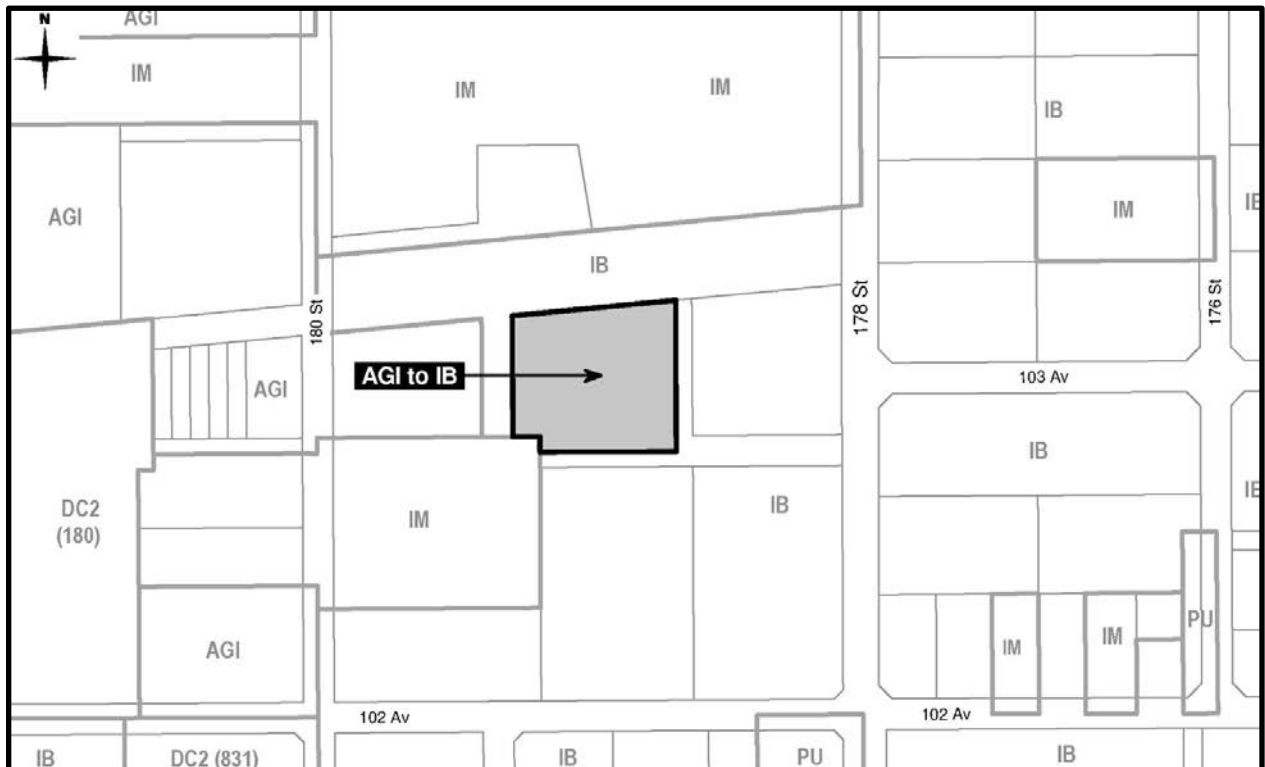




ADMINISTRATION REPORT REZONING, MORIN INDUSTRIAL

10350 - 178 STREET NW

The purpose of this rezoning is to allow the opportunity for a variety of light industrial business uses and limited compatible commercial uses.



RECOMMENDATION AND JUSTIFICATION

Administration is in SUPPORT of this application because:

- it conforms to the Northwest Industrial Area Outline Plan;
- it is compatible with surrounding land uses, and
- it will allow for the appropriate development of the site.

THE APPLICATION

Charter Bylaw 19025 proposes to rezone the subject site from (AGI) Industrial Reserve Zone to (IB) Industrial Business Zone to allow for business, service and light industrial uses.

The IB Zone provides a broader range of uses and the applicant's stated intent is to use the site for Vehicles Sales.

SITE AND SURROUNDING AREA

The subject site is located in the Morin Industrial area, west of 178 Street NW at approximately 103 Avenue NW. This parcel is flag-shaped with the narrow portion of land connecting the larger internal portion to 178 Street on the east. The irregular shaped lot was created when 103 Avenue NW was closed approximately two years ago.

While the site has been used for vehicle storage (as shown below), it is currently vacant.



AERIAL VIEW OF APPLICATION AREA

	<i>EXISTING ZONING</i>	<i>CURRENT USE</i>
SUBJECT SITE	(AGI) Industrial Reserve Zone	vacant land
CONTEXT		
North	(IB) Business Industrial	vacant land
East	(IB) Business Industrial	warehouse
South	(IB) Business Industrial	auto sales
West	(IB) Business Industrial	vacant land

PLANNING ANALYSIS

The site is located in the Morin Industrial area which is subject to the Northwest Industrial Area Outline Plan (1974). The Outline Plan designates the site for “heavy industrial development” and states that all areas designated for heavy industrial use are available for lighter industrial uses should the demand warrant.

The location of the site with direct access to the arterial road, the surrounding mix of light industrial zones and land uses, and the flexibility of the Plan combine to make the IB rezoning of this site logical in the ongoing development of this industrial area.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE June 26, 2019	<ul style="list-style-type: none"> ● Number of recipients: 16 ● No responses received
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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:	19025
Location:	North of 102 Avenue NW and west of 178 Street NW
Address:	10350 - 180 STREET NW
Legal Description:	Lot 9, Block 16, Plan 1524697
Site Area:	1.3 ha
Neighbourhood:	Morin Industrial
Notified Community Organizations:	Britannia Youngstown Community League, La Perle Community League
Applicant	ARCHITECHNICS LTD

PLANNING FRAMEWORK

Current Zone:	(AGI) Industrial Reserve Zone
Proposed Zone:	(IB) Industrial Business Zone
Plans in Effect:	Northwest Industrial OP
Historic Status:	None

Written By:	Don Read
Approved By:	Holly Mikkelsen
Branch:	Development Services
Section:	Planning Coordination