

Applicant Submission

KSS – Land use redesignation



PLANNING RATIONALE

This Land use redesignation application is proposing to change the current zoning of the parcels located at 1810 54 St SE and 1848 54 St SE from the Direct Control 80Z95 to I-G (INDUSTRIAL GENERAL DISTRICT). These parcels are located in the Southeast corner of the Forest Lawn community's industrial district. Within the surrounding area, other commercial businesses are present such as furniture stores, tire shops, hardware stores, Gas station, Drycleaning services, car washes, vehicle servicing shops, and other various types of commercial and industrial businesses. Our aim with this application is to open the potential of this parcel to a much wider range of uses than it can not accommodate under the Direct Control zoning by bringing it under the more up to date zoning bylaw and land use of Industrial General District. With the current zoning of Direct Control 80Z95 which allows for permitted and discretionary uses under I-2 General Light Industrial District of Bylaw 2P80, the range of businesses that can occupy the parcel is very limited. We believe that a greater diversity in the type of commercial and retail businesses will be of greater benefit to the neighbourhood at large and meet the needs of the fellow community members better. This increase in diversity can also enhance the livelihood of other businesses in the area as it will create more attraction and create complimentary relationships between businesses.

| Property Addresses: | Current Zoning: | Proposed Zoning: |
|---------------------|----------------------|-----------------------------------|
| 1810 54 St SE | Direct Control 80Z95 | I-G (Industrial General District) |
| 1848 54 St SE | Direct Control 80Z95 | I-G (Industrial General District) |



Satellite view of Site and context