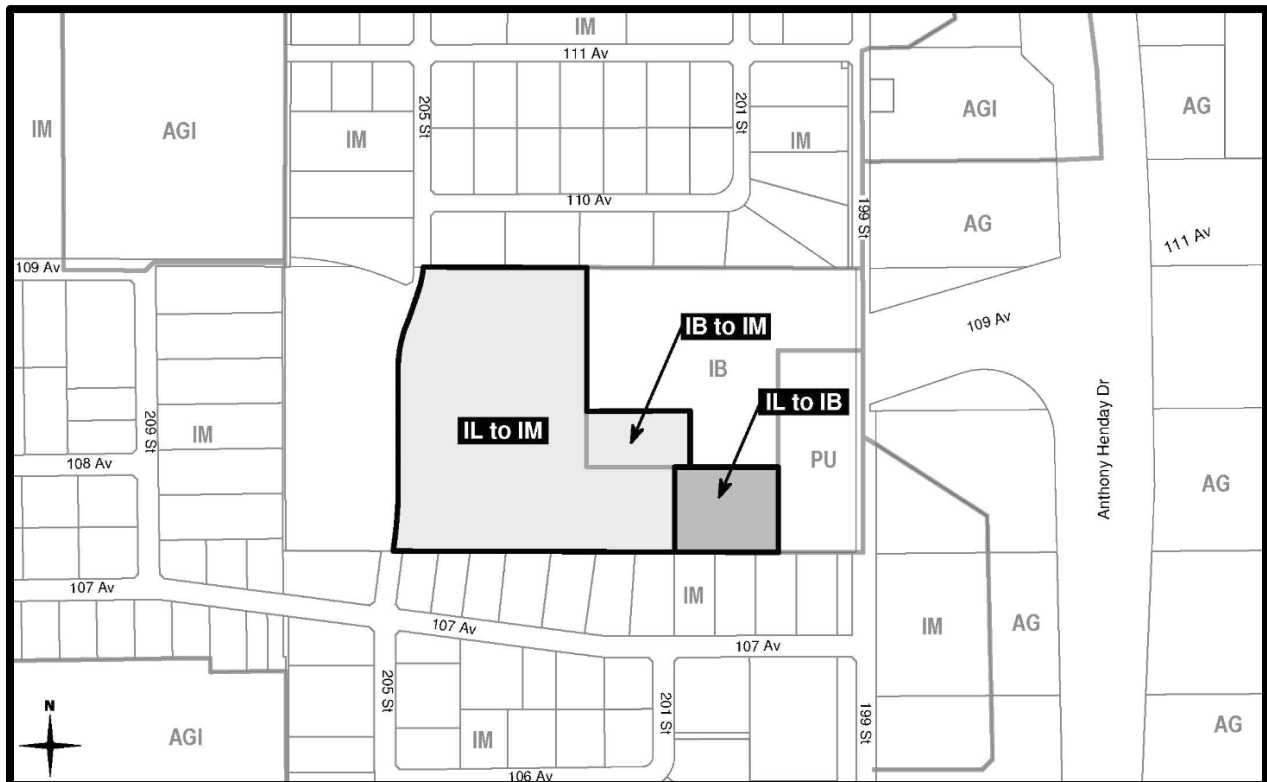




CITY PLANNING REPORT PLAN AMENDMENT and REZONING WINTERBURN INDUSTRIAL

10804 - 199 STREET NW

To allow for the development of medium and business industrial land uses.



RECOMMENDATION AND JUSTIFICATION

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

- will provide an opportunity for business and medium industrial land uses;
- will be compatible with surrounding industrial land uses; and
- will facilitate the orderly development of the Winterburn Industrial neighbourhood.

