

**ATTACHMENT 2
BYLAW 17579
FILE: LDA15-0456
HUFF BREMNER
ESTATE INDUSTRIAL**

DESCRIPTION: ZONING BYLAW AMENDMENT from (IM) Medium Industrial Zone to (IB) Industrial Business Zone; HUFF BREMNER ESTATE INDUSTRIAL

LOCATION: 14740 - 111 AVENUE NW

LEGAL

DESCRIPTION: Lots 8-10, Block 1, Plan 4990HW

APPLICANT: CP REIT Alberta Properties Ltd.
3FLR 3225 - 12 Street NE
Calgary AB T2E 7S9

OWNER: CP REIT Alberta Properties Ltd.
3FLR 3225 - 12 Street NE
Calgary AB T2E 7S9

ACCEPTANCE OF APPLICATION: September 25, 2015

EXISTING DEVELOPMENT: Warehouse and Storage Yard

SUSTAINABLE DEVELOPMENT'S RECOMMENDATION: That Bylaw 17579 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be APPROVED.

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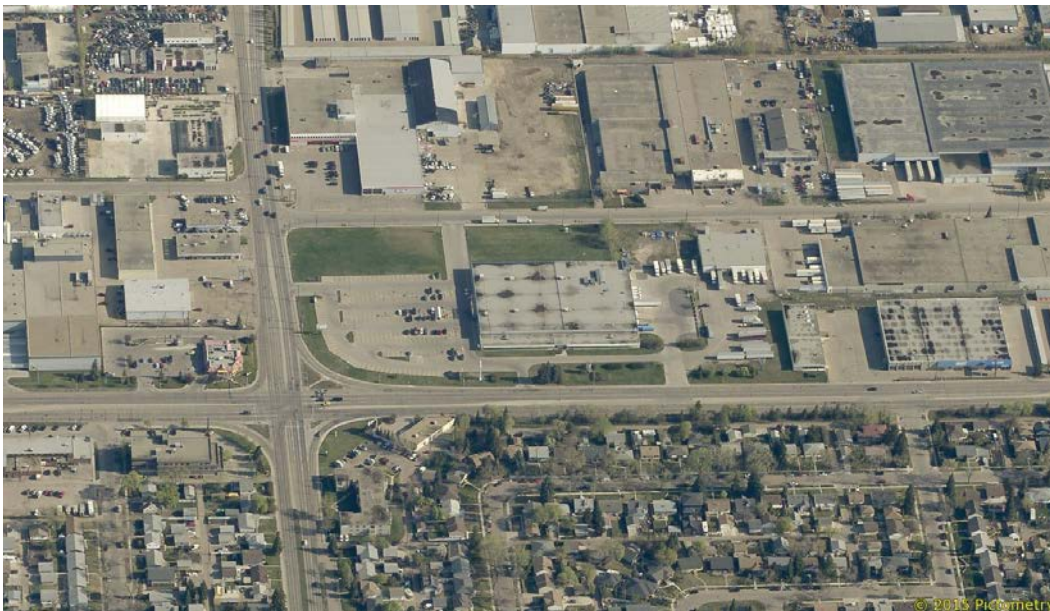
DISCUSSION

1. The Application

The applicant is proposing to rezone the subject site from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The intent is to further intensify development of this large site with an expanded range of allowable uses than allowed under the current zone.

2. Site and Surrounding Area

The proposed rezoning is located at the northeast corner of 149 Street NW and 111 Avenue NW. The subject site contains an existing warehouse building. To the west, across 149 Street NW, the land zoned (IB) Industrial Business Zone and (CB2) General Business Zone is occupied a warehouse sales establishment. To the south, across 111 Avenue NW are single detached dwellings zoned (RF1) Single Detached Residential. The lands to the east are occupied by warehouses and are currently zoned (IM) Medium Industrial Zone.



