

Applicant's Submission

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This application is for a proposed Land Use Redesignation in the Community of East Shepard Industrial within the Eastlake Industrial Centre, from Industrial – General (I-G) to Industrial – Commercial (I-C), to provide increased flexibility of use.

The site is located at 4807 – 112 Avenue SE and has a total area of approximately 6.4 acres. The site, currently vacant, is located at the Southern edge of the Eastlake Industrial Centre, bounded by 114 Avenue SE to the South, 48 Street SE to the East and 112 Avenue SE to the North. Telsec Property Corporation, the owner of the subject property, has already developed the immediately adjacent site to the West with four attractive industrial buildings. The centre is primarily designated Industrial – General (I-G), with building and site design subject to the Eastlake Industrial Centre Architecture and Development Guidelines to ensure a consistent level of quality development throughout the centre. At this time, the Eastlake Industrial Centre is almost entirely developed as intended.

The subject site is identified within the Southeast Industrial Area Structure Plan within the General Light Industrial area, which is intended for high quality light industrial uses that are compatible with surrounding development. The Structure Plan refers to the former I-2 district as appropriate light industrial, with the potential of consideration for further commercial development. The site is further identified as a Standard Industrial Area within the Municipal Development Plan, which promotes a mix of industrial uses and generally provides a baseline for industrial development.

The primary intent of this application is to provide increased both in use and in flexibility of showroom, display and office areas, while retaining the industrial designation and character of the industrial park. The intended development will be very similar in form to the immediately adjacent development to the west, with increased flexibility of use.

The proposed land use redesignation is fundamentally in line with the vision of a quality industrial park, retains industrial land use and removes obstacles for potential future tenants. As such, we would respectfully request your support of this application.