

Applicants Submission

APPLICANT'S SUBMISSION

This application for land use redesignation is located within the Stoney Area Structure Plan and consists of +/- 2.51 hectares (+/- 6.20 acres). Melcor Developments Ltd. own the lands that are subject to this redesignation application.

The site is located within the Country Hills Crossing Business Park Outline Plan which was approved by Calgary Planning Commission on October 15, 2009 (LOC2009-0026). The subject site will accommodate 3 industrial parcels and the adjacent roadway. The land use bylaw 1P2007 provides for a very high degree of differentiation in industrial, business and commercial land use classifications. The current land use of the site is Industrial General (I-G) District. This application proposes to redesignate the subject area to Industrial Commercial (I-C) District.

This redesignation is proposed for the following reasons:

- The purpose statement of Industrial – Commercial District (Land Use Bylaw Ss. 953) is more appropriate to the subject site than the purpose statement of the Industrial General District (I-G), namely:
 - This site is located along the perimeter of a larger industrial park;
 - The types of uses located in the I-C District are complimentary to the larger light industrial users in the park;
 - The types of uses located in the I-C District will provide a transition to Country Hills Blvd;
 - The lots are highly visible (and have appropriate setbacks);
 - The lots are located directly on a major street.
- The proposed lots do not have the ability to accommodate typical I-G type industrial uses.
 - Typical I-G users will require the ability to load and accommodate full size truck & trailer (TAC SU-9) which require overhead loading doors with raised loading docks, substantial truck turning / marshaling areas and 26' clear ceiling heights for racking.
 - Typical I-G buildings are much larger in depth and square footage than what can be accommodated within subject properties. The shallow nature of the shape of these parcels lend themselves to lighter industrial/commercial type uses that do not require heavy truck traffic.
- Proposed within the lots will be buildings with large bay space and some quasi-industrial warehouse/office. The size of these units will align much closer to a commercial building than a typical I-G user.
- Access to this location is challenging due to grades and intersection proximity. I-C uses require significantly fewer large vehicles trips thus reducing challenging turning movements and truck volumes.

In addition, this proposed redesignation to the I-C District is in direct response to market conditions. Currently no I-C Districted parcels are approved in the development. The approval

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of I-C land in this location opens new business opportunities in The District for users who fall in between the retail (C-COR3) and the larger format I-G / I-B users within the development

Within The District, subdivision plans have been submitted and approved, detailed engineering drawings are approved and the public infrastructure (including roads) are under construction.

All public roads within The District are sized to meet forecast transportation capacities. The difference in traffic volumes between the existing I-G District and the proposed I-C District are understood to have minimal impact.

The proposed land use is entirely compatible with and complementary to the surrounding lands which have all been approved for similar land use classifications in full conformity with the Stoney Industrial Area Structure Plan.

On behalf of Melcor Developments Ltd., Urban Systems respectfully requests approval for the land use to be redesignated to Industrial Commercial by City Council.