THE APPLICATION

1. BYLAW 18845 to amend the Winterburn Area Structure Plan will redesignate portions of the Plan from business and light industrial land uses to medium and business industrial land uses. The amendment will modify the location of both the Arterial Roadway and stormwater management facility to the existing locations.
2. CHARTER BYLAW 18846 to amend the Zoning Bylaw will change the zoning from (IL) Light Industrial Zone and (IB) Industrial Business Zone to (IM) Medium Industrial Zone and (IB) Industrial Business Zone.

The proposed Bylaw and Charter Bylaw are in keeping with the industrial intent of the Winterburn Industrial Area Structure Plan which designates this area for industrial land uses. The (IM) and (IB) zones allow for a variety of industrial uses including manufacturing, processing, assembly, distribution, service, repair, office and general industrial. Moreover, the Zoning Bylaw contains General Performance Standards for industrial development, and landscaping regulations, to ensure appropriate screening and landscaping along all public roadways.

SITE AND SURROUNDING AREA

The subject site is vacant and located north of 107 Avenue NW, east of 209 Street NW and west of 199 Street NW and Anthony Henday Drive. The lands immediately surrounding the site are mostly zoned (IM) Medium Industrial Zone and occupied by various types of long standing industrial uses.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(IL) Light Industrial Zone (IB) Industrial Business Zone (PU) Public Utility Zone	Vacant lot Storm Pond
CONTEXT		
North	(IM) Medium Industrial Zone	Industrial Buildings
East	(PU) Public Utility Zone (AG) Agricultural Zone	Stormpond Vacant lot
South	(IM) Medium Industrial Zone	Industrial Buildings
West	(IM) Medium Industrial Zone	Vacant lot

PLANNING ANALYSIS

The subject site is located in the Winterburn Area Structure Plan (ASP) and designated for Light and Business Industrial, and stormwater management land uses. The Plan states that Industrial and Business uses will be distributed throughout the Winterburn Industrial Area based mainly on accessibility. The proposed amendment is in keeping with the ASP intent as the site is located at 109 Avenue and 199 Street with direct access to Anthony Henday Drive which provides good transportation linkages and access suitable for business and medium industrial development and is simply a reconfiguration of the land use. The applicant stated that the redesignation of land uses is a direct response to current market conditions. Bylaw 18845, will also revise and update the Winterburn ASP relevant figures and the land use statistics.

The following table describes the ASP statistical changes:

Land Use	Approved Statistics (Ha)	Proposed Statistics (Ha)	(Ha)
Light Industrial	222.06	212.90	- 9.16
Medium Industrial	397.32	410.03	+12.71
Business Industrial	117.74	112.40	- 5.34
Storm Ponds	44.38	46.17	+1.79

The changes proposed to the zoning, realign the industrial opportunities on the site keeping the lower intensity industrial businesses closer to the main entrance to the area, while the medium industrial uses are located in the interior.

The proposed Bylaw and Charter Bylaw are appropriate and compatible with the surrounding area.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE Date:	<ul style="list-style-type: none">• Number of recipients: 53• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
WEBPAGE	<ul style="list-style-type: none">• Link to neighbourhood page

