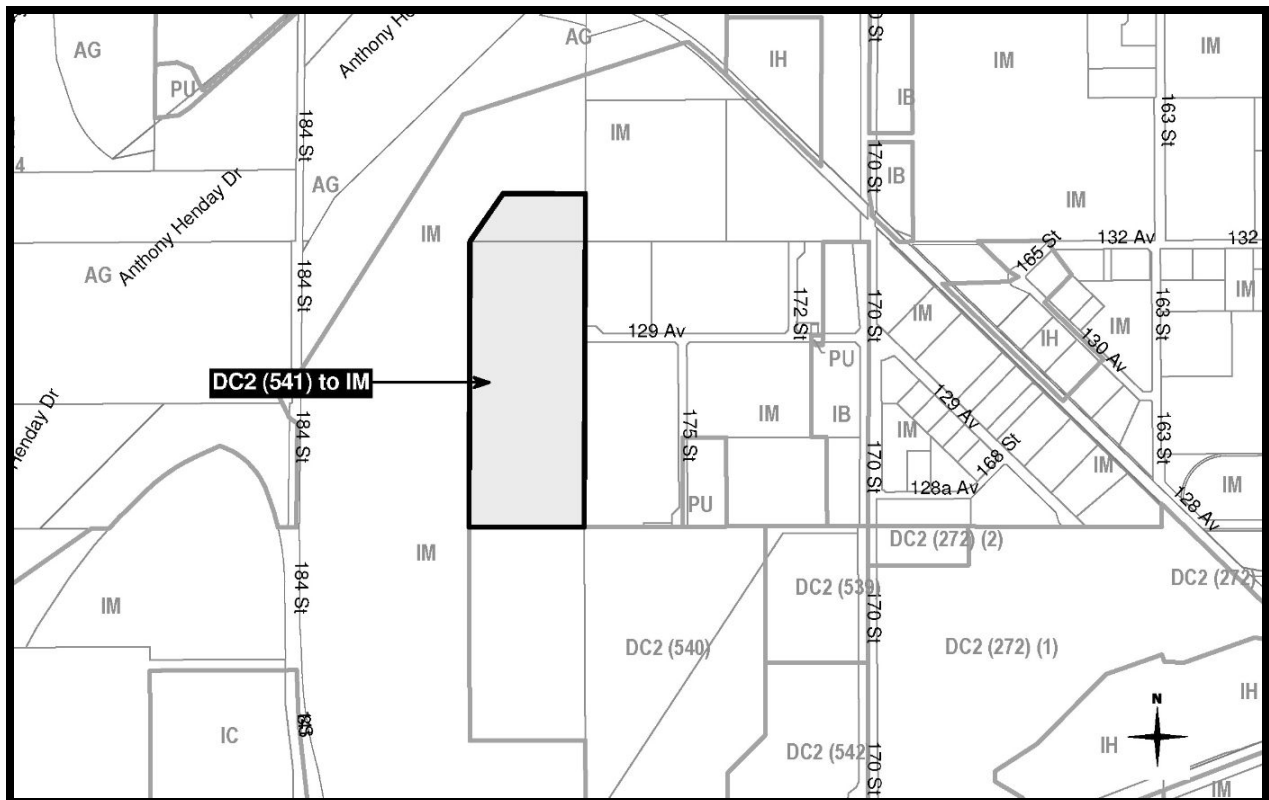




## CITY PLANNING REPORT **PLAN AMENDMENT and REZONING** KINOKAMAU PLAINS

### **12803 - 184 STREET NW and 13211 - 184 STREET NW**

To allow for medium industrial uses.



### **RECOMMENDATION AND JUSTIFICATION**

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

- will provide the opportunity for medium industrial land uses;
- will be compatible with surrounding medium industrial land uses; and
- will facilitate the orderly development of the Kinokamau Plains neighbourhood.

