

Applicant's Submission

This application is for a proposed Land Use Redesignation within the Community of Whitehorn, from the current land use designation of Direct Control (DC 67Z95, Site 1) to C-N1 to accommodate the existing commercial uses along with the additional discretionary use of a Cannabis Store. There is no intent to undertake redevelopment of the property as a result of this proposal.

The site is located at the northwest corner of the intersection of 44 Avenue NE and 52 Street NE, and is currently developed as a neighbourhood commercial plaza with a range of local commercial uses in place. The site is adjacent to a multi-residential retirement community located to the north and west - Site o2 of the same direct control district. Firehall No. 22 is located directly east across 52 Street NE, and kitty-corner to the southeast is another strip plaza with a C-N2 designation. The remainder of the area is primarily low density residential.

The current land use is based on the uses and rules of the C-1 Local Commerical District of Land Use Bylaw 2P80, which reflects neighbourhood commercial development with limited height. The direct control appears primarily to restrict access onto 52 Street NE to right-in/right-out, and to further exclude several listed uses in the C-1 district. Liquor stores are considered a discretionary use in the current district.

The proposed C-N1 district has similar intent and height restrictions as the C-1 district, but includes the discretionary use of a Cannabis Store, as do all commercial districts that similarly consider liquor store uses under Land Use Bylaw 1P2007. Should redevelopment occur in the future, the C-N1 district will require a more street-oriented building.

Given that the intent of this application is simply to support a use automatically considered under the current land use bylaw in similar districts, we would respectfully request your support of the proposed land use redesignation.