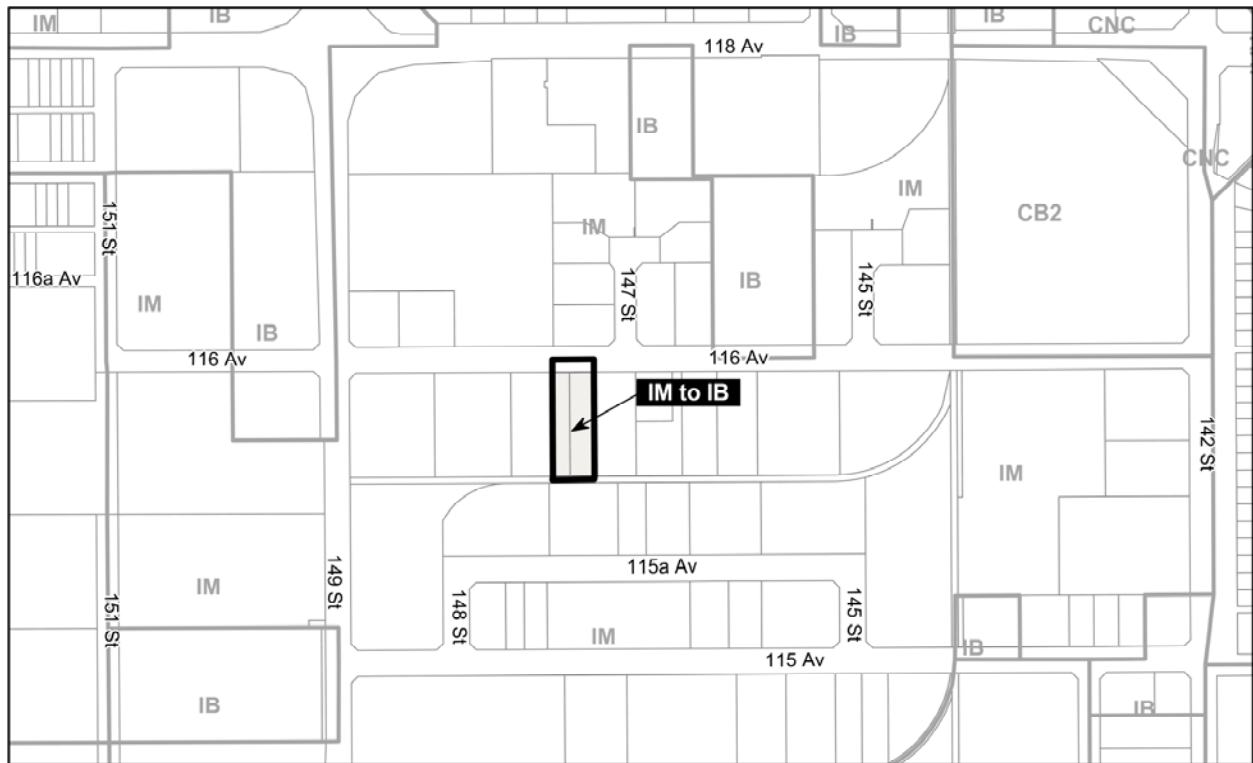


 **REZONING APPLICATION**
HUFF BREMNER INDUSTRIAL

14705 – 116 AVENUE NW

This zone provides 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 (IB) Industrial Business Zone is compatible with adjacent existing land uses, and
- It provides the opportunity for a wider range of business industrial uses.

THE APPLICATION

BYLAW 17711 proposes to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The applicant's stated intent is to convert an existing building to a religious facility.

The applicant purchased the building without reviewing the permitted uses within the (IM) Medium Industrial Zone, and was unaware that a Religious Assembly was not allowed. Under the proposed (IB) Zone, a Religious Assembly Use is a discretionary use.

SITE AND SURROUNDING AREA

The proposed rezoning is located mid-block on 116 Avenue between 149 Street NW and 142 Street NW. The subject site contains an existing warehouse building, parking and small storage yard which was recently occupied by an office and warehouse building.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Warehouse
CONTEXT		
North	(IM) Medium Industrial Zone	Warehouse
East	(IM) Medium Industrial Zone	Warehouse
South	(IM) Medium Industrial Zone	Warehouse
West	(IM) Medium Industrial Zone	Warehouse



VIEW OF SITE FROM WEST

PLANNING ANALYSIS

The proposed (IB) Industrial Business Zone allows for industrial businesses that carry out their operation such that no nuisance is created or apparent outside of an enclosed building. While the site is generally surrounded by IM Zones, a number of sites in the immediate area have also been rezoned to the IB Zone.

The proposed Religious Assembly is a discretionary use and as such, the Development Officer may refuse the application. The applicant has been made aware that if a development permit were granted for a Religious Assembly use, it could be appealed to the Subdivision and Development Appeal Board by surrounding property owners.

The applicant is also aware that as part of the review for a development permit a parking impact study will be required. The applicant was also advised that there are concerned businesses and land owners abutting the site and in the immediate vicinity that are opposed to the intended development under the proposed zone. Sustainable development is of the opinion that should a development permit not be granted, the limited size of the site and the existing building would still be a suitable and compatible use in terms of the general industrial nature of the area.

TECHNICAL REVIEW

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

Transportation Development Engineering has expressed no objections to the proposed rezoning application but advises that the applicant may be required to provide justification that the parking is sufficient based on the scale of the development of a religious assembly use at the development permit stage.

A risk assessment was provided due the proximity of a hazardous site. The Administration is satisfied with the submission.

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 5, 2014	<ul style="list-style-type: none">• Several phone calls were received from land owners in the area who also represent a variety of existing business. They are concerned about the use and the incompatibility of a religious assembly use in proximity to their industrial uses.• Concerns about the parking in the area associated with other developments in the area and the difficulty to access their sites were stated.
PUBLIC MEETING	<ul style="list-style-type: none">• Not held

CONCLUSION

Sustainable Development recommends that City Council APPROVE the application.

ATTACHMENTS

2a Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	17711
Location:	Mid-block between 149 Street NW and 142 Street NW
Address:	14705 - 116 Avenue NW
Legal Description(s):	Lot 9 B, Block 7, Plan 2570KS
Site Area:	N/A
Neighbourhood:	Huff Bremner Industrial
Ward - Councillor:	2 - Bev Esslinger
Notified Community Organizations:	Woodcroft Community League
Applicant:	All Nations Full Gospel

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

Written By:
 Approved By:
 Department:
 Section:

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 Tim Ford
 Sustainable Development
 Planning Coordination