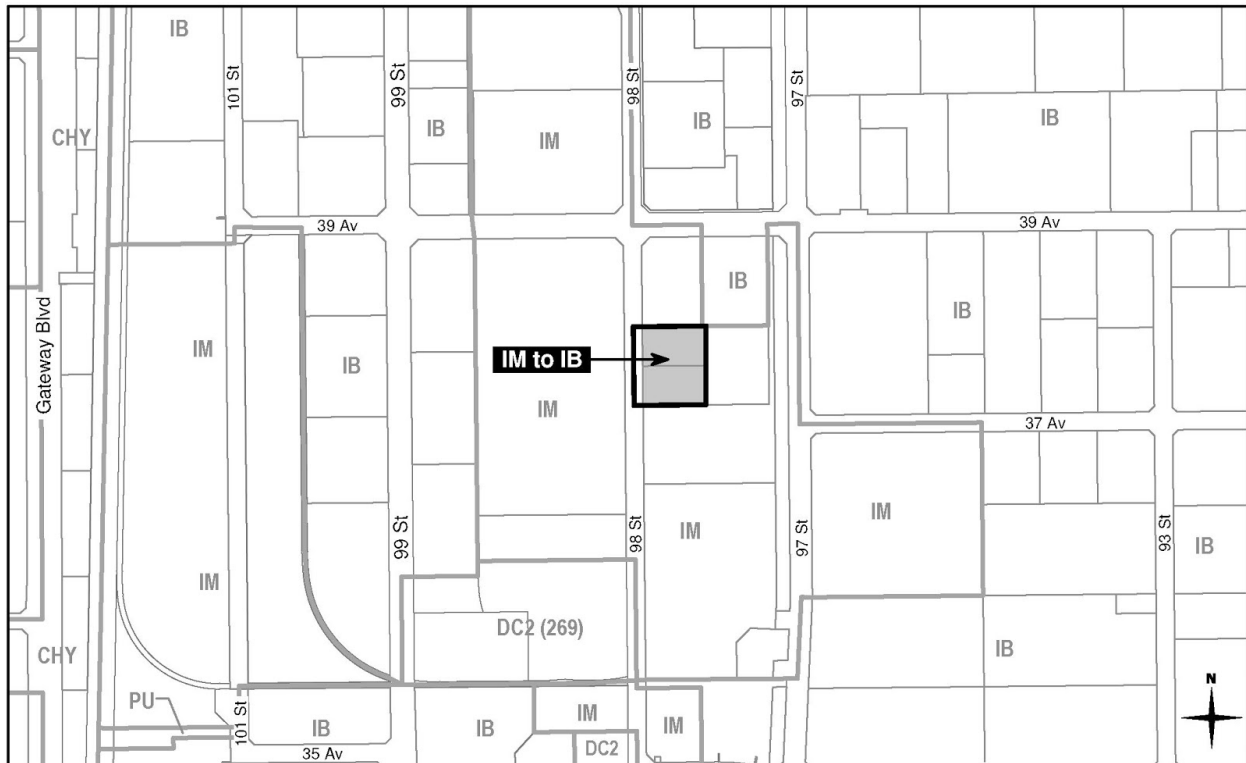




# ADMINISTRATION REPORT REZONING, PLAN AMENDMENT STRATHCONA INDUSTRIAL PARK

## 3711 - 98 STREET NW, 3731C - 98 STREET NW

To allow for limited industrial business uses and compatible commercial businesses.



## RECOMMENDATION AND JUSTIFICATION

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

- the sites are easily accessible to major roadways (one arterial and two collector roads); and
- the proposal allows for a wider range of use opportunities on the sites.