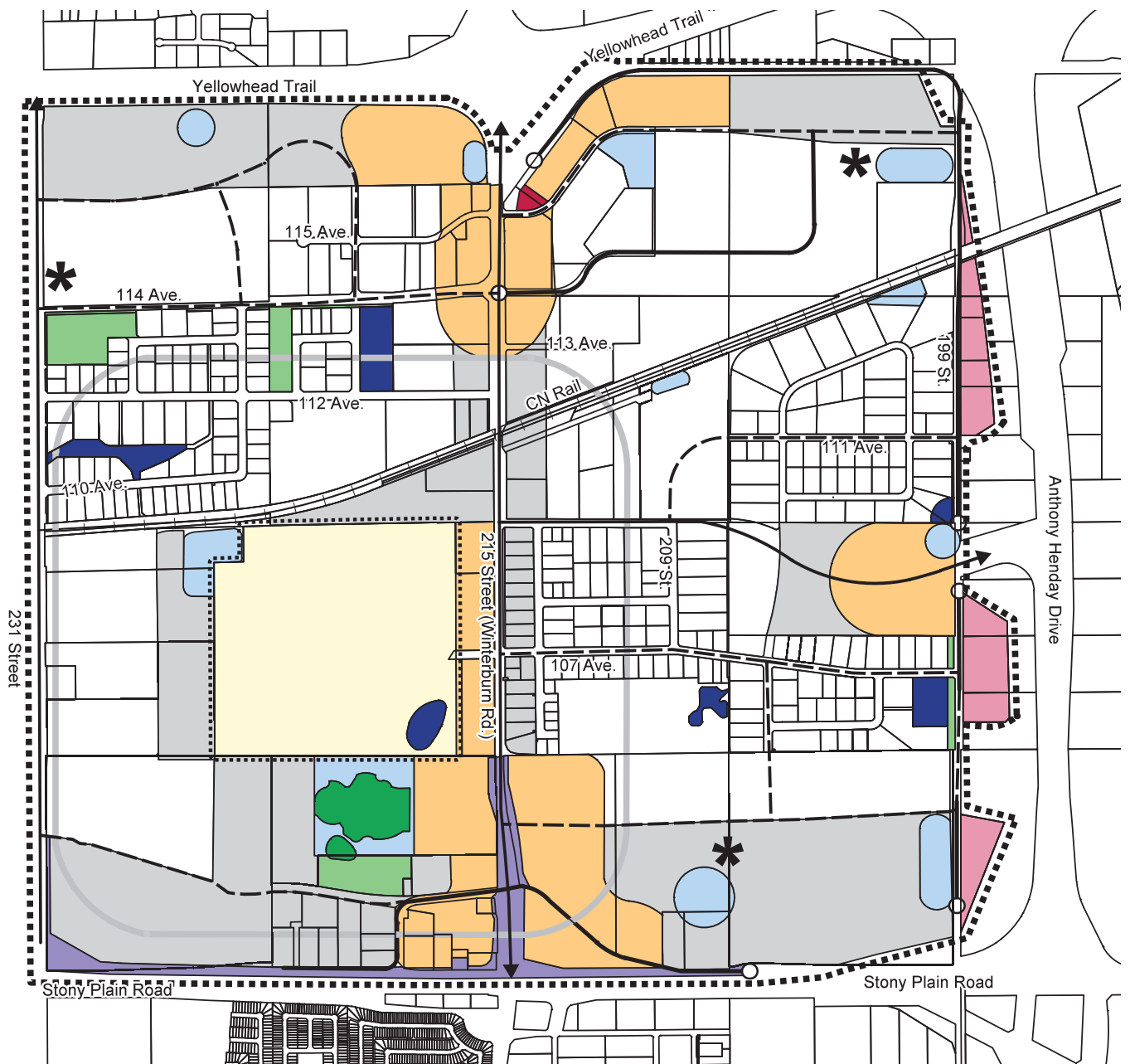
Advance Notice was sent to surrounding property owners and the Lewis Estates Community League as well as the Westview Village Community Association on February 25, 2019. No responses were received.

CONCLUSION

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

APPENDICES

- 1 Approved ASP Concept Plan – Bylaw 17427
- 2 Proposed ASP Concept Plan – Bylaw 18845
- 3 Approved ASP Land Use and Population Statistics – Bylaw 17427
- 4 Proposed ASP Land Use and Population Statistics – Bylaw 18845
- 5 Application Summary



