

Applicant Submission

Company Name (if applicable):

Max Tayefi Architect Inc.

Applicant's Name:

Max Tayefi

Date:

26/10/2023

LOC Number (office use only):

This site is located at 126 Ave SE. It is currently zoned as I-G and is part of the larger community of South Pointe. The immediate adjacent parcels are recently rezoned to I-C to the west, existing Bottle Depot zoned I-G to the east, DC based on I-C to the north and Shopping Centre zoned C-R3 to the south.

This area is generally a commercial area and the new LRT line which is going to be in close proximity at the north of this parcel encourages the development of more commercial in the context of industrial base that is traditionally in this block.

The surrounding and the context this parcel is part of make us believe that the proposed I-C is a suitable zoning for this site and will contribute to the variety of the uses and already existing vibrancy of this area and community.

The proposed Development will provide 3 buildings with approximately 50,000 square feet of Commercial/ Retail and small industrial uses.

The uses proposed will be aligned with the uses specified in I-C zoning such as retail and consumer service, restaurant, general light industrial, office, childcare service, convenience store, liquor store, fitness center, service organizations, etc.

A redesignation to I-B has also been considered. However the uses permitted and discretionary in I-C zoning seems to be more aligned with this development since the proximity and need for commercial use seems to be the driving factor and I-C zoning provide more retail and commercial development opportunities which we believe will be adding value to the area.

In conclusion, we believe the proposed development is aligned with the intention and vision of development for this area and meets the requirements of the Land Use Bylaw.