Applicant Submission

This application proposes a Land Use Redesignation from the current land use designation of Direct Control District (Bylaw 34Z92) based on the I-2 District of Land Use Bylaw 2P80 to Direct Control District based on the I-C District to bring the site under the rules of Land Use Bylaw 1P2007. For many years the site contained the use of a Gaming Establishment – Casino, which under both Land Use Bylaw 1P2007 and Land Use Bylaw 2P80 specifically require a Direct Control District.

The subject parcel is located at 1010 – 42 Avenue SE in the general industrial area of Highfield, and surrounding uses are generally industrial in nature. The parcel has an approximate total area of 2 hectares (4.9 acres), with an existing casino and warehouse building. The building is currently vacant. The property owner is scaling back the size of the Casino use within the building and is repurposing the remaining parts of the building in individual units for small and medium sized businesses that expressed an interest in relocating to the site. The parcel has an abundance of parking stalls available.

While maintaining the Direct Control District to facilitate the Casino use, this application proposes a Land Use Redesignation of the parcel to accommodate additional uses of the I-C District to rejuvenate the development potential of the site. The I-C District allows for industrial uses and limited-scale commercial uses that are compatible with adjacent industrial areas.

The site is identified within the Municipal Development Plan (MDP) as within the Standard Industrial typology, which is intended for industrial areas with a mix of industrial uses at varying intensities.

Given that the location of the site and general industrial and commercial nature of the area, the application:

- Is compatible with the surrounding industrial uses
- Is in direct alignment with the objectives of the overarching policy and statutory plans that guide development in this area, and
- Poses no conflict with neighbouring uses

We would respectfully request your support for this application.