

# Applicant Submission

Company Name (if applicable):

Lau Architecture and Urban Design

LOC Number (office use only):

Applicant's Name:

Jennifer Lau

Date:

2022-03-04

On behalf of our Client, Foster's Garden Chapel Funeral Home, the Lau Architecture and Urban Design team will be submitting a Land Use Redesignation Application to implement the construction of a new pavilion. The proposed location will be North of the existing building. Unfortunately, the proposed pavilion is not allowed under the existing Direct Control (DC) District - DC35Z90 which is based on land use bylaw 2p80. This DC district written in 1990 states the following:

"the land use shall be for a funeral home within the structures existing on-site as of the date of approval of this District Control designation."

Therefore, an expansion of the funeral home, even in the form of a outdoor pavilion structure, would not be allowed.

The new pavilion will be constructed of wood, and it will be stained to complement the existing building and surrounding landscape. The structure is proposed to have wood slatted walls which is intended to provide daylighting, privacy, and screening for both the guests of the funeral home and the surrounding neighbors. With the surrounding neighbors in mind, the intent of the slatted fence design and surrounding landscaping is to help subtly screen any activity occurring within the pavilion from street view. We strongly believe that this new pavilion has been architecturally designed to better enhance the existing streetscape along 32<sup>nd</sup> Avenue. Therefore, we would like to proceed to apply for a land amendment in order for the permitting process to continue for this project.

The proposed land use will be from the current zoning of Direct Control District to Commercial - Community 2 (C-C2). The C-C2 land use designation is recommended by the City during our pre-application meeting, as it is the closest available land use to the surrounding residential development that includes Funeral Home as a listed use.

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