

# Applicant Submission

Company Name (if applicable):  
Rochelle Cote Interior Design Corp

Applicant's Name:

Rochelle Cote

Date:

22 April 25

LOC Number (office use only):  
LOC2025-0044

To Whom It May Concern,

We are seeking approval to rezone the rear 4-car garage warehouse at 1711 33rd Ave SW from its current designation as parking to Office use. The main building on the property already has the appropriate zoning and approval in place. When we initially applied for zoning, we believed the garage would be included in the land use change; however, we have since learned that a separate rezoning application is required for this specific structure. Our intention is to utilize the garage for secure storage of business-related items, such as furniture for home installs, rather than for vehicle parking.

This change is essential for the ongoing operation and growth of our business, as it will allow us to efficiently organize and safeguard materials necessary for daily activities. We want to emphasize that this proposed use will not negatively impact parking availability for the property or surrounding neighborhood. Ample parking is already provided in front of the main building, on the front driveway, and at the rear of the lot, ensuring that clients, staff, and visitors have sufficient space. The conversion of the garage to office-related storage will not increase traffic or congestion in the area, as it will not generate additional vehicle trips beyond current levels.

Rezoning the garage aligns with current trends in flexible workspaces and adaptive reuse of existing structures, which many municipalities are encouraging to support local businesses and efficient land use. We are committed to complying with all applicable zoning bylaws and development permit requirements. We respectfully request the City's support for this application, which will allow us to maximize the utility of our property, contribute to the local economy, and maintain a positive relationship with our neighbors. Thank you for your consideration.

Kindest Regards,

Rochelle

Rochelle Cote, BAID, AT

Dear Emily Wu:

This letter is provided to confirm additional details regarding Land Use Redesignation Application LOC2025-0044.

Rochelle Cote Interior Design is a high-end residential design firm operating Monday through Friday, from 8:30 a.m. to 4:30 p.m. Our delivery hours are between 9:00 a.m. and 3:00 p.m. Deliveries are made via the back lane, where drivers ring the RCID garage doorbell. The delivery vehicles are typically 5-tonne trucks, which are able to access the lane without difficulty. Upon arrival, RCID staff promptly open the warehouse to receive deliveries. We generally receive 2–3 deliveries per day, with most being brief drop-offs.

To address any concerns from neighbouring property owners, RCID is committed to providing a designated loading area large enough to accommodate a 5-tonne truck. As shown in the attached drawing, this loading area will be located immediately west of the garage, ensuring that delivery vehicles do not obstruct the laneway at any time.

If you have any questions or concerns, please feel free to contact the undersigned.

Kindest Regards,

Rochelle