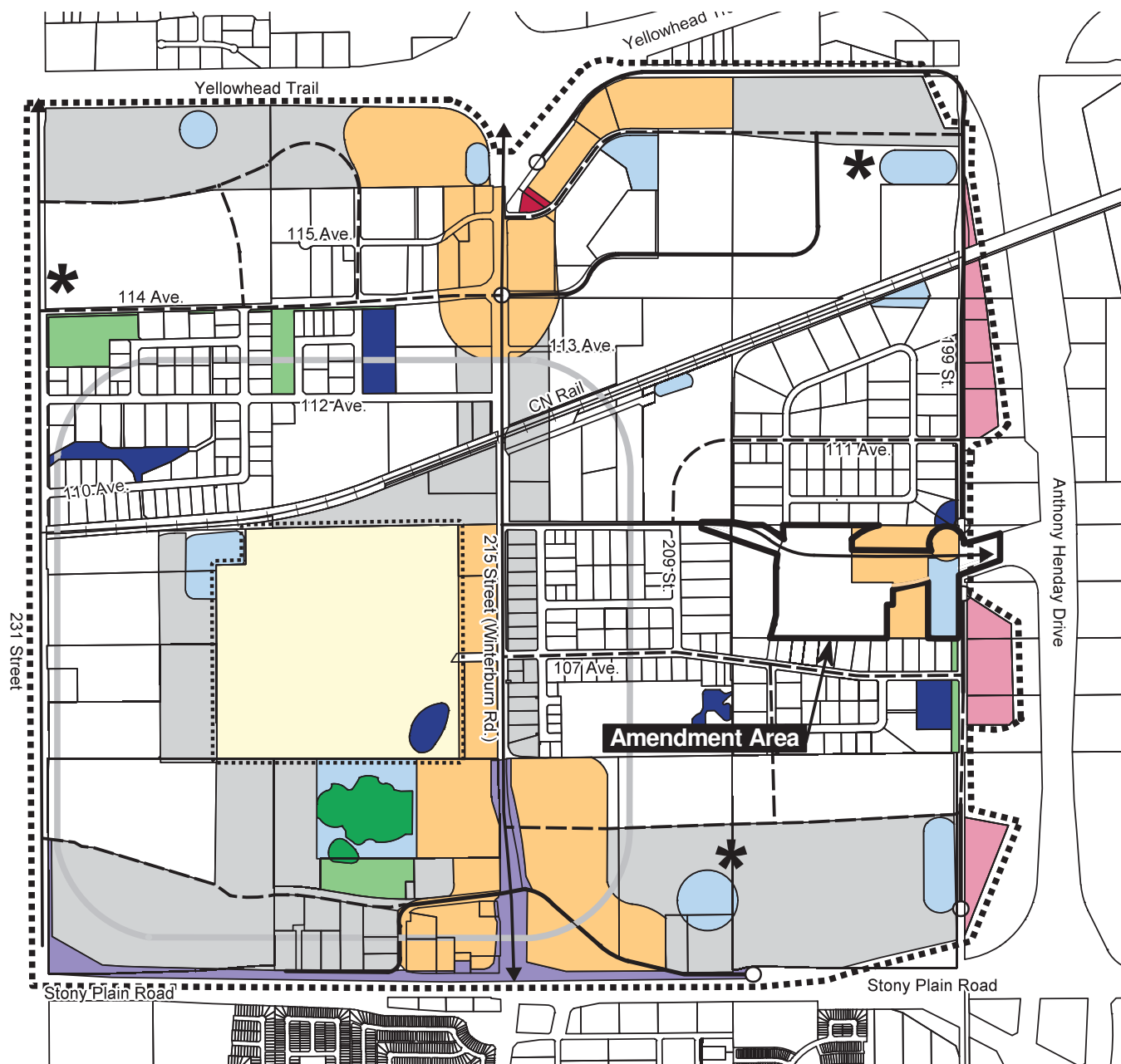
Note:
Location of collector road and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

BYLAW 17427
APPROVED
WINTERBURN INDUSTRIAL
Area Structure Plan
(as amended)



	Light Industrial		Existing Stormwater Management Facility		Arterial Roads
	Business Industrial		Proposed Stormwater Management Facility		Collector Roads
	Medium Industrial		Park		Service Roads
	Medium Industrial with Special Design Considerations		Potential Park Locations		Railroad ROW
	Manufactured Homes Park		Retained Natural Area		Residential Buffer
	Future Major Road Right-of-Way				Development Review Limit From Existing Residential (600m)
	General Business				ASP Boundary

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.























