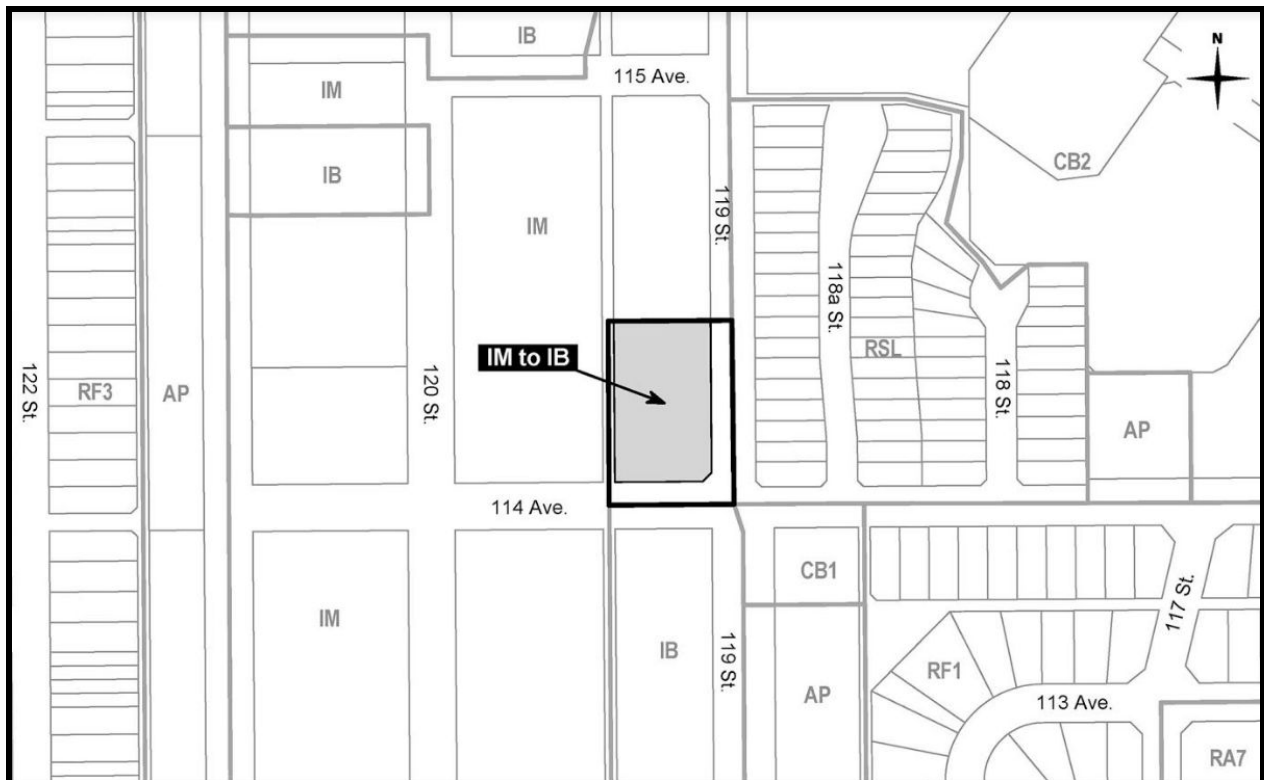




ADMINISTRATION REPORT **REZONING** PRINCE RUPERT

11406 - 119 STREET NW



Recommendation: That Charter Bylaw 19547 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone be APPROVED.

Administration is in **SUPPORT** on the basis that the proposed rezoning will result in development compatible with existing and planned land uses in the area, and meets the technical requirements of the Civic Departments and utility agencies.

Report Summary

This is an application to rezone the site to the (IB) Industrial Business zone in order to allow for a wider range of uses on the site. The applicant's stated intent is to develop a crematorium and warehouse use in the existing building. The proposed zoning supports the ongoing reinvestment in the existing industrial area, takes advantage of existing infrastructure, accessibility and visibility to support a wide range of uses.

The Application

Charter Bylaw 19547 to amend the Zoning Bylaw from (IM) Medium Industrial Zone to (IB) Industrial Business Zone.

Site and Surrounding Area

The 0.425 ha site is located on the northwest corner of 119 Street NW and 114 Avenue NW. There is an existing industrial warehouse building on the site that was formerly used as a warehouse for a plastic manufacturer.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IM) Medium Industrial Zone	Industrial building
CONTEXT		
North	(IM) Medium Industrial Zone	Industrial building
East	(RSL) Residential Small Lot Zone	Single Detached Housing
South	(IB) Industrial Business Zone	Industrial building
West	(IM) Medium Industrial Zone	Industrial building

Planning Analysis

There is no Plan in Effect for the Prince Rupert Neighbourhood. This industrial area developed to take advantage of the adjacent rail line which has since been removed.

The City Plan encourages reinvestment in established non-residential areas as it serves to strengthen employment, economic activity and diversity.

The proposed IB Zone allows for a range of uses that are compatible with the existing industrial uses in the along 119 Street NW, and has no off-site impacts or outdoor storage that would impact the nearby residential area. The proposed zone supports the industrial nature of the area and the ongoing reinvestment in the area as well as taking advantage of the existing infrastructure, accessibility and visibility for a wide range of uses.

IM and IB COMPARISON

	IM <i>Current</i>	IB <i>Proposed</i>
Building and Structures	Medium Industrial	Industrial Business
Height	18 m+	12.0 m
Front Setback	3.0m	6.0 m
Interior Side Setback	0 m	0 m
Flanking Side Setback	0 m	0 m
Rear Setback	0.0 m	0.0m
FAR .	2	1.2

Technical Review

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

Community Engagement

ADVANCE NOTICE December 9, 2020	<ul style="list-style-type: none">● Number of recipients: 36● Number of responses in support: 0● Number of responses with concerns: 3● Concern was the smell and/ or smoke from the operation of the crematorium.
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Conclusion

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

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19547
Location:	west of 119 Street NW and north of 114 Avenue NW
Address:	11406 119 Street NW
Legal Description:	Lot C, Block 194, Plan 1184TR
Site Area:	0.042 ha.
Neighbourhood:	Prince Rupert
Notified Community Organizations:	Prince Rupert Community League Kingsway Business Improvement Area
Applicant:	Commemorate Group Inc.

PLANNING FRAMEWORK

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

Written By:	Don Read
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination