

Applicant's Submission

16 July 2019

On behalf of Mr. Rasol Hammoud of Boviz Denture Clinic, I respectfully submit the subject Land Use Amendment application to re-designate the property as described below from its current R-C1-(Residential – Contextual – one dwelling) Land Use District to C-N1 (Commerical – Neighbourhood-1) Land Use District.

Municipal Address: 7112 & 7116 Elbow Dr. SW
Legal Description: Lot 56 & 57
Block 6
Plan 3215 HG

Both the sites are currently developed with a single storey Residential structures with front drive garage and a car port, Mr. Hammoud feels it is time and both the lots are ready for redevelopment to their potential. Prior to any development, the site(s) would be consolidated.

The intent of the subject Land Use Amendment is to seek a suitable (low intensity) Land Use District to accommodate the owner's denture making practice (Health services laboratory – with clients) and dental clinic / medical clinic and other office uses and a dwelling unit, for the developer / owner's use, on the third floor, if possible.

Both the proposed uses (medical clinic and health services laboratory – with clients) are listed as permitted uses under C-N1 if located in an existing building and are discretionary use for a new project.

To the immediate north of the subject property is a commercial use with C-N2 Land Use District and directly to the west (across elbow drive) is M-C1 Land Use District.

Currently there is no local policy or applicable design brief for the area and high-level policies in the Municipal Development Plan when taken into consideration, this application aligns with the applicable policies of the Municipal Development Plan and are supportive of the proposed Land Use Amendment.

Please be advised that we have had a lengthy review with the planning department, and it is based on that review we opted to proceed with our Land Use Amendment with C-N1 Land Use District rather than C-N2 simply to avoid auto-oriented uses.

We are in the process of scheduling a meeting with the community association.

Based on the above, we respectfully request CPAG Calgary Planning Commission (CPC) and the City Council's support and approval for the requested Land Use Amendment.