

Applicant Submission



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April 14, 2025

Applicants Outreach
9504 Horton Road SW

On behalf of Stonewater Homes, Tricor Design Group is making an application to transition the subject parcel at 9504 Horton Road, currently zoned I-G to a new designation of I-C. The subject lot is a smaller triangle lot, lot #6 within the I-G zoning surrounding the parcel. The current building has 2 bays with two floors of general offices and warehouse spaces. The offices are occupied by small industrial supply companies and a housing company, which aligns with I-G.

The building has shared access with lot #5 and faces the CPR main line. Other buildings in the immediate area are a car wash, a storage lot, and another two storey building on lot #5 for a graphic sign shop. To the North on lot 9 is a large warehouse that sells heavy machinery. The importance of the redesignation to I-C is to allow for a larger variety of uses within the building, primarily Health Care Services, as well as allowing the current tenants to remain under General Industrial – Light. Under I-C these are permitted uses.

The change of zoning has no impact on any residential communities as there are no residential buildings in the vicinity connected to Horton Road. This is a fairly minor change to the land use, as the I-C designation has the same requirements for site coverage, parking, FAR and pedestrian friendly amenities. There is no change to the existing footprint, or the building exterior. Any interior tenant improvements will be done with proper permits once the rezoning has been approved.

For the reasons outlined, we respectfully request your support for the redesignation of this parcel.

Regards

Trish Krause

Trish Krause
Administrative Manager
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