

## **Applicant Submission**

### **Applicant's Submission**

On behalf of Albari Holdings Ltd., B&A Planning Group has submitted a Land Use Amendment application to redesignate 9.74 ha (24.07 ac) of land located at 12709 Barlow Trail NE from I-B f0.5h27 Industrial – Business District to I-G Industrial General District. The purpose of the redesignation application is to facilitate light industrial development within the Stonegate Landing industrial park. The subject site is identified in the Stoney Industrial Area Structure Plan Land Use Concept Map as Business/Industrial Area where light industrial uses are to be the predominant use of land.

The surrounding land use designation consists of I-G District to the south, I-B District to the east, S-FUD and S-CRI to the north.

Demand for new offices in suburban areas is very low particularly as office vacancy rates in the city core remain very high. There is however a demand for serviced I-G land, the land use district proposed by this application. The intent of the client is to retain ownership of the land and lease out future buildings to tenants. The proposed application is to redesignate the parcel to an I-G District, consistent with neighbouring land use designation to the south and in compliance with the Business/Industrial Area uses identified on the ASP Land Use Concept Map.

There is no intention to amend the approved outline plan.

The traffic impact assessment (TIA) provided and approved in support of a previous approved land use/outline plan application (LOC2013-0025) envisioned the subject parcel to be designated I-G. Therefore all the assumptions of that TIA are still valid.

As the land use is consistent with the general land uses identified in the Stoney Industrial ASP, is compatible with use found on the adjoining properties to the south and whose road configuration and sizing approved by the current outline plan can accommodate the traffic generated by the proposed district, we respectfully request your support of the application.