

## **Applicant's Submission**

The subject site is located on the corner of 17th Avenue S.W. and 4th Street S.W., within the Beltline neighbourhood, and currently contains a 10 storey commercial office building, with ground floor retail uses. The site is associated with a concurrent Land Use Redesignation and Development Permit that were approved in Q1 2018. The LUR approved a Direct Control District that included two DC sites and associated planning and design regulations for the subject site. The DP approved the phased development of a mixed-use project involving the renovation of the existing office building (on DC Site 1), and the creation of two new residential towers (on DC Site 2).

The submitted application seeks approval for the deconstruction of the existing office building (DC Site 1) and construction of a new office building. A new building is proposed (as opposed to renovation of the existing building) as it has been determined that it is more economical to deconstruct the current building and, in its place, rebuild a new office building that meets modern standards and cater for future life cycling/renovations to ensure highest standards as it ages. The new office building follows the same design philosophy as the original Development Permit.