

Applicant's Submission

This application for amendments to a previously approved land use redesignation and outline plan approval is located within the Stoney Area Structure Plan and consists of +/- 22.75 ha (+/- 56.19 acres). Melcor Developments Ltd. own the lands that are subject to this outline plan application. The amendments accommodate relocation of stormwater management features, removal of a proposed extension of 115 Avenue NE, and minor changes to utility servicing.

The site is located north of Country Hills Boulevard NE east of Deerfoot Trail NE. The site is vacant and we are requesting land use amendment to the area for market efficiency and project demand. This application proposes:

- A change in area (increasing) to a DC based on I-C Industrial Commercial District
- S-UN for ER - Special Purpose - Urban Nature
- S-CRI (PUL) - City and Regional Infrastructure

The proposed land uses are entirely compatible with and complementary to the surrounding lands which have all been approved for similar land use classifications in full conformity with the Stoney Industrial Area Structure Plan.

The supplementary documentation provided on disk addresses the stormwater management that is designed to service the site. An existing dry pond for drainage associated with Country Hills Blvd. is to be removed and reconfigured into a constructed wetland.

All streets within the outline plan are sized to meet forecast transportation capacities. Complete Streets Guidelines have been applied to the plan.

On behalf of Melcor Developments Ltd., Urban Systems respectfully requests approval of the outline plan from the Calgary Planning Commission and approval for the land use to be redesignated to direct control-industrial commercial, and special purpose districts by City Council.

Submitted: June 3, 2020
Submitted by: Urban Systems