

Applicant's Submission

05 July 2019

The current Land Use District allows for the uses we envision for the site and hence we are not proposing any changes to the existing Land Use District.

The site is currently underdeveloped with a single storey with a used car dealership with at grade parking which has been operating there for the at least fifteen (15) years and the owner feels it is time to develop the site to its full potential.

The intent of the subject Land Use Amendment is to provide additional density and building height to achieve the additional density, as a development with FAR 1.0 is financially not viable as it does not allow the property to be developed to its potential.

While researching for the proposed additional density and the height for the existing Land Use District and due to our proximity to Macleod Trail South and proximity to the rail corridor, we had the opportunity to review the following documentation:

1. Development next to freight rail corridor policy Development next to freight rail corridor implementation guide including the interactive map
2. The Municipal Development Plan - Macleod Trail South

And based on our review, we are well outside the rail proximity envelope for new buildings and we are supported by Macleod Trail Urban corridor, and as such we are satisfied that we can live with and comply with all the requirements and achieve our goal for the development. Based on the above, we respectfully request Calgary Planning Commission and the City Council's support and approval for the requested Land Use Amendment.