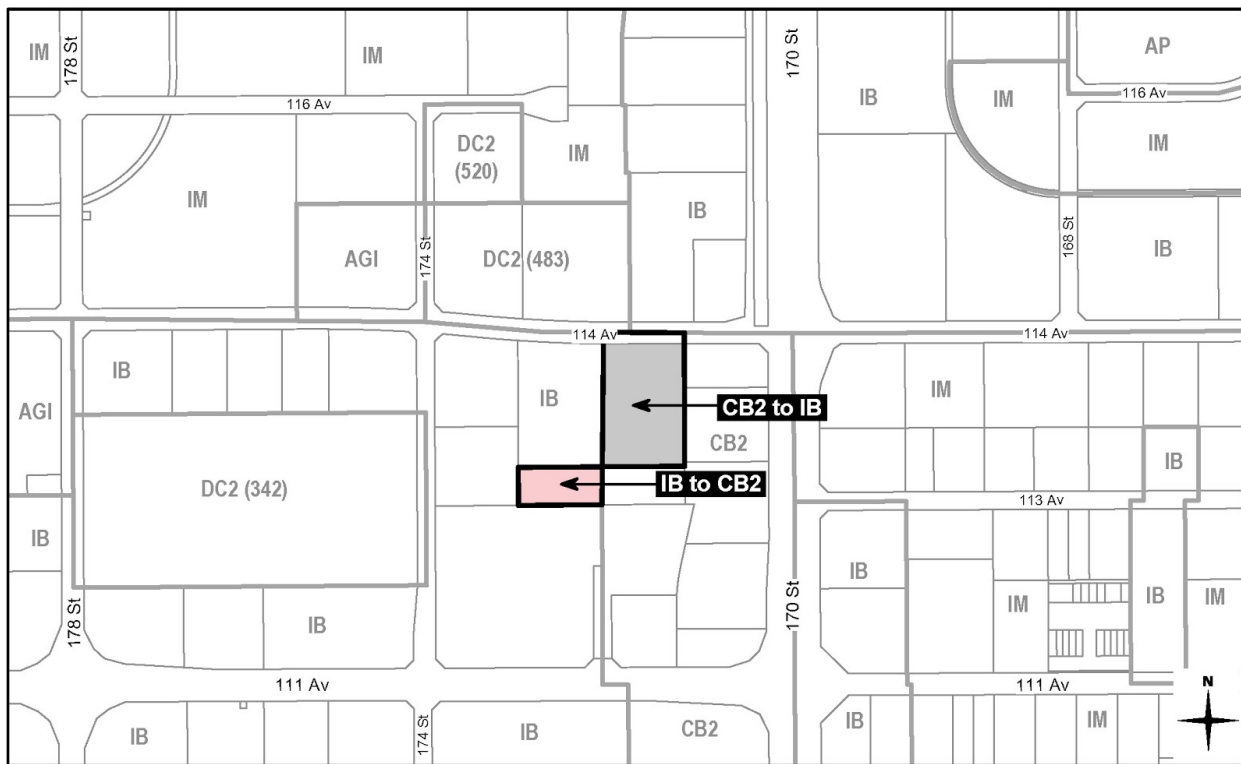




# ADMINISTRATION REPORT REZONING ARMSTRONG INDUSTRIAL

## 17103 - 114 AVENUE NW

To allow for the sale of the southerly portion of the lot to the adjacent owner and apply a consistent zone on both lots: commercial on the south and industrial on the north.



## RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because:

- it facilitates the expansion of an existing business and utilizes otherwise undeveloped land;
- allows for the larger parcel to be consistently zoned, allowing for more efficient development approvals; and
- expansion of the existing automotive sales use is compatible with surrounding uses.

