

**LAND USE REDESIGNATION (STONEY 1)
BYLAW 100D2013**

SUMMARY/ISSUE

To redesignate 11.27 ha ± (27.85 ac ±) located at 10499 – 15 Street NE (Portion of SE1/4 Section 23-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Business (I-B f0.75h18) District, Industrial – General (I-G) District, Special Purpose – Urban Nature (S-UN) District.

PREVIOUS COUNCIL DIRECTION

None

**RECOMMENDATION OF THE
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaw 100D2013.

RECOMMENDATION(S) OF CPC:

That Council:

1. **ADOPT** the proposed redesignation of 11.27 hectares ± (27.85 acres ±) located at 10499 – 15 Street NE (Portion of SE1/4 Section 23 25-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Industrial – Business (I-B f0.75h18) District, Industrial – General (I-G) District, Special Purpose – Urban Nature (S-UN) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw 100D2013.

office and support commercial uses. The land sits vacant right now and the surrounding context is the Stoney Industrial Business Park which includes Stoney 1, 2, 3, and Stonegate landing. The proposal is in line with the existing surrounding development and is in line with the ASP policy.

This land use redesignation will establish an FAR of 0.75 and maximum 18m heights in the Industrial Business (I-B) zoned lands and an FAR of 1.0 and maximum building heights of 16.0 metres on the Industrial General (I-G) sites while preserving the natural lands adjacent to Nose Creek. The proposed road dedication will serve as site access. The road will be a cul-de-sac design as access into these lands terminates here due to Deerfoot Trail and 96 Avenue where access is not permitted. The proposal is in line with the ASP and the anticipated vehicle trip generation for the entire Stoney 1 area will be in line with the designated intensity in the ASP.

ATTACHMENT(S)

1. Proposed Bylaw 100D2013
2. CPC Report LOC2013-0029

APPLICANT(S)

Urban Systems

OWNER(S)

Melcor Developments Ltd

INVESTIGATION

The intent of this application is to create an industrial business park for manufacturing,