

Applicant Submission

2023 May 1



Applicant's Submission

On behalf of Albari Holdings Ltd., B&A Planning Group has submitted a Land Use Amendment application to redesignate four parcels (12710 & 12774 Barlow TR NE, 2825 & 2855 – 128 Avenue NE) consisting of 4.302 ha (10.63 ac) of land (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 Northeast 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 west, south and east, I-B District to the north, and S-CRI for storm ponds to the east and west.

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 application is to redesignate the parcel to an I-G District, consistent with neighbouring land use designations 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 (LOC2006-0090) envisioned the subject parcel to be utilized for light industrial purposes. A recent memo prepared by traffic consultant ISL, confirms that the proposed land use amendment from I-B to I-G generates less trips compared to the findings of the "128 Avenue Functional Planning Study" and "Northeast Industrial Local Traffic Assessment" previously prepared.

As the land use is consistent with the general land uses identified in the Northeast Industrial ASP, is compatible with use found on the adjoining properties, 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.