

Applicant Submission

August 13, 2020

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

The site, currently partially occupied by Elite Dance Studio, is located at 9715 Horton Road SW and has a total area of approximately 0.91 acres. The site is located in the small stretch of mixed commercial and industrial (Haysboro Industrial) bounded by the LRT tracks to the west and Horton Road SW to the east, immediately west of Southland Crossing and one block away from the Macleod Trail corridor. The parcel is also located within approximately 400m of the Southland LRT station. Immediately across the LRT tracks to the west there is an abrupt transition to the low density homes of Haysboro.

Local area planning is currently underway, and the site is identified within the Municipal Development Plan as within the Established Community, immediately adjacent to the Macleod Trail Urban Corridor and immediately north of the Major Activity Centre that encompasses the commercial around the LRT south to the Southcentre Mall.

The primary intent of this application is to provide increased flexibility of use within the existing building, with no measurable impact to the surrounding properties. The proposed land use redesignation is in keeping with the surrounding context and existing surrounding uses. As such, we would respectfully request your support of this application.