## THE APPLICATION

1. BYLAW 18823 to amend the Kinokamau Plains Area Structure Plan (ASP) to remove the Direct Control Development requirement from the subject sites.
2. CHARTER BYLAW 18824 to amend the Zoning Bylaw to change the zoning from (DC2 541) Site Specific Development Control provision to (IM) Medium Industrial zone.

The proposed Bylaw and Charter Bylaw are in keeping with the intent of the Kinokamau Plains ASP which designates these sites for medium industrial uses. The IM zone allows for a variety of medium industrial uses including manufacturing, processing, assembly, distribution, service and repair.

## SITE AND SURROUNDING AREA

The subject site is made up of two adjacent, undeveloped properties located south of 137 Avenue NW and west of 175 Street NW.



AERIAL VIEW OF APPLICATION AREA

	<b>EXISTING ZONING</b>	<b>CURRENT USE</b>
<b>SUBJECT SITE</b>	(DC2 541) Single Site Specific Development Control Provision	Vacant lot
<b>CONTEXT</b>		
North	(IM) Medium Industrial Zone	Vacant lot
East	(IM) Medium Industrial Zone	Industrial buildings
South	(DC2 540) Single Site Specific Development Control Provision	Vacant lot
West	(IM) Medium Industrial Zone	Railway uses

## PLANNING ANALYSIS

The subject site is located in the Kinokamau Plains ASP which designates the site as Direct Development Control and Medium Industrial land use. On August 22, 2000 (Bylaw 12388) a Direct Control Development requirement was applied to the properties to allow for future natural resource extraction as an interim use and the future redevelopment of the clay pits with industrial uses. The applicant has advised that the subject site has not been used for this purpose and will be used for industrial purposes. As a result, Bylaw 18823 removes the Direct Control Development requirement and allows for a standard zone to guide development on the subject site. The Medium Industrial land use designation will remain, as shown on the appendix map.

Currently, the existing DC2 541 Site Specific Development Control provision allows for the following uses: Farms, General Industrial uses, Natural Resource Development and Temporary Storage. The purpose of Charter Bylaw 18824 is to change the zoning for both sites from (DC2 541) Site Specific Development Control provision to (IM) Medium Industrial zone to allow for medium industrial uses.

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

<b>ADVANCE NOTICE</b> Date: February 1, 2019	<ul style="list-style-type: none"> <li>• Number of recipients: 9</li> <li>• No responses received</li> </ul>
<b>PUBLIC MEETING</b>	<ul style="list-style-type: none"> <li>• Not held</li> </ul>