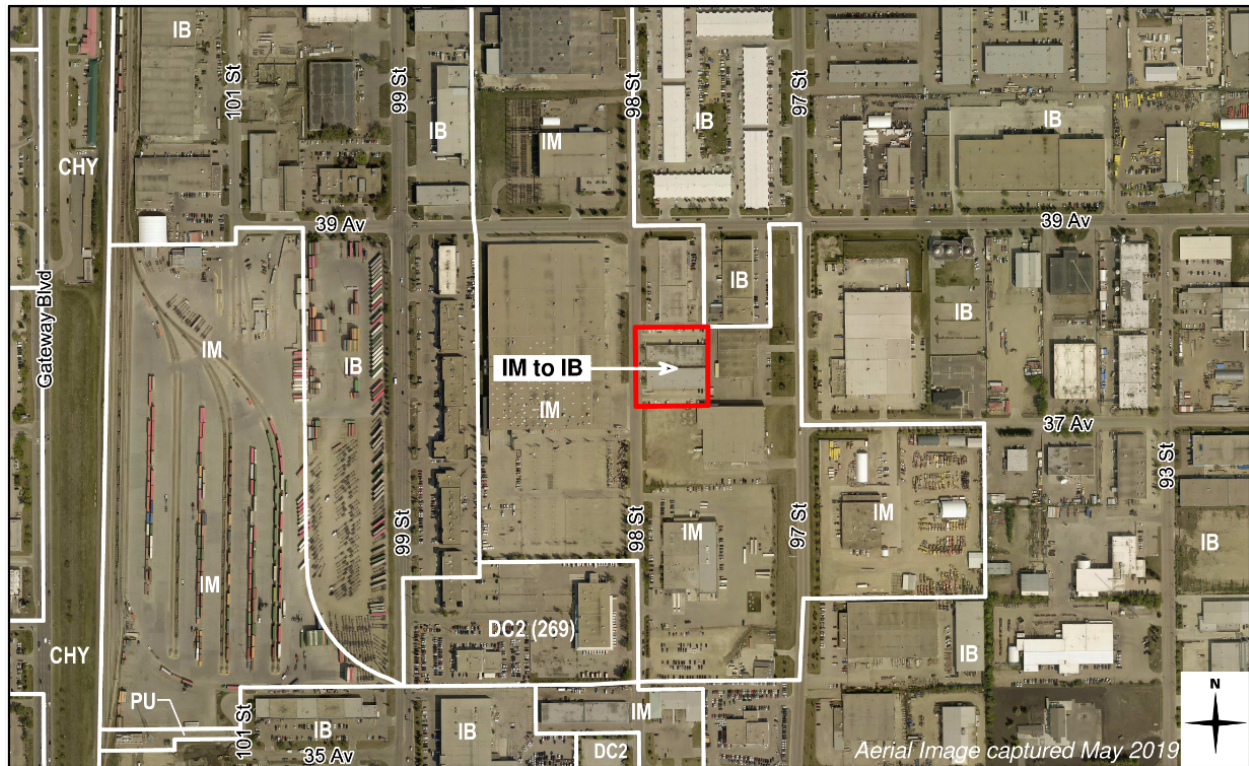
## THE APPLICATION

1. RESOLUTION to amend the South Industrial Area Outline Plan (OP) to identify the subject properties for High Standard Industrial Development (IL & IB)
2. CHARTER BYLAW 19218 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone.

The applicant's stated intention is to be able to market the property to a wider range of users in order to better meet existing market demands for commercial and office business space in the area.

## SITE AND SURROUNDING AREA

The properties are located one lot south of 39 Avenue NW and one block west of 97 Street NW, both collector roadways, and one block east of 99 Street NW, an arterial roadway.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT DEVELOPMENT
<b>SUBJECT SITE</b>	(IM) Medium Industrial Zone	Industrial Warehouse
<b>CONTEXT</b>		
North	(IM) Medium Industrial Zone	Industrial Warehouse
East	(IM) Medium Industrial Zone	Industrial Warehouse

South	(IM) Medium Industrial Zone	Industrial Warehouse
West	(IM) Medium Industrial Zone	Industrial Warehouse



VIEW OF SITES LOOKING EAST

## PLANNING ANALYSIS

The Strathcona Industrial Park contains approximately 199.7 ha of land and lies within the northern portion of the South Industrial Area Outline Plan where the subject rezoning properties are identified for Medium Industrial Development (IM). A plan amendment is proposed, in support of the associated rezoning to IB, to identify the land being rezoned for High Standard Industrial Development (IL & IB). The proposed rezoning is compatible with surrounding industrial uses which also include other IB zoned sites.

As noted, the properties are in close proximity to three major roadways. Currently there are no observable nuisance factors outside of the buildings on either of the sites which is conducive to the requirements of the IB Zone. The applicant has advised that there are no Medium Industrial Uses currently operating on either site that are not allowed under the IB Zone (i.e. General Contractor Services) thereby eliminating the potential of creating non-conforming uses and the potential for incompatibility. The buildings however, would be considered legal non-conforming if the IB Zone is approved because the sites are not developed with a 6 m Setback as required under the IB Zone. This situation is likely to remain unless / until the properties are redeveloped for which the owner has no current aspirations. The proposed plan amendment and rezoning will allow for a wider range of use opportunities on the sites.

## TECHNICAL REVIEW

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

EPCOR Water has advised that a fire hydrant may be required. A study is being undertaken to confirm the requirement and if the need is confirmed it will be addressed at the Development Permit stage.