Note:

Location of collector road 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.

BYLAW 18845 WINTERBURN INDUSTRIAL

Area Structure Plan (as amended)

	Light Industrial		Existing Stormwater Management Facility		Arterial Roads
	Business Industrial		Proposed Stormwater Management Facility		Collector Roads
	Medium Industrial		Park		Service Roads
	Medium Industrial with Special Design Considerations		Potential Park Locations		Railroad ROW
	Manufactured Homes Park		Retained Natural Area		Residential Buffer
	Future Major Road Right-of-Way				Development Review Limit From Existing Residential (600m)
	General Business				ASP Boundary
					Amendment Boundary

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.

TABLE 1
WINTERBURN INDUSTRIAL AREA STRUCTURE PLAN
LAND USE STATISTICS
BYLAW 17427

	Area (ha)	% of GDA
Gross Area Currently Developed	599.9	
Gross Area Undeveloped	438.1	
Total Gross Area	1038.0	
CN Rail	15.5	
Arterial Roads (215 St., 1/2 of 231 St., & 109 Ave.)	35.4	
Gross Developable Area (GDA)	987.1	100.0
Open Space / Natural Area	undetermined	n/a
Municipal Reserve (existing)	13.2	1.3%
NET DEVELOPABLE AREA	973.9	100.0%
LAND USE (TOTAL AT FULL DEVELOPMENT)		
Industrial		
Light Industrial	222.06	22.8%
Medium Industrial	397.32	40.08%
Business Industrial	117.74	12.1%
General Business	1.01	0.10%
Residential		
Westview Mobile Home Park	70.0	7.2%
Public Utilities		
Storm Ponds	44.38	4.6%
Circulation		
Collector and Local Roads	117.8	12.1%
Municipal Reserves required for parks/open space	32	

*Municipal Reserve will be taken at the time of subdivision from each of these land uses.

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Total Gross Area	1038.0	
CN Rail	15.5	
Arterial Roads (215 St., 1/2 of 231 St., & 109 Ave.)	35.4	
 Gross Developable Area (GDA)	 987.1	 100.0
Open Space / Natural Area	undetermined	n/a
Municipal Reserve (existing)	13.2	1.3%
 NET DEVELOPABLE AREA	 973.9	 100.0%
 LAND USE (TOTAL AT FULL DEVELOPMENT)		
Industrial		
Light Industrial	212.90	21.9%
Medium Industrial	410.03	42.1%
Business Industrial	112.40	11.5%
General Business	1.01	0.01%
Residential		
Westview Mobile Home Park	70.0	
Public Utilities		
Storm Ponds	46.17	
Circulation		
Collector and Local Roads	117.80	

Municipal Reserves required for parks/open space 32

*Municipal Reserve will be taken at the time of subdivision from each of these land uses.

APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment/Rezoning
Bylaw:	18845
Charter Bylaw:	18846
Date of Application Acceptance	December 20, 2018
Location:	South of 110 Avenue NW and west of 199 Street NW
Address:	10804 - 199 STREET NW
Legal Description:	Portions of NE-6-53-25-4
Site Area:	32.4 ha
Neighbourhood:	Winterburn Industrial
Notified Community Organizations:	Lewis Estates Community League and Westview Village Community Association
Applicant:	Bryan Kordyban

PLANNING FRAMEWORK

Current Zones:	(IL) Light Industrial Zone and (IB) Industrial Business Zone
Proposed Zones:	(IM) Medium Industrial Zone and (IB) Industrial Business Zone
Plan in Effect:	Winterburn Industrial Area Structure Plan
Historic Status:	None

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