

Applicant Submission

2023 October 23

This application is for a proposed Land Use Redesignation in the Community of Stoney 3, from Industrial – General (I-G) to a Direct Control district. The proposed Direct Control zoning would be based on Industrial – General (I-G), modifying the listed uses to provide increased flexibility of use as follows:

The additional uses to be listed under the proposed Direct Control zoning are:

- Artist's Studio
- Financial Institution
- Fitness Centre
- Health Care Service
- Indoor Recreation Facility
- Information and Service Provider
- Pawn Shop
- Radio and Television Studio
- Retail and Consumer Service
- Cannabis Store
- Drinking Establishment – Small
- Liquor Store
- Payday Loan

The site, currently under construction, is located at 4117 109 Avenue NE, with a total area of approximately 1.92 acres. The site is located in an area comprised of various commercial and industrial uses (Jacksonport), bounded by 109 Avenue NE to the north, with Country Hills Boulevard NE immediately to the north and Metis Trail NE to the east. Across Metis Trail NE is the transition to the low-density residences of Cityscape.

The site is identified within the Municipal Development Plan as the Standard Industrial typology within the Balanced Growth Boundary. The site is in proximity to the Major Activity Centre at the northwest parcel of Country Hills Boulevard NE and 60 Street NE, an area which encompasses a variety of commercial uses and is currently under development. The site is also identified under the Northeast Industrial Area Structure Plan, which seeks to provide for a variety of industrial and supporting commercial uses.

The primary intent of this application is to provide increased flexibility of use for the future buildings – two multi-bay industrial/commercial buildings that are currently under construction. The proposed land use redesignation will define a zoning that is consistent with the surrounding context and existing/developing surrounding uses, and as such will continue to support the goals and initiatives of the Municipal Development Plan. As such, we would respectfully request your support of this application.

Mitchell Martens
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