

# Applicant's Submission

**2020 November 17**

Our client has an opportunity to lease a Commercial Retain Unit to Mr. Lube.

Auto Service Minor is not an approved use under the current zoning of the site Industrial-Business (I-B District). Therefore, we wish to have the site redesignated as Direct Control (DC) with all the requirements of I-B with the addition of Auto Service Minor as a Discretionary use.

The proposed use will be located within a building that was approved under a previous Development Permit application (DP2020-3155). As such, there would be minimum impact on the existing built form and overall site design of the parcel. Furthermore, the proposed use would fulfill a consumer need that is currently not present within Royal Vista.

Market conditions have made it extremely difficult for our client to find tenants to occupy the development. The proposed redesignation would ease his personal burden while spearheading economic growth and provide much needed vibrancy in the area.