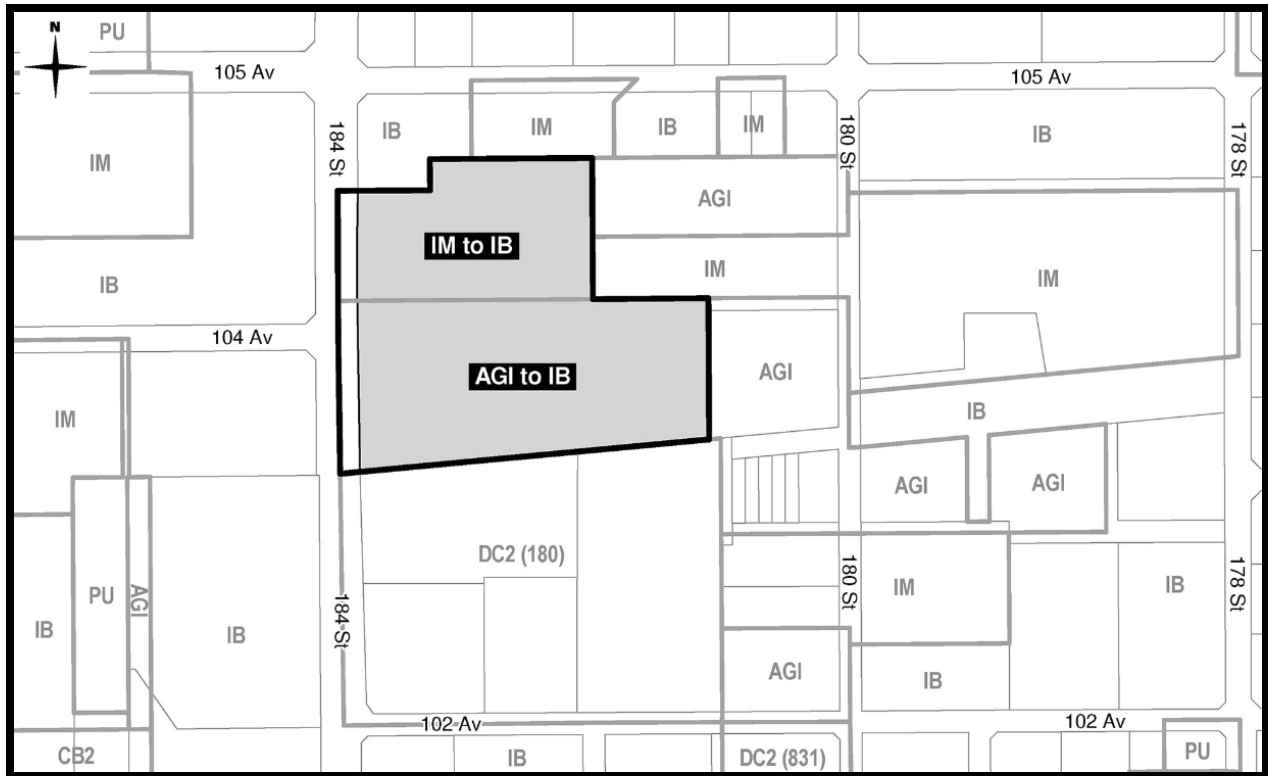




CITY PLANNING REPORT REZONING APPLICATION MORIN INDUSTRIAL

10335 - 184 STREET NW, and 10435 - 184 STREET NW

To allow for a wider range of businesses and limited, compatible non-industrial uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- supports and maintains industrial opportunities as outlined in the *Northwest Industrial Area Outline Plan*;
- provides for the development of industrial and business employment uses along an arterial road; and
- is compatible with the surrounding and the existing uses as well as the planned development of the area.

THE APPLICATION

CHARTER BYLAW 18957 proposes to amend the Zoning Bylaw from (AGI) Industrial Reserve Zone and (IM) Medium Industrial Zone to (IB) Industrial Business Zone. The proposed zone will allow for a mix of industrial and business uses.

SITE AND SURROUNDING AREA

The subject site is located in the southwest portion of the Plan area and is south of 105 Avenue NW and on the east side of 184 Street NW.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITES	(AGI) Industrial Reserve Zone	Temporary Storage/temporary buildings
	(IM) Medium Industrial Zone	General Industrial buildings
CONTEXT		
North	(IB) Industrial Business Zone (IM) Medium Industrial Zone	General Industrial buildings General Industrial building

East	(AGI) Industrial Reserve Zone	General Industrial buildings Outside Storage
	(IM) Medium Industrial Zone	General Industrial buildings Outside Storage
South	(DC2) Site Specific Development Control Provision	General Industrial buildings
West	(IB) Industrial Business Zone	General Industrial buildings

PLANNING ANALYSIS

The Northwest Industrial Area Outline Plan (NWIAOP) approved in 1974, guides the land use framework for this neighbourhood. The subject sites are designated as both “High Standard Industrial” and “Medium Industrial Development” in the NWIAOP. The policies outlined in the NWIAOP allow for flexibility in order to accommodate future market demand in industrial development and specifically notes that although areas are designated for a particular industrial development, other industrial development is appropriate.

The neighbourhood is characterised by a broad mix of industrial land uses and non-industrial business uses. The existing development surrounding the proposed rezoning site lends itself to higher quality industrial uses typical of the (IB) Zone including; general industrial buildings containing equipment rental, hardware sales, healthcare services, automotive parts sales, vehicle storage and manufacturing. The Morin Industrial area also includes a variety of industrial and industrial-related uses ranging from indoor participation, healthcare services, professional office, manufacturing, warehousing, automotive sales, hotels and distribution facilities to processing and fabricating uses.

