

Applicant Submission

July 3, 2019

This proposed Land Use Re-designation has been motivated by the appearance of greater demand for services and the space required to deliver them in the neighbourhoods of Pineridge and Temple. This application is supported by the following considerations:

- .1 All of Calgary's neighbourhoods are expressing interest in improved walkability which must include increased proximity to commercial and community services. This is even more true in the neighbourhoods experiencing and aging of their residents for whom walkability and proximity are even more important.
- .2 Commercial and community service nodes activate neighbourhoods and contribute to their vibrancy. This is not something limited to so-called inner-city neighbourhoods proximate to the downtown core but to all neighbourhoods.
- .3 Densification should be a city-wide initiative that speaks not just to residential density but also increased proximity to community and commercial services.
- .4 32nd Ave. NE constitutes a barrier to pedestrian movement in the north/south direction. In the long term we can imagine increased traffic, and perhaps public transit where none currently exists, which will only strengthen this status. On the positive side an expansion of transit service on this artery will serve to increase the need for commercial nodes which can become transit stop opportunities. This site would capture both N/S and E/W increases in traffic.
- .5 By word of mouth alone we have been made aware of demand for medical clinic space and child care space in the Pineridge/Temple neighbourhoods as the aging original homeowners are replaced with young families. Opportunities for space to deliver these services in a walkable environment are very limited to non-existent. This site offers just such an opportunity.
- .6 Existing commercial sites in the neighbourhood are operating at 100% capacity and have been for a long time. They are small sites with little to no room for expansion thus opening up the opportunities for initiatives such as the one before you to fill the demand gaps.
- .7 The Community Association is supportive of this initiative and, in fact, their input contributed and gave credence to the reasoning presented above.