Site Photo: view of site from southwest

ANALYSIS

1. Compliance with Approved Plans and Land Use Compatibility

There is no statutory plan in effect for the Huff Bremner neighbourhood; however, the proposed rezoning aligns with policies in the Municipal Development Plan; *The Way We Grow*. Specifically, this application conforms to Section 6.3.1.5 by facilitating

redevelopment and intensification to higher value industrial and commercial uses in established industrial areas. Moreover, the site's location at the intersection of two arterial roadways (149 Street and 111 Avenue) is an appropriate site for industrial business uses as opposed to parcels interior to the industrial area where more intensive industrial uses are located.

The uses allowed in the IB Zone are compatible with the surrounding industrial and commercial land uses.

2. Transportation and Utilities

All comments from Civic Department or utility agencies have been addressed.

3. Environmental Review

Phase I and II Environmental Site Assessments have been submitted for this application. The Administration and other relevant environmental agencies have reviewed the information and the site is suitable for its intended use.

4. Surrounding Property Owners' Concerns

Sustainable Development sent an advance notice of this application to surrounding property owners and the High Park and the McQueen Community Leagues on October 1, 2015. No expressions of objection or concern were received to this proposal.

JUSTIFICATION

Sustainable Development recommends that Bylaw 17579 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be APPROVED on the basis that proposed zoning conforms with the applicable policies of the Municipal Development Plan, is compatible with adjacent existing land uses, and satisfies the technical and servicing requirements of the affected Civic Departments and utility agencies.

ATTACHMENTS

2a Maps

Written by: Don Read
Approved by: Tim Ford
Sustainable Development
May 25, 2016



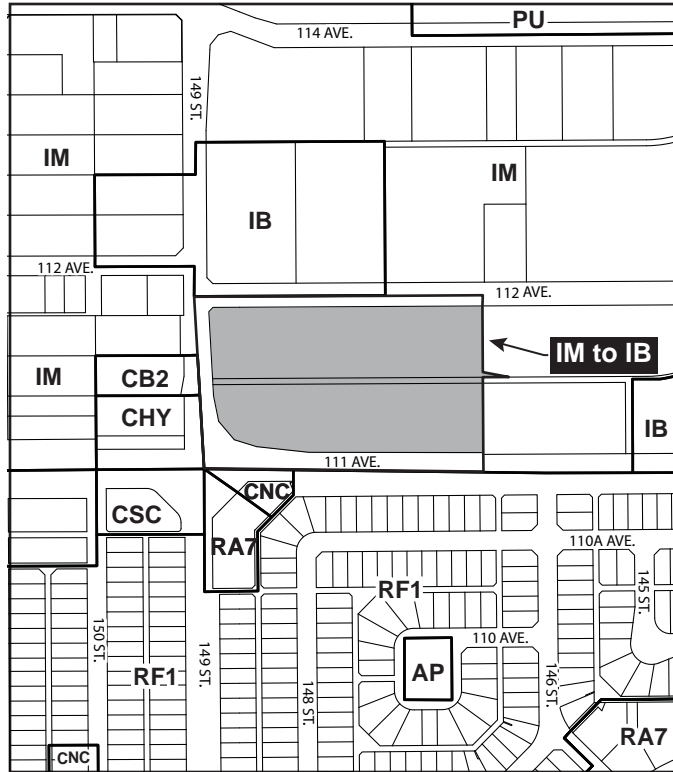
SURROUNDING LAND USE ZONES



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HUFF BREMNER ESTATE INDUSTRIAL BYLAW 17579

Location: 14740 - 111 Avenue NW



Proposed Rezoning from

IM to IB



The purpose of proposed Bylaw 17579 is to change the Zoning Bylaw from (IM) medium industrial zone to (IB) industrial business zone, Lots 8-10, Block 1, Plan 4990HW, as shown on the attached sketch. This zone provides the opportunity for a variety of light industrial, business service and limited commercial uses. Sustainable Development supports this proposed bylaw.

PROPOSED REZONING

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