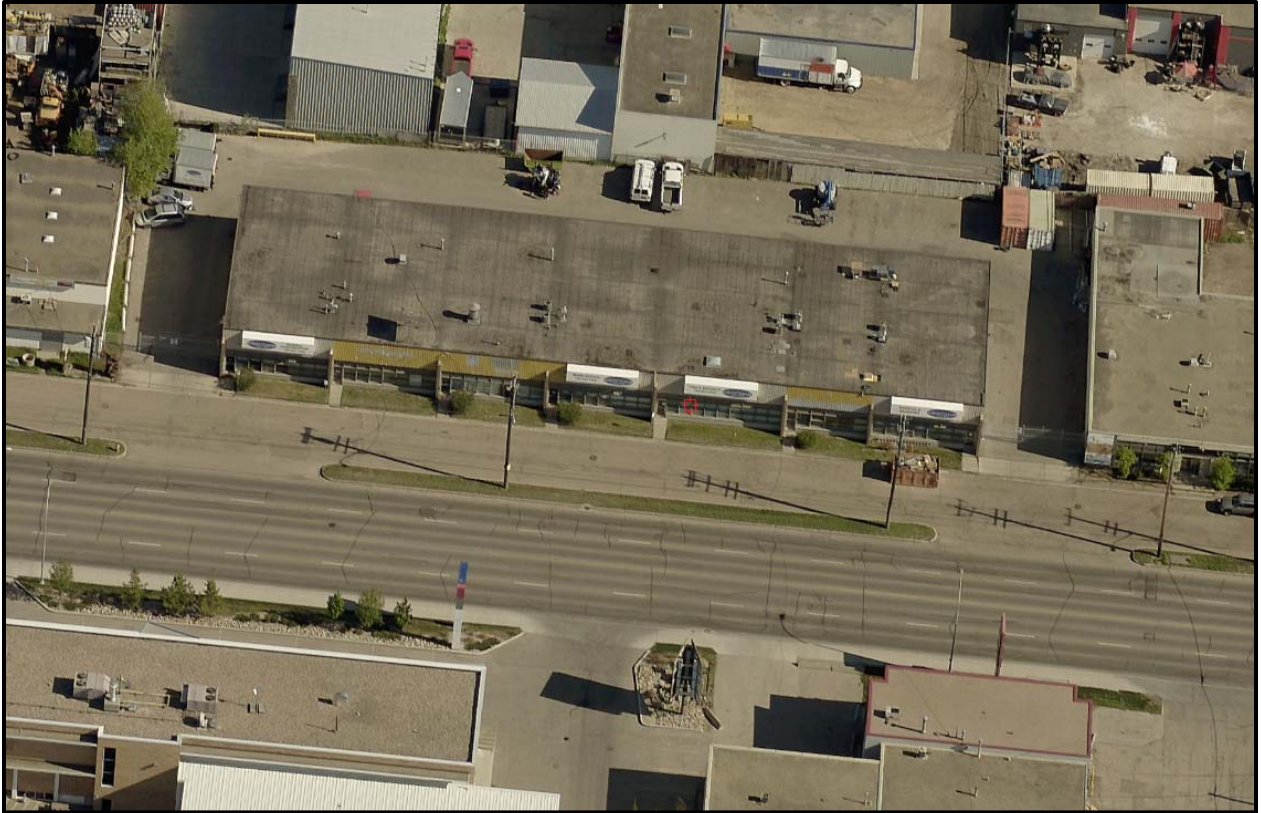
The 0.35 ha site is currently occupied by an existing industrial building. The site is located on 118 Avenue NW, east of 149 Street, in a row of existing industrial developments all occupied by single storey office and warehouse industrial buildings.

The subject site contains an existing warehouse building and small storage yard which was recently occupied by an office and warehouse building.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	(IM) Medium Industrial Zone	Warehouse
<b>CONTEXT</b>		
North	(IM) Medium Industrial Zone	Warehouse
East	(IM) Medium Industrial Zone	Warehouse
South	(IB) Industrial Business Zone	Warehouse
West	(IM) Medium Industrial Zone	Warehouse



VIEW OF SITE FROM SOUTH

## PLANNING ANALYSIS

The site is located in a longstanding industrial area and is not covered by any statutory plan. The stated purpose of the IB zone is to allow for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and as such ensures that the zone is compatible with any adjacent industrial zone. This Zone should be located on the periphery of industrial areas and adjacent to arterial or major collector roadways such as 118 Avenue NW.

The proposed rezoning is compatible with the immediately surrounding areas that are zoned for medium and business industrial uses. This rezoning will facilitate the reuse of the existing property and allow for a wider range of businesses, services and light industrial opportunities.

## TECHNICAL REVIEW

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

## PUBLIC ENGAGEMENT

<b>ADVANCE NOTICE</b> December 23, 2015	<ul style="list-style-type: none"><li>• No expressions of concern or questions were received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

## CONCLUSION

Sustainable Development recommends that City Council APPROVE the application.

## ATTACHMENTS

2a Application Summary

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Bylaw:	17640
Location:	Mid-block between 149 Street NW and 142 Street NW
Address:	14604 - 118 AVENUE NW
Legal Description(s):	Lots 17 to 19, Block 2, Plan 5951 KS
Site Area:	N/A
Neighbourhood:	Dominion Industrial
Ward - Councillor:	2 - Bev Esslinger
Notified Community Organizations(s):	Dovercourt Community League, Woodcroft Community League
Applicant:	ELECOM Ltd.

### PLANNING FRAMEWORK

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

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