<b>WEBPAGE</b>	<ul style="list-style-type: none"><li>• <a href="#"><i>Industrial and Commercial Areas Planning Applications</i></a></li></ul>
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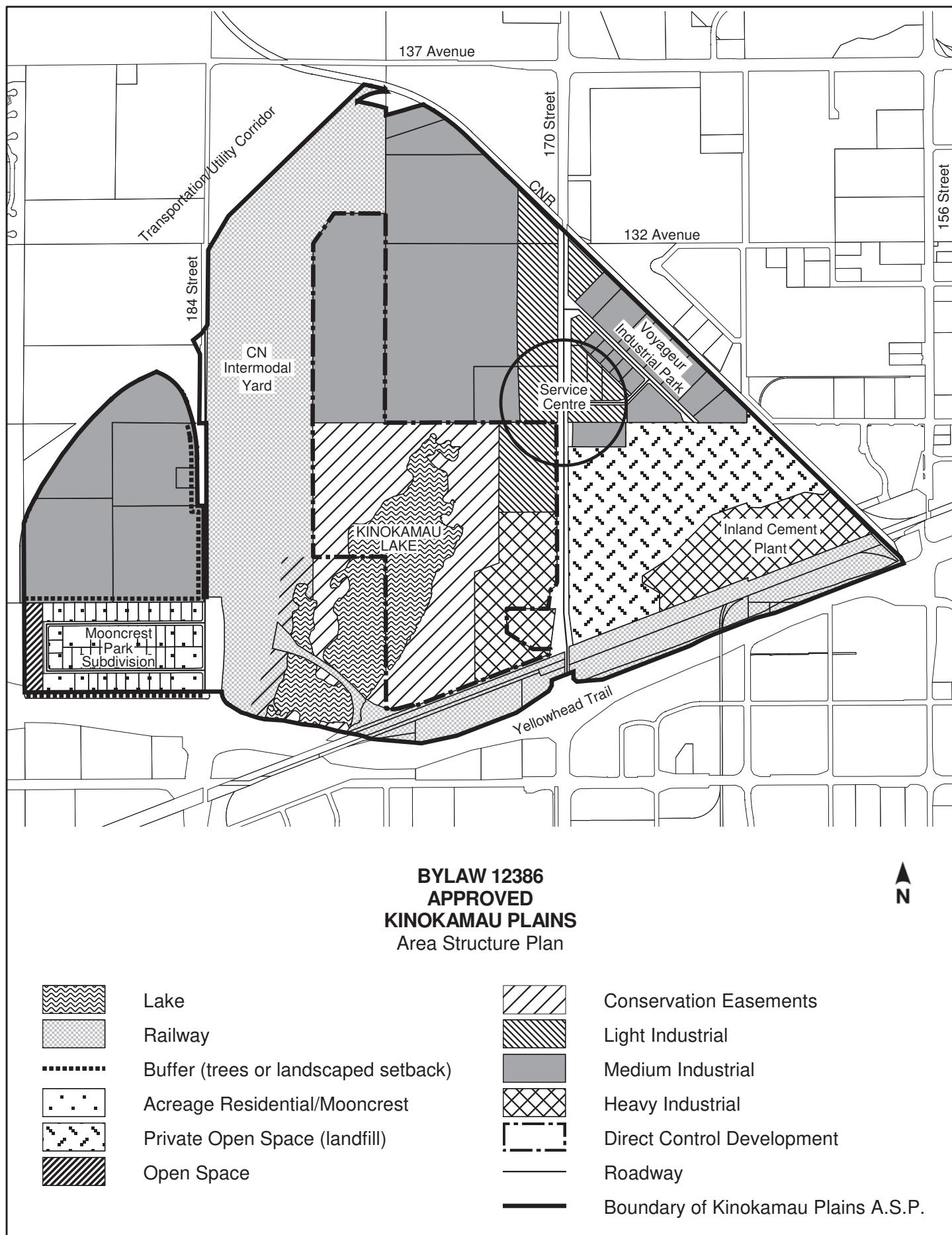
Advanced Notice was sent out to surrounding property owners and the Cumberland/Oxford Community League. No concerns or questions were received as a result of the notification.

