Applicant's Submission

CLEM LAU ARCHITECT DESIGNERS INC.

2020-01-08

Planning Department
The City of Calgary
P.O. Box 2100 Stn 'M'
Calgary, Alberta

RE: LUR application
DC28Z91 to C-N1
2804 – 35th Street SW
Calgary, Alberta

Applicant' Submission:

The subject property is on the south-west corner of 26th Avenue and 35th Street SW.

Right across 26th Avenue, two residential properties have already been re-zoned to C-N1. One as a medical office and the other as a day-care facility.

And immediately to the east of this property is a Husky gas station.

And to the immediate east of the Husky gas station is commercial strip mall which extends the entire block along 26th Avenue.

And one block to the west along 26th Avenue is another day-care facility on 36th Street SW, which follows with the full commercial malls and developments on 37th Street.

We see the opportunity to link up the low intensity use facilities along 26th Avenue, as envisioned by the community planning committee.

The redesignation of the property is to able to accommodate a commercial use. The intent is for a Canadian Certified Pediatrist - Foot and ankle biomechanics healthcare professional.

The clients/patients intake is of very low intensity – average diagnostic procedure is 1.0 hours per case.

The rear yard shall be renovated to accommodate three(3) additional parking stalls access from the back lane.

The City Planning department, the Councilor's office and the Community Association have been contacted and have been given support to this LUR by all.

Clem Lau Architect, M.A.A.A. (Life Member), M.R.A.I.C., M.A.I.B.C.