

Applicant Submission

February 18, 2020

RATIONALE FOR ZONING RE-DESIGNATION REQUEST

Lot 6, Block 5, Plan 1811550 is a site of 0.899 Ha along 42nd Street NE and adjacent to and highly visible from Metis Trail NE, a major road with high traffic volume and from the residential development directly east across Metis Trail. This site is also within 150m from the major intersection of Metis Trail NE and Country Hills Blvd NE.

Any development on the above-mentioned site demands uses that will benefit from the exposure and provide a positive image to Metis Trail NE.

- This site is not a large site, and due to the exposure to Metis Trail the design of the development is sensitive to the high exposure.
- A central courtyard style of design with three buildings with good pedestrian linkages and no exterior products/displays is more in line with commercial I-C zoning.
- The building elevations both front and rear are architecturally designed with articulation and quality finishes to create a very pleasing visual development.

The type of uses desired for this site are those that provide business and personal support to the adjacent residential to the east and to the staff and businesses in the other industrial developments in the area.

Use types that would be considered (but not limited to) are:

- print centre
- offices
- restaurant food service only – medium
- fitness centre
- auto service – minor
- child care service
- convenience food store
- drinking establishment – small
- speciality food store
- take out food service

The existing developments along south side of Country Hills Blvd NE and up to the corner of intersection with Metis Trail NE is high visibility, Industrial-Commercial District that complements the future “Retail Commercial Area”. Other remaining sites along Metis Trail NE and close to the intersection with Country Hills Blvd NE are also of high visibility and should complement retail style or equivalent developments.

From an urban planning point of view, it is more so that the site needs to be I-C (Industrial – Commercial) instead of I-G (Industrial–General) to provide better aesthetic and service values for these highly visible locations.

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In addition, with the current extremely difficult economic climate a combination of Commercial and Industrial uses will certainly help the owners in marketing the spaces.

City Zoning

The current zoning on this site is Industrial – General (I-G) District. The purpose for this zoning is intended to be characterized by:

- a. *a wide variety of light and medium general industrial uses and a limited number of support commercial uses;*
- b. *parcels typically located in internal locations;*
- c. *the application of discretion for parcels that share a property line with a major street or expressway to ensure an appropriate interface and compliance with City plans and policies;*
- d. *a limited number of non-industrial uses that may be appropriate due to building or parcel requirements generally found in industrial areas;*
- e. *uses and buildings that may have little or no relationship to adjacent parcels;*
- f. *appropriate controls to ensure screening of any outdoor activities; and*
- g. *limits on sales and office activities in order to preserve a diverse industrial land base.*

The permitted and discretionary uses in Industrial – General (I-G) District generally do not require high visibility and have little or no relationship to existing developments on the adjacent sites.

This site is more appropriate as Industrial – Commercial (I-C) District because the purpose of this zoning is intended to be characterized by:

- a. *Locations on the perimeter of industrial areas, along major streets or expressways;*
- b. *Light industrial uses that are unlimited in size;*
- c. *Small scale commercial uses that are compatible with and complement light industrial uses;*
- d. *Controls to ensure that developments provide a transition between other land use districts and the Industrial – General District or between highly visible industrial parcels and the Industrial – General District;*
- e. *Setbacks, screening, landscaping and building design that addresses aesthetic concerns associated with highly visible locations; and*
- f. *Parcels located within 200.0 metres of a major street or expressway;*

We therefore request redistricting Lot 6, Block 5, Plan 1811550 to Industrial Commercial (I-C) District.

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Northeast Industrial Area Structure Plan:

3.1 Vision of the Future

“...Deerfoot Trail NE, a north-south freeway, intersects the area, and Stoney Trail NE, and expressway, bounds the area to the north. These roads provide the main access to the Northeast Industrial Area and are augmented by Country Hills Boulevard NE, Barlow Trail NE, Airport Trail NE, and Metis Trail NE, all of which serve as major transportation routes into the area...”

“...The area is a fully-serviced area containing predominantly industrial uses together with office, retail and service commercial development at select locations. The area also supports major retail centres. These centres attract shoppers from nearby communities as well as drive-by traffic, and they remain convenient and accessible due to their locations along major transportation corridors.”

7.1.1 Purpose

“...The purpose of this area is to provide for the development of a variety of light industrial uses within the context of a fully-serviced industrial/business park. In addition, medium industrial, secondary commercial, office, institutional, recreational and other land uses considered to be compatible and appropriate may also be allowed...”

7.1.2 Policies – Development within Business/ Industrial Areas

“...(a) Local commercial uses within the Business/Industrial Area should:

- (i) locate at the intersection of two roads,*
- (ii) not comprise of a site exceeding 1.6 hectares of land at the corner of an intersection, and Northeast Industrial Area Structure Plan 15 Land Use Areas*
- (iii) not, in the aggregate, compromise sites totalling more than 1.6 hectares of land at one or more corners of the same intersection...”*