## CONCLUSION

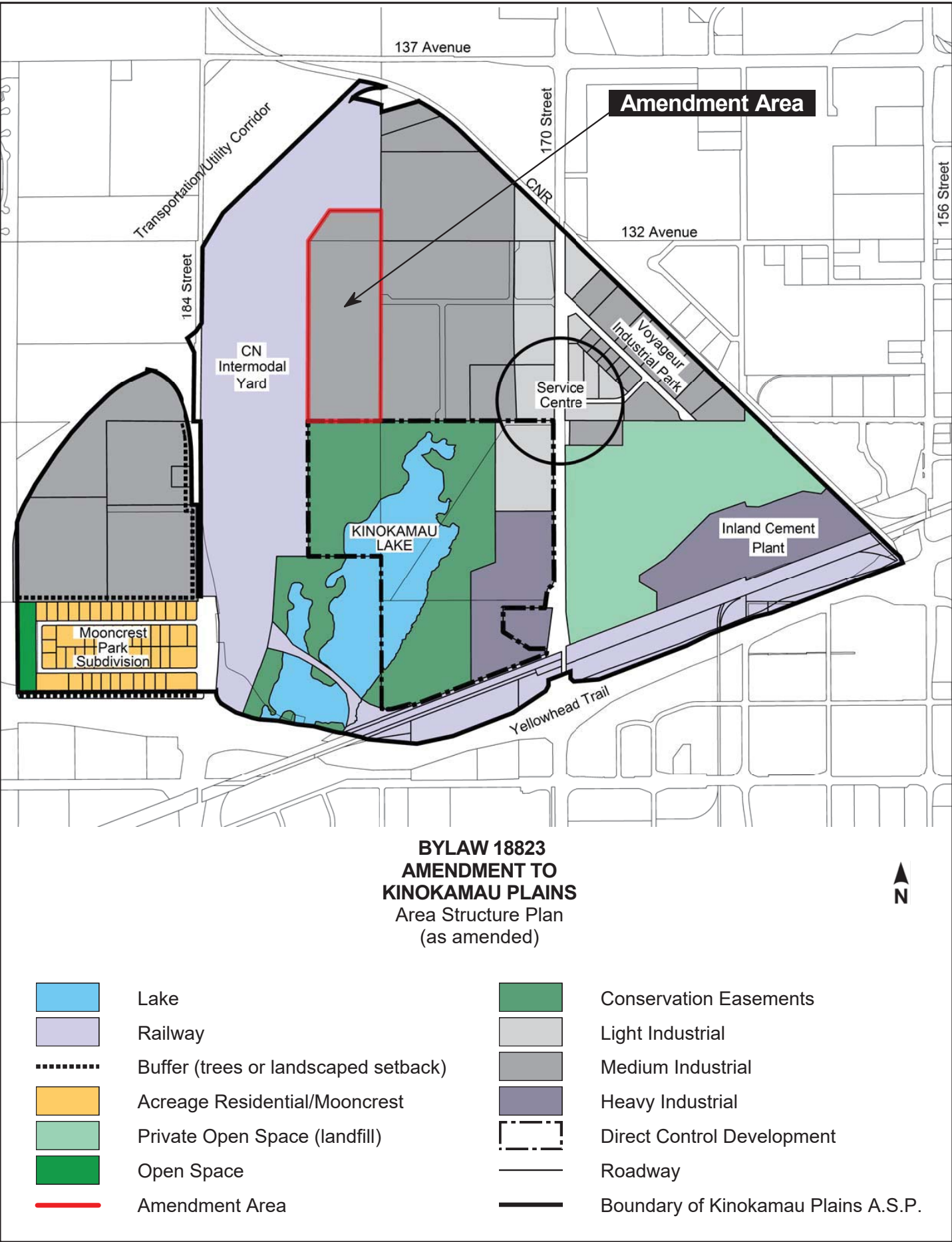
City Planning recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 Approved Kinokamau Plains Area Structure Plan Map – Bylaw 12386
- 2 Proposed Kinokamau Plains Area Structure Plan Map – Bylaw 18823
- 3 Application Summary







## APPLICATION SUMMARY

### INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaw:	18823
Charter Bylaw:	18824
Date of Application Acceptance:	December 12, 2018 Rezoning January 28, 2019 Amendment
Location:	West of 175 Street NW and south of 137 Avenue
Addresses:	12803 - 184 STREET NW & 13211 - 184 STREET NW
Legal Description:	Portions of NW-21-53-25-4 and SW-21-53-25-4
Site Area:	SW-21-53-25-4: 26.18 ha NW-21-53-25-4: 3.75 ha
Neighbourhood:	Kinokamau Plains
Notified Community Organization(s):	Cumberland/Oxford Community League
Applicant:	Sara Sherman, IBI Group Inc.

### PLANNING FRAMEWORK

Current Zone:	(DC2 541) Site Specific Development Control Provision
Proposed Zone:	(IM) Medium Industrial zone
Plan in Effect:	Kinokamau Plains Area Structure Plan
Historic Status:	None

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