

Applicant's Submission

2019 May 14

Proposed Land Use Redesignation / 1107 - 37 Street SW Calgary, Plan 3681V, Block 16, Lots 1-5

Our reason for making this Redesignation are as follows:

The City of Calgary processed and approved BYLAW 20P217, being a bylaw of the City of Calgary, to amend the existing Land Use Bylaw 1P2017.

The new BYLAW was approved and came into force on May 01, 2017.

The City of Calgary processed and approved the zoning application for the existing lands, (WESTBROOK VILLAGE REDEVELOPMENT PLAN), adjacent to the subject site at 1107-37th Street SW.

The reasons that the subject site was not included in the City's overall rezoning application, was because it is an existing DC (direct control) site.

The City opted not to process existing DC zonings in-house and to leave them as currently zoned. We were advised that the owners of the subject site could make a separate application for Land Use Redesignation of their site.

We are following up on this advice and filing a proposal for the Redesignation of the subject site.

As discussed, we are requesting that the subject site be redesigned from D.C. to MU-1, f4.0, h20.

It is our intention to ultimately build a larger Medical/Dental facility on the subject site with Specialists, Full service Medical Clinic, and retail on main floor.

We have reviewed the proposed submission with the ROSSCARROCK COMMUNITY ASSOCIATION, and the Ward 8 Councillor Woolley's office prior to submission.