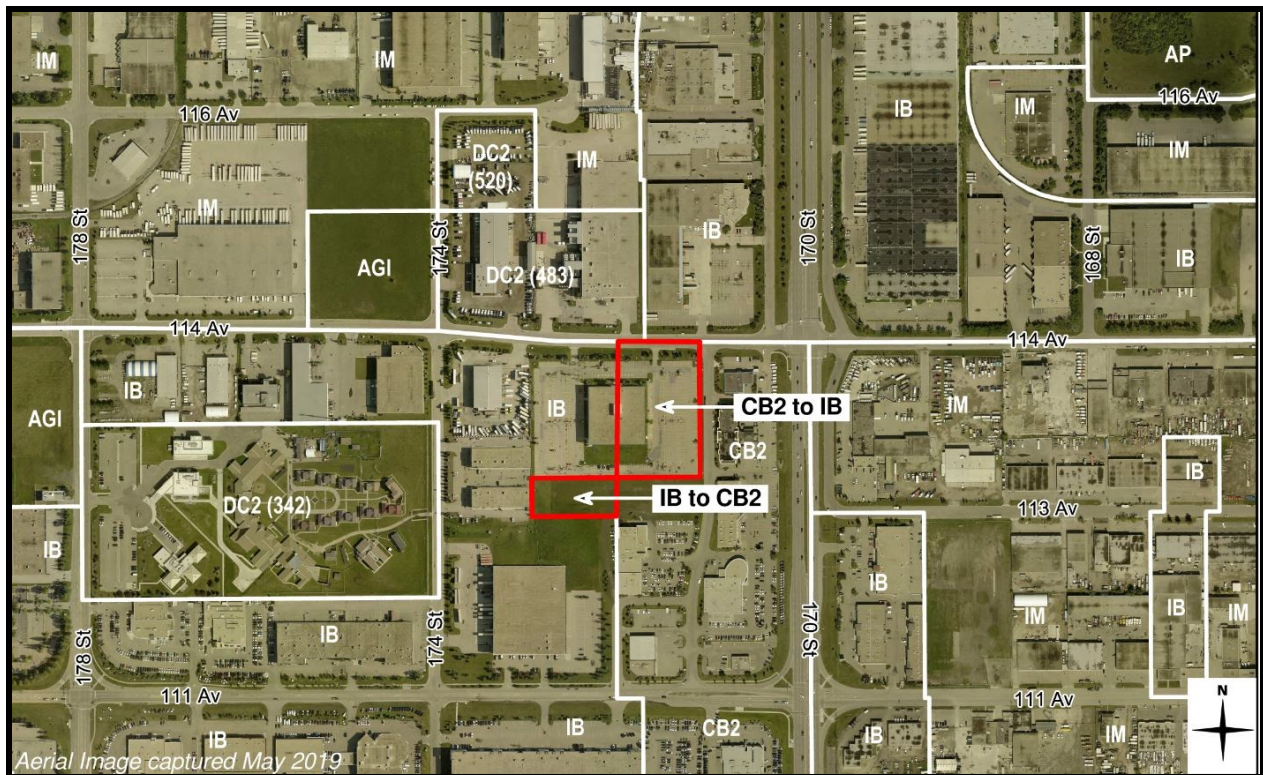
## THE APPLICATION

CHARTER BYLAW 19325 proposes to amend the Zoning Bylaw from (IB) Industrial Business Zone and (CB2) General Business Zone to (CB2) General Business Zone and (IB) Industrial Business Zone.

The proposed rezoning realigns the zoning on the site to facilitate the subdivision and sale of the undeveloped, southern portion of the subject property for consolidation with the abutting CB2 property to the south for the stated purpose of expansion of the display area for an existing automotive sales business. The rezoning also corrects the existing split zoning on the balance of the site by rezoning the western, developed portion of the site to IB.

## SITE AND SURROUNDING AREA

The 3.3 ha site is located on the south side of 114 Avenue, west of 170 Street NW. The front portion of the property is developed, while the most southerly portion remains undeveloped.



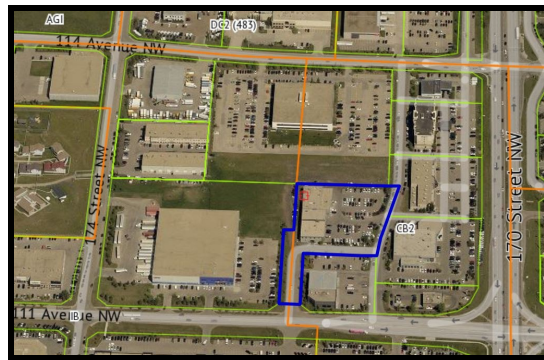
AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>(IB) Industrial Business Zone and (CB2) General Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>The north portion of the site is developed with an office</li> </ul>

		building and the south portion of the site is undeveloped.
<b>CONTEXT</b>		
North (across 114 Avenue NW)	<ul style="list-style-type: none"> <li>• (DC2.483) Site Specific Development Control Provision</li> <li>• (IB) Industrial Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>• General Industrial</li> <li>• Warehouse Sales</li> </ul>
East	<ul style="list-style-type: none"> <li>• (IB) Industrial Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Truck Rental</li> </ul>
South	<ul style="list-style-type: none"> <li>• (IB) Industrial Business Zone</li> <li>• (CB2) General Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Distribution Centre</li> <li>• Automotive Sales</li> </ul>
West	<ul style="list-style-type: none"> <li>• (CB2) General Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Vehicle Rental</li> <li>• Hotel</li> <li>• General Retail</li> <li>• Automotive Sales</li> </ul>



VIEW OF REZONING SITE LOOKING NORTH



VIEW OF CONSOLIDATION SITE LOOKING NORTH

## PLANNING ANALYSIS

The subject property is located within the Northwest Industrial Area Outline Plan where the land is designated for High Standard Industrial development and Heavy Industrial development. Land on the west side of 170 Street NW between 114 Avenue NW and 111 Avenue NW is zoned (CB2) General Business Zone, while the interior is zoned (IB) Industrial Business Zone that allows for a range of industrial and limited commercial uses.

The proposed CB2 Zone is compatible with the abutting CB2 zoned land to the south and facilitates the expansion of the existing business through the subdivision and required consolidation. The applicant has confirmed a sales agreement is in place for sale of the CB2 zoned land. The Subdivision Authority has approved the subdivision subject to Council approval of the zoning. The rezoning to (IB) Industrial Business Zone corrects the existing split zoning of the developed portion of the property.

## TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed. EPCOR Water requires that a restrictive covenant be registered on the property due to the existence of multiple services into the northerly Lot.

## PUBLIC ENGAGEMENT

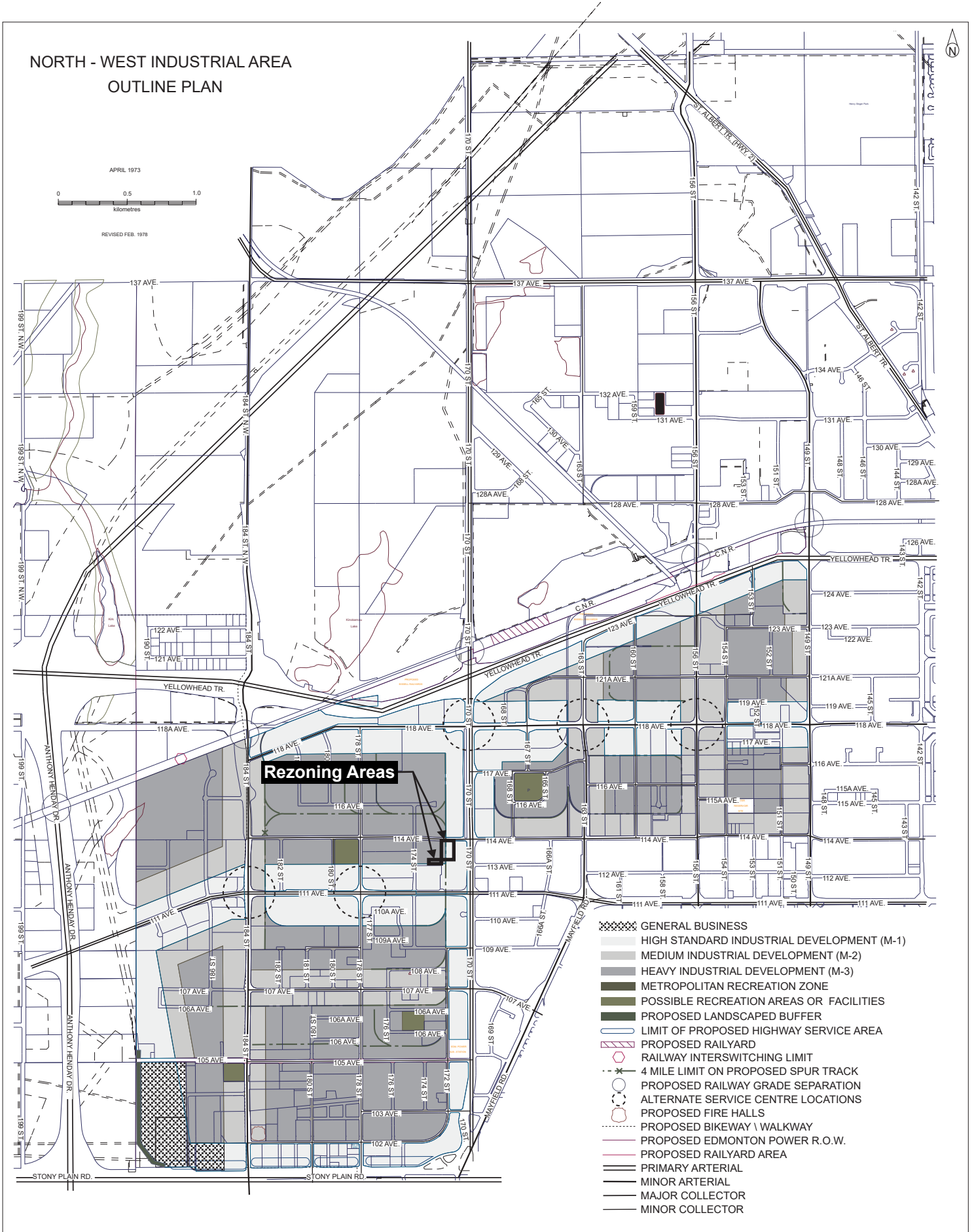
<b>ADVANCE NOTICE</b> March 5, 2020	<ul style="list-style-type: none"><li>• Number of recipients: 30</li><li>• No responses received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Context Plan Map
- 2 Application Summary



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19325
Location:	South of 114 Avenue NW and west of 170 Street NW
Address:	17103 - 114 Avenue NW
Legal Description:	Lot 2, Block 9, Plan 0020203
Site Area:	3.3 ha
Neighbourhood:	Armstrong Industrial
Notified Community Organization:	Mayfield Community League, & Northwest Industrial Business Improvement Area
Applicant:	Michelle Sparks, IBI Group

### PLANNING FRAMEWORK

Current Zones:	(IB) Industrial Business Zone (CB2) General Business Zone
Proposed Zones:	(CB2) General Business Zone (IB) Industrial Business Zone
Plan in Effect:	Northwest Industrial Area Outline Plan
Historic Status:	N/A

Written By:	Cyndie Prpich
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination