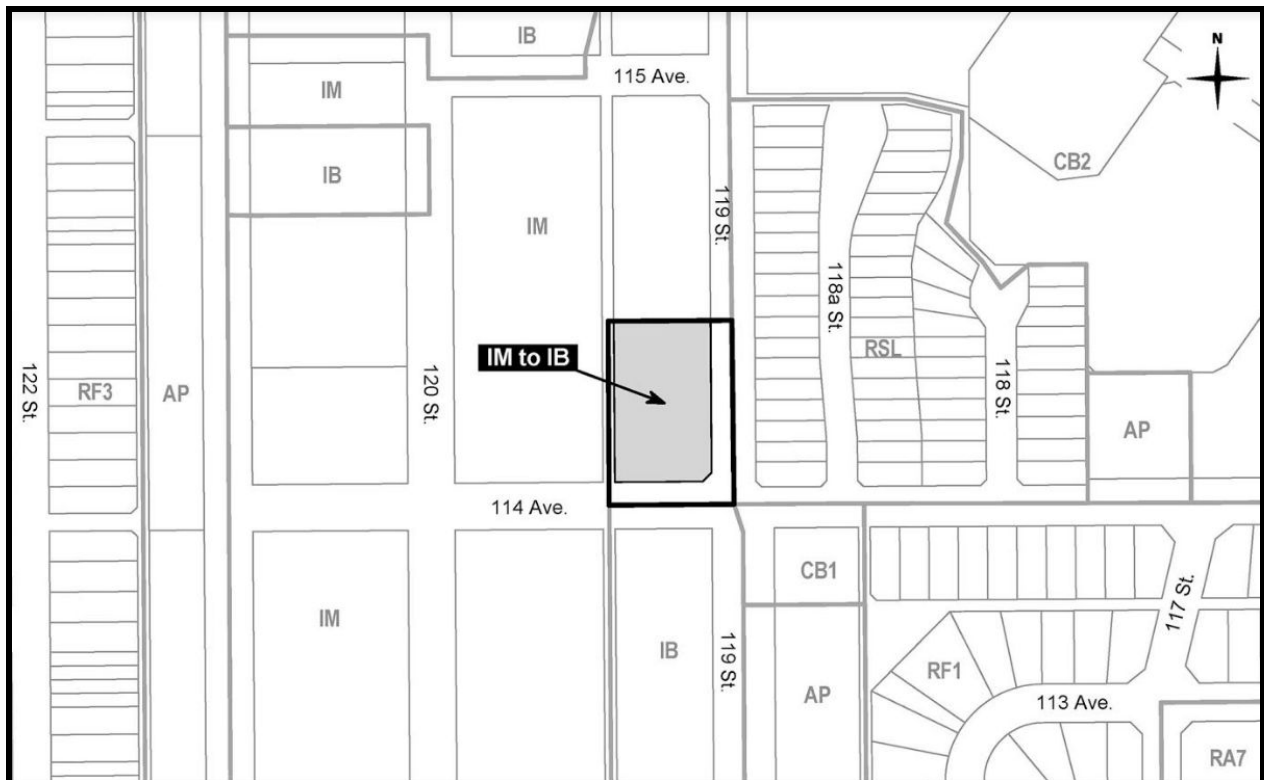




ADMINISTRATION REPORT **REZONING,** PRINCE RUPERT

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. Funeral, Cremation and Interment Services are only permitted as a discretionary use in the Zoning Bylaw. Several commercial zones such as the CB1 and CB2 commercial zones and only the IB industrial zone allows for the specific use.

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 proposes to amend the Zoning Bylaw for the subject property 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

Provincial Requirements

The province regulates crematoriums through the Cemeteries Act and Crematory Regulation. The Crematorium Regulation explicitly requires that an owner of a crematorium must ensure that the crematory is operated so that it does not give rise to any offence or public health nuisance. Under the regulation, inspections may be conducted at the discretion of the province to ensure compliance with the act and corresponding regulations.

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: 30+● Concern was the smell and/ or smoke from the operation of the crematorium.● What we heard report is attached
---	---

Conclusion

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

APPENDICES

1. What We Heard Report
2. Application Summary

WHAT WE HEARD REPORT

Bylaw 19547 Prince Rupert (LDA 20-0322)

**PROJECT
ADDRESS:**

11406 - 119 STREET NW

**PROJECT
DESCRIPTION:**

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

TYPE OF ENGAGEMENT	DATE	RESPONSES/ # OF ATTENDEES
Notification	Mailed December 9, 2020	30+ emails and 2 phone call

ABOUT THIS REPORT

The information in this summary will also be shared with the applicant and the Ward Councillor.

If/when the proposed application advances to Public Hearing this report will be included in the information provided to City Council.

FEEDBACK SUMMARY

The most common concerns heard were:

Opposition to the development of a crematorium. Public concerns exist about smoke, odour, toxic air quality and pollution.

No concerns were raised to the other use opportunities in the IB zone. Opposition is related to the crematorium only.

Some respondents identified concerns about traffic on 119 Street.

No comments of support were received.

Telephone discussions were held with two of the people who called the planner.

ANSWERS TO QUESTIONS

The use, *Funeral, Cremation and Interment Services*, is a discretionary use in the IB zone.

The current zoning is IM Medium Industrial.

Many of the uses in the IM zone are not compatible with the nearby residential area. The general purpose of the IM zone reads: to provide for manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such Uses should not generally extend beyond the boundaries of the Site. This Zone should normally be applied on the interior of industrial areas adjacent to collector and local industrial public roadways such that Uses are separated from any adjacent residential areas by a higher quality Industrial or Commercial Zone.

Individual applications to rezone a site are in response to an owner or their representative making an application to the City. City Planning does not have specific plans to address the current industrial zoning in the Prince Rupert industrial area and addresses each request on an as needed basis. Development of the residential area

east of 119 Street occurred in the mid to late 1990s. The proximity of the residential area to the industrial area was recognized at that time and was deemed acceptable. Rezoning the site at the southwest corner of 114 Ave and 119 Street to IB occurred two years ago and was approved by Council with Department support, there was no opposition to the change.

The proposed rezoning, provides an opportunity for the development of business industrial uses that are compatible with the surrounding development and supports industrial redevelopment and reinvestment in an established industrial area.

Moreover, 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.

Funeral, Cremation and Interment Services are only permitted as a discretionary use in the Zoning Bylaw. Several commercial zones such as CB1 and CB2 and only the IB industrial zones allow for the specific use.

If you have questions about this application please contact:

Don Read, Planner

780 496 3633

don.read@edmonton.ca

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