## PUBLIC ENGAGEMENT

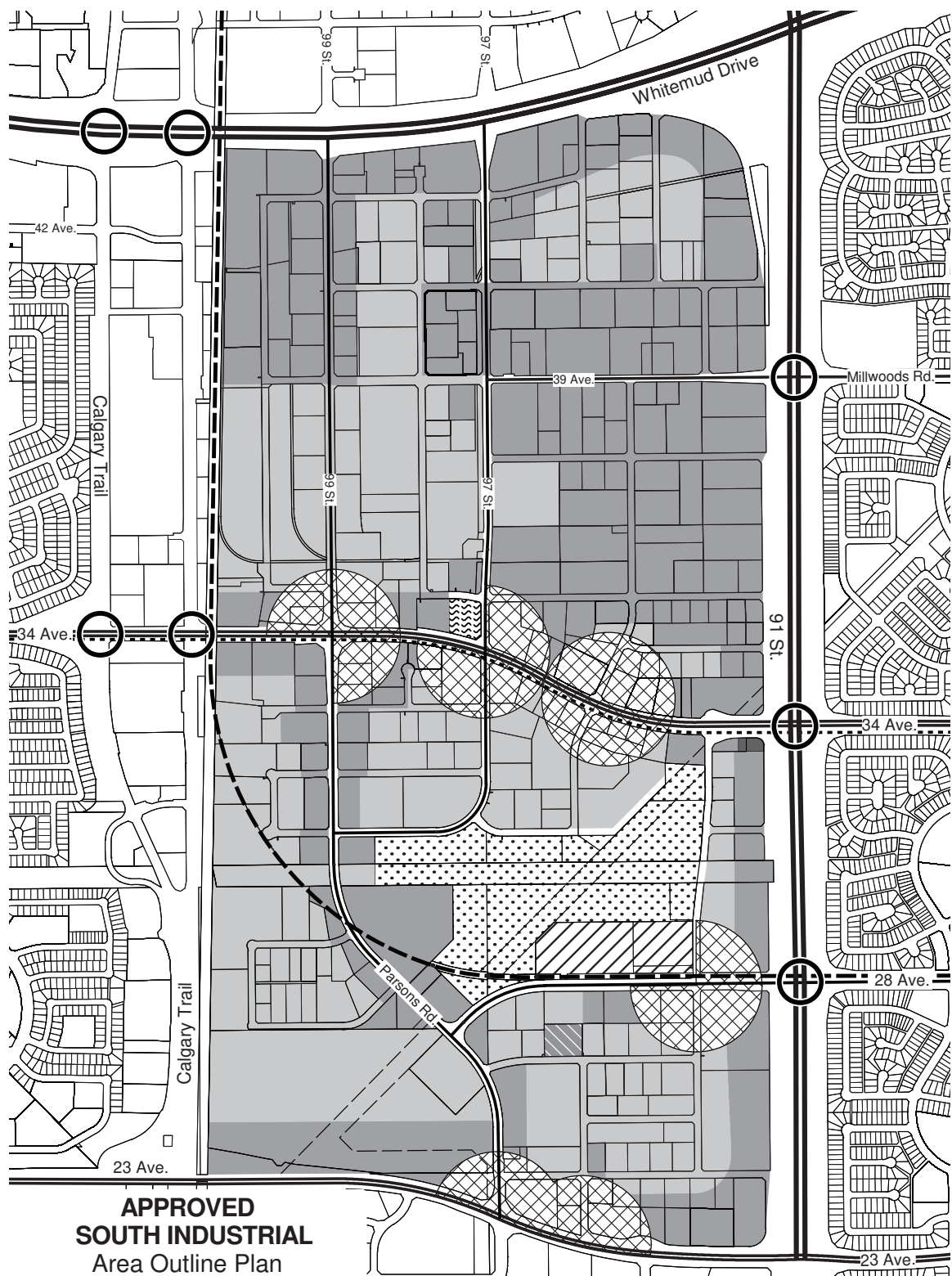
<b>ADVANCE NOTICE</b> December 18, 2019	<ul style="list-style-type: none"><li>• Number of recipients: 11</li><li>• No responses received</li></ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"><li>• Not held</li></ul>

## CONCLUSION

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













## APPENDICES

- 1 Approved South Industrial Area Outline Plan
- 2 Proposed South Industrial Area Outline Plan
- 3 Application Summary



