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| <b>TITLE:</b><br><b>BY-LAW NO. 7194 TO REZONE</b><br><b>PROPERTY LOCATED AT 701 17<sup>th</sup> STREET EAST</b><br><b>OWNER: KOCH FERTILIZER CANADA, ULC</b><br><b>APPLICANT: KELLY SIMONSON</b>   |  |   |  |
| <b>PRESENTER:</b><br>Ryan Nickel   |  | <b>Page 1 of 2</b>   |  |
| <b>DEPARTMENT:</b><br>Planning, Property & Buildings   |  | <b>ATTACHMENTS:</b><br>A. Application related documents<br>B. Map, air photo & drawings<br>C. Public Outreach Summary<br>D. Draft by-law |  |
| <b>CLEARANCES:</b><br><br>Chief Planner   |  | <b>DATE:</b> 11/9/2017   |  |
| <b>APPROVALS:</b><br><br><div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> <b>November 13, 2017</b><br/> <b>Director of Planning &amp; Building Safety</b>    <b>Date</b> </div> <div style="text-align: center;"> <b>City Manager</b>    <b>Date</b> </div> </div> |  |  |  |

**REQUEST:**

The applicant, Kelly Simonson, on behalf of the property owner, Koch Fertilizer Canada, ULC, is applying to rezone a property located at 701 17<sup>th</sup> Street East from Development Reserve (DR) Zone to Industrial General (IG) Zone. Approval of this application will allow for the construction of an office and a storage building.

**BACKGROUND:**

The site is currently vacant, and is located at 701 17<sup>th</sup> Street East:

- north of the Koch Fertilizer plant process area
- east of 17<sup>th</sup> Street east
- south of the College Avenue East partially developed right-of-way

The site is surrounded by DR zoned properties to the north and east and various industrial zones to the west and south along 17<sup>th</sup> Street East. Access to the site is provided by 17<sup>th</sup> Street East to the west.

**DISCUSSION:**

The proposed rezoning complies with the industrial designation in the development plan (Map 1, Urban Land Use). The proposed office and storage building uses comply with the intent of the IG Zone.

Approval of this rezoning will accommodate the construction of two buildings located on the west side of the property. Proposed access to the site is from 17<sup>th</sup> Street East and a parking area will be located to the west of the administration building.

Once City Council gives first reading of By-Law No. 7194, the application will proceed to the review and the subsequent public hearing processes.

**RECOMMENDATION:**

That By-law No. 7194 (Z-03-17-B) to rezone a property located at 701 17<sup>th</sup> Street East from Development Reserve (DR) Zone to Industrial General (IG) Zone be read a first time.