



January 11, 2021

To whom it may concern,

Re: Extension of “Enterprise Zone” to Forest Lawn – section 25.2 Land Use Bylaw 1P2007

The Forest Lawn Community Association is committed to the creation and provision of inclusive spaces, while working in collaboration with organizations, businesses, and residents to elevate our community. It is our understanding that the Enterprise Area aims to remove the red tape that inhibits the first steps of starting a business and for building owners to make improvements to their buildings to accommodate and attract new tenants. It does so by allowing for a Change of Use when the proposed “use” is currently listed in the existing land use district and removes the need for a Development Permit for a building addition of less than 1,000 square meters, or for modifying the exterior of an existing building. We also understand that there are exemptions to this initiative for business or uses per Land Use Bylaw (LUB) 1P2007, Section 25.2 (4), which are as follows:

- Cannabis Counselling;
- Cannabis Store;
- Custodial Care;
- Liquor Store;
- Nightclub;
- Pawn Shop; and
- Payday Loan.

Following, the below uses are exempted from the initiative *only if* they are located within 30 metres of a freight rail corridor property line, per Section 25.2 (5):

- Addiction Treatment;
- Assisted Living;
- Child Care Service;
- Dwelling Unit;
- Emergency Shelter;
- Home Based Child Care – Class 2;
- Hospital;
- Jail;
- Residential Care;
- School – Private;
- School Authority – School; and
- Temporary Shelter.

The FLCA believes that the initiative has the potential to help increase the interest in local businesses within the area. However, we believe that components of the existing form of LUB 1P2007 do not reflect the context of a residential neighbourhood, and therefore, should not be simply “copy and pasted” into our community unless modifications are made to better reflect the needs of the area. Below are modifications recommended by the FLCA for the Enterprise Zone to better reflect the needs of the Greater Forest Lawn Area:

- All the uses that currently fall under the clause Section 25.2 (5) should always be considered exempt uses and should require a full permitting and circulation process. These uses we deem just as sensitive as those listed in Section 25.2 (4) and should continue to have community involvement, review, and awareness. The conditions surrounding the railway are not pertinent to our community, and implies to us that the railway deserves more oversight than the homes of residents.
- We recommend that “Adult Stores” be added as an exempted use. We have had experience in the past that signage from this particular use has lacked the oversight required to ensure that they are appropriate for a residential community
- We additionally recommend that Medical Clinics be added to the list of exempted uses to allow for oversight and comment for location and adjacencies.

The planning policies of the ARP give clear direction in the evaluation of DP applications and would not apply with respect to change of use developments in the BRZ zone. We have deep concern in the ability for the current system to catch non-compliant applications. In our past experience, we have received circulations that, in our opinion, should have never made it to us. This includes applications for liquor stores well within 200 meters of a school. Losing such oversight mechanisms, especially for sensitive uses, will be detrimental to our objectives of the community.

The current processes and safe guards surrounding Development Permits to enforce their conditions, including “Stop Orders,” will no longer exist. We have concerns that if once a sensitive use becomes established and then begins to have a negative effect on the community, or if their development/use evolves to a programme which does so, there is little the community or The City can do to mitigate the damage.

Once this pilot project is in effect for the International Avenue area, Change of Use developments, with respect to sensitive uses that are specifically mentioned in the ARP and non-statutory plans and policies, will no longer be assessed on whether those uses would be compatible with adjacent development or appropriate for a site in the zone. We understand our community in its gradients, flow, and character. We understand use concentrations and locations that can complement proposed uses. Should this insight not be applied to development in our community, especially for uses we think could easily have negative impacts if not executed correctly?

The City has invested significantly into Forest Lawn, and we understand that this initiative can be a part of this growth. However, by participating in the Enterprise Zone initiative in its current form, without changes to better reflect our community, we believe we will no longer be able to advocate for our community in the ways we are currently tasked to. We believe that this justifies that our recommendations be considered by Council in the application of the Enterprise Zone to our community.

Thank you for your consideration of this important request.

Regards,

Caitlin Flegel

A handwritten signature in black ink, appearing to read 'Caitlin Flegel'.

President
Forest Lawn Community Association

Elizabeth Daniels, Architect AAA

A handwritten signature in black ink, appearing to read 'Elizabeth Daniels'.

Director of Planning and Development
Forest Lawn Community Association