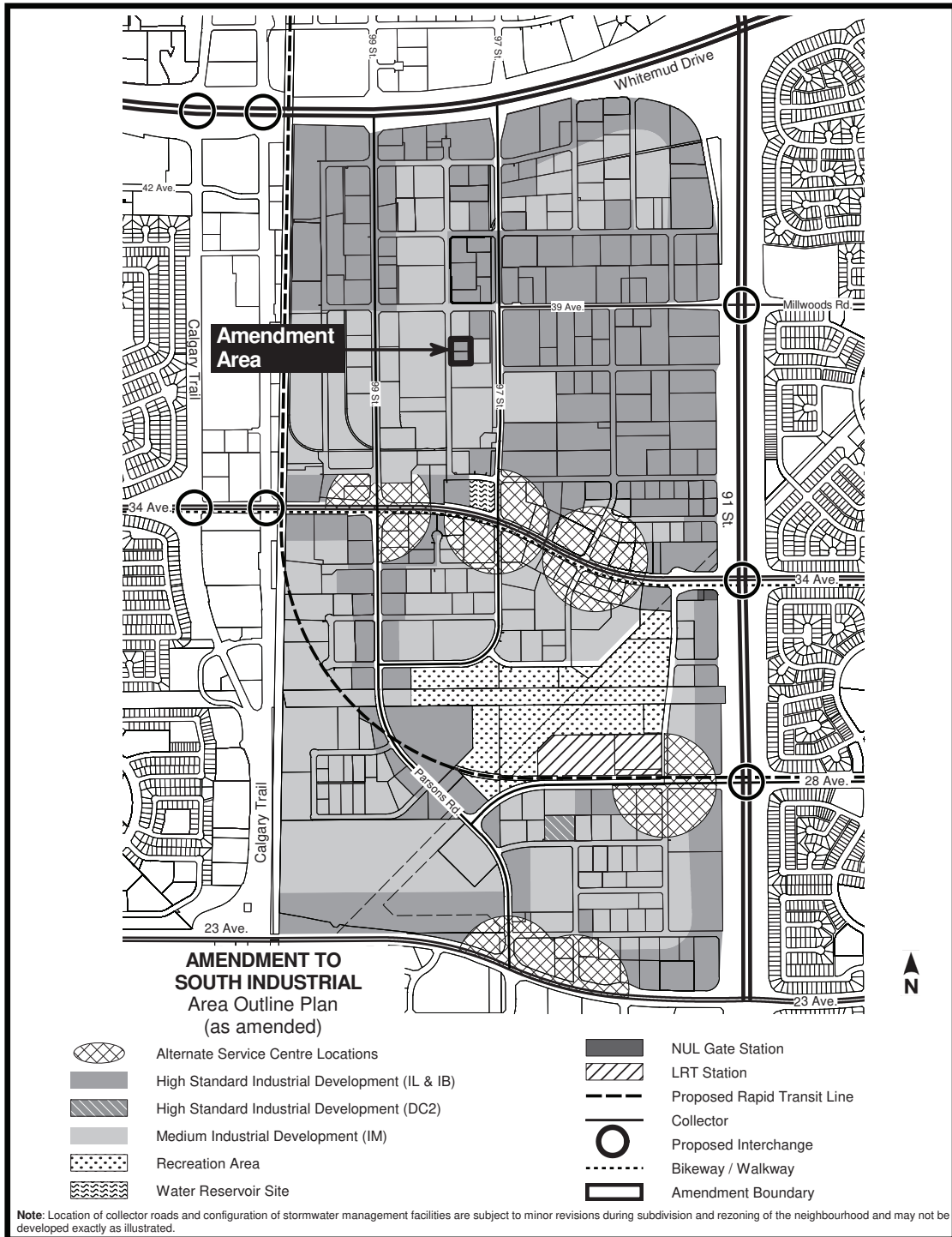
**APPROVED  
SOUTH INDUSTRIAL  
Area Outline Plan  
(as amended)**



- |   |  |  |                             |
|---|--|--|-----------------------------|
|  | Alternate Service Centre Locations             |  | NUL Gate Station            |
|  | High Standard Industrial Development (IL & IB) |  | LRT Station                 |
|  | High Standard Industrial Development (DC2)     |  | Proposed Rapid Transit Line |
|  | Medium Industrial Development (IM)             |  | Collector                   |
|  | Recreation Area                                |  | Proposed Interchange        |
|  | Water Reservoir Site                           |  | Bikeway / Walkway           |

**Note:** Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

### SOUTH INDUSTRIAL AREA OUTLINE PLAN RESOLUTION



## APPLICATION SUMMARY

### INFORMATION

Application Type:	Outline Plan Amendment, Rezoning
Resolution/Charter Bylaw:	19218
Location:	South of 39 Avenue NW West of 97 Street NW
Addresses:	3711 - 98 Street NW 3731C - 98 Street NW
Legal Descriptions:	Lot 11B, Block 20, Plan 8121339 Condominium Plan 1921817, Units 1-8
Site Area:	0.3 ha 0.3 ha
Neighbourhood:	Strathcona Industrial Park
Notified Community Organization(s):	Duggan Community League Leefield Community League
Applicant:	Greenspace Alliance

### PLANNING FRAMEWORK

Current Zones:	(IM) Medium Industrial Zone
Proposed Zone:	(IB) Industrial Business Zone
Plan in Effect:	South Industrial Area Outline Plan
Historic Status:	N/A

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