



CITY PLANNING REPORT REZONING, PLAN AMENDMENT STRATHCONA INDUSTRIAL PARK

9120 - 34A AVENUE NW

To allow for industrial business uses such that no nuisance is created or apparent outside an enclosed building, and for limited, compatible commercial uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in **SUPPORT** of this application because:

- the proposed industrial uses are compatible with the surrounding commercial uses ;
- the site is in close proximity and easily accessible to 91 Street NW; and
- it allows for the logical redevelopment of this area.

THE APPLICATION

1. RESOLUTION to amend the South Industrial Area Outline Plan (ASP) to identify the property being rezoned for High Standard Industrial Development.
2. CHARTER BYLAW 18990 to amend the Zoning Bylaw to (IB) Business Industrial Zone.

The applicant's stated intention for the rezoning is to better meet existing market demands for commercial and office business space in the area.

SITE AND SURROUNDING AREA



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT DEVELOPMENT
SUBJECT SITE	(IM) Medium Industrial Zone	Vacant warehouse building
CONTEXT		
North	(IB) Business Industrial Zone	Two industrial buildings Warehouse building Two storey multi-unit industrial building
East	(IB) Business Industrial Zone	General Contractor (Bylaw 18951, August 26, 2019 Public Hearing)