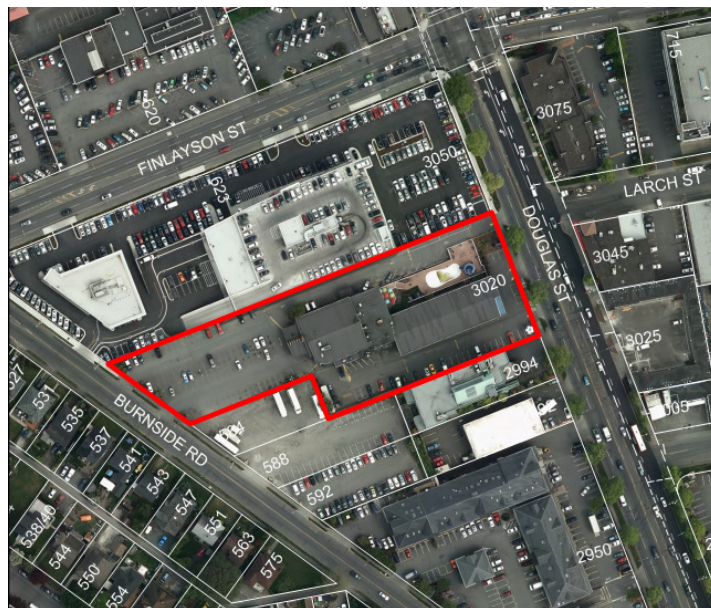

Temporary Use Permit Application for 3020 Douglas Street





Subject Property – 3020 Douglas Street



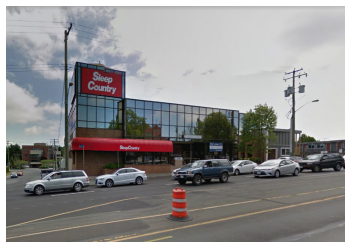
Existing parking lot in the rear fronting Burnside Road



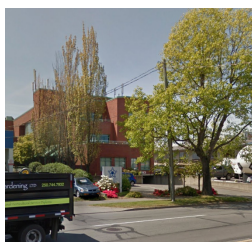
Neighbouring Properties



Neighbour to the north



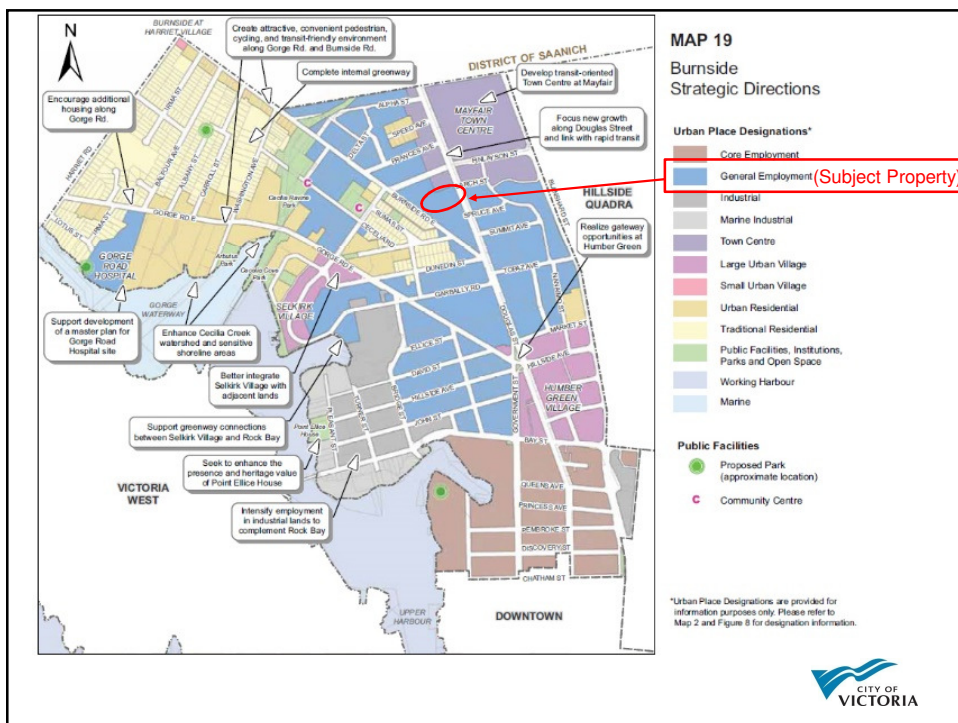
Neighbours to the east



Neighbours to the south












Neighbours to the west on Burnside Road



Douglas Corridor

Land Use Policies

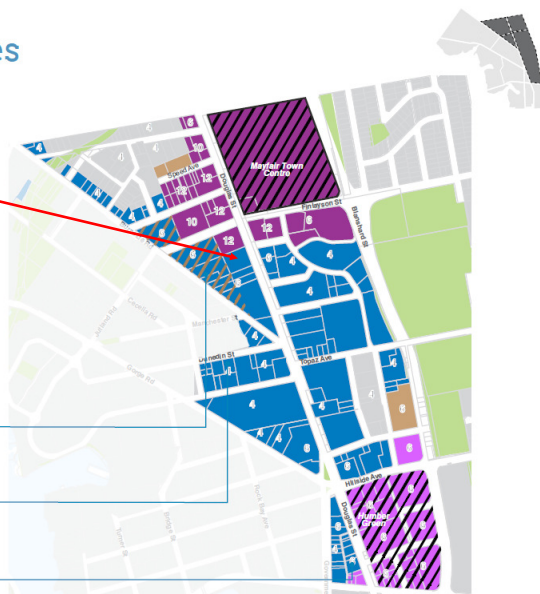
-  Industrial Employment
 **General Employment**
 General Employment with limited residential
 Urban Residential
 Large Urban Village
 Town Centre
 Special Planning Area - see page 78 and 79
 Open Space

 Anticipated Building Height (storeys)

Lots which front onto both Burnside Road and Douglas Street may contain residential uses at grade if a significant employment component is included in the part of the lot along Douglas Street which is designated as General Employment (see 14.3.2.)

Any rezonings which include industrial uses on the south side of Dunedian Street should be compatible with residential uses across the street (see 14.3.3)

Conditions on the west side of Douglas Street are not currently conducive to residential development. However, as amenities are added to the area, and rapid transit is developed commercial-residential mixed use, may be supported in the future



Map 13: Future Land Use Map for Douglas Corridor sub-area