The proposed (IB) zone will allow for a variety of industrial uses that include business support, repair, office, gas bars, service stations, breweries and general industrial uses that carry out their operations so that no nuisance is created or apparent outside the building. Furthermore, the (IB) zone includes general performance standards including landscaping regulations and appropriate screening along all public roadways to ensure a higher standard of industrial development.

The proposed amendment will add more “Business Industrial Uses” to the area, creating a business industrial node, with good visibility and convenient access via 184 Street NW providing transportation linkages and access suitable for business industrial development.

Given the policy direction outlined in the plan, which provides flexibility to accommodate a variety of industrial uses in the neighbourhood, the proposed use and rezoning are in line with the policy direction of the NWIAOP and compatible with the surrounding, existing uses.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE Date: January 24, 2019	<ul style="list-style-type: none">• Number of recipients: 16• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• Link to neighbourhood page

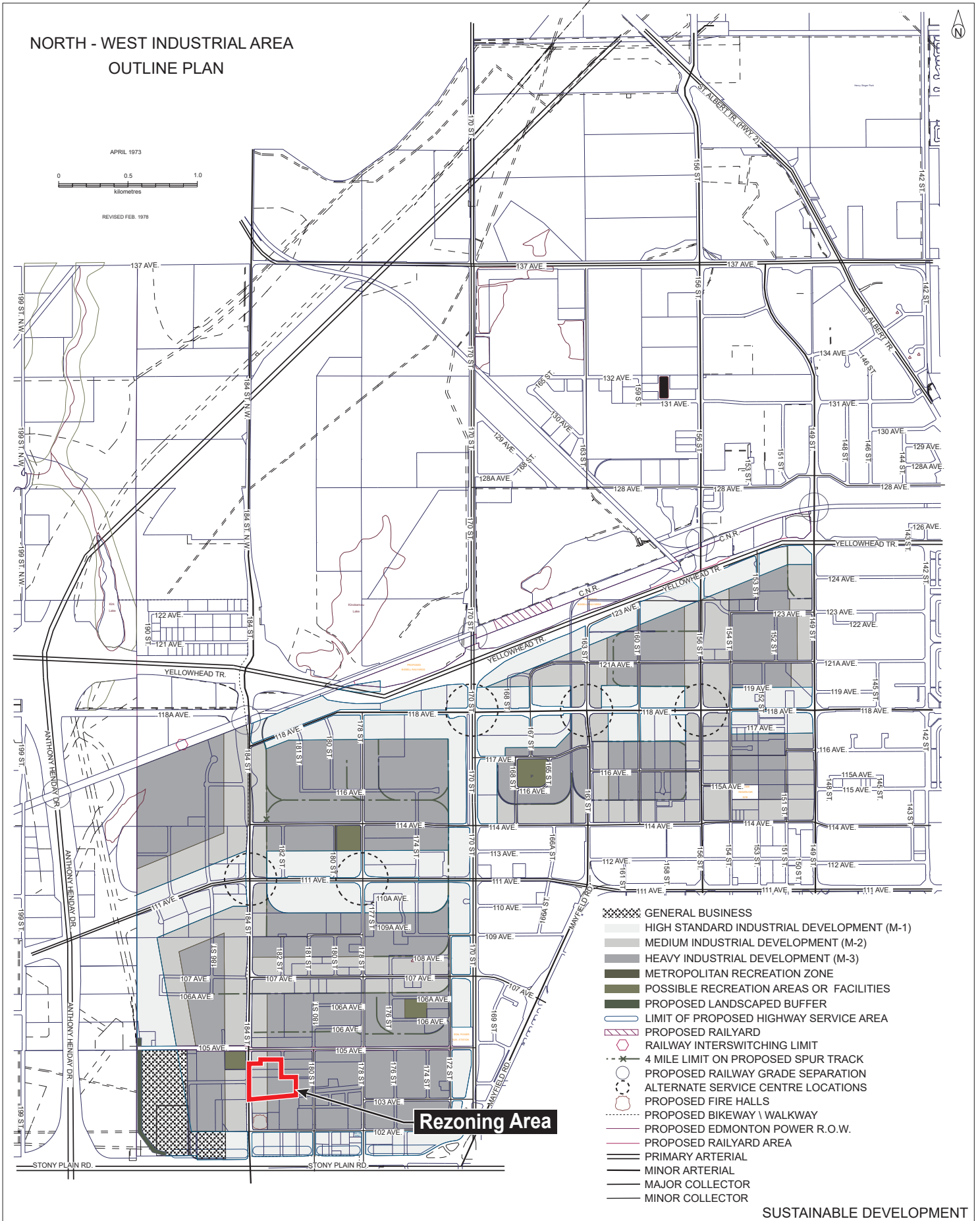
An advance notice was sent to the surrounding property owners, and La Perle Community League on January 24, 2019. No concerns or comments were received as a result of the advanced notice.

CONCLUSION

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

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	18957
Date of Application Acceptance:	November 9, 2018
Location:	South of 105 Avenue NW and on the east side of 184 Street NW.
Address(es):	10335 - 184 Street NW, 10435 - 184 Street NW
Legal Description(s):	Lot 10, Blk 1, Plan 0723500 Lot A, Plan 1918MC
Site Area:	7.0 ha
Neighbourhood:	Morin Industrial
Notified Community Organization:	La Perle Community League
Applicant:	Select Engineering Ltd, Jeanne Calder

PLANNING FRAMEWORK

Current Zone(s):	(AGI) Industrial Reserve Zone (IM) Medium Industrial Zone
Proposed Zone:	(IB) Industrial Business Zone
Plan in Effect:	Northwest Industrial Area Outline Plan
Historic Status:	None

Written By:	Vivian Gamache
Approved By:	Tim Ford
Branch:	City Planning
Section:	Planning Coordination