



ADMINISTRATION REPORT REZONING PRINCE RUPERT

11507 - 120 STREET NW

To allow for a range of industrial business uses and accommodate limited, compatible non-industrial uses.



RECOMMENDATION AND JUSTIFICATION

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

- It is compatible with the existing development of surrounding land; and
- It provides the opportunity for a wider range of industrial and business employment uses at a location with good visibility and access.

THE APPLICATION

CHARTER BYLAW 19321 proposes to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The proposed (IB) Zone will allow for a range of industrial business uses.

It is the applicant’s intent to market the subject site to a wider range of uses.

SITE AND SURROUNDING AREA

The subject site is located south of Kingsway, and east of 120 Street NW in the northeastern portion of the Prince Rupert Neighbourhood. There is an existing industrial warehouse on the property.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	General Industrial uses
CONTEXT		
North	(IM) Medium Industrial Zone	General Industrial Uses
East	(IM) Medium Industrial Zone	General Industrial Uses
South	(IM) Medium Industrial Zone	General Industrial Uses

West	(IB) Industrial Business Zone	General Industrial Uses
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PLANNING ANALYSIS

There is no plan in effect for the Prince Rupert neighbourhood. This area developed with industrial uses to take advantage of the rail line which is now a linear park and off-leash area. west of 120 Street NW. The proposed rezoning supports the industrial nature of the area and the ongoing reinvestment in the area.

The proposed rezoning is appropriate and suitable on this site as it is located adjacent to 120 Street NW, in close proximity to Kingsway, which provides accessibility and visibility for a wide range of uses.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE May 15, 2019	<ul style="list-style-type: none"> • Number of recipients: 27 • No responses received
PUBLIC MEETING	<ul style="list-style-type: none"> • Not held
WEBPAGE	<ul style="list-style-type: none"> • <i>Link to neighbourhood page</i>

CONCLUSION

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19321
Location:	North of 115 Avenue NW and east of 120 Street NW
Address:	11507 - 120 Street NW
Legal Description:	Lot A, Block 195, Plan 1276HW
Site Area:	0.77 ha
Neighbourhood:	Prince Rupert
Notified Community Organization:	Prince Rupert Community League
Applicant:	Marshall Hundert

PLANNING FRAMEWORK

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

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