

Applicant's Submission

2020 March 4

This submission for land use re-designation addresses the property at 5001 Macleod Trail SW. The current building occupying the site was built in 1946 and is Zoned C-COR3 with an allowable FAR of 3.0 and a building height of 46 meters. This zoning classification calls for 3 meter setbacks on the side and rear of the property and a 6 meter front setback. With these setbacks taken into consideration the site is left with a zone 12 meters by 28 meters in which to develop which is too small to accommodate typical building amenities. These setback requirements are inconsistent with the existing building faces on Macleod trail and severely restrict the sites development potential. We propose to change the zoning to C-COR1 which will alleviate the need for these setbacks and allow for appropriate development to occur. We are not proposing any increases in allowable FAR or building height. Currently the owner of the property is contemplating a development that would include ground floor retail with a medical office above but has not yet committed to a plan. The owner's primary concern is to remove the current setback restrictions that make development on the site impossible. We feel that such a development could only benefit the community by allowing the redevelopment of a underutilized and deteriorating section of Macleod trail.

In addition to this LOC we have undertaken a Subdivision plan that will add to the parcel a strip of land between the rear of the property and the lane. This subdivision adds 56 square meters to the site in order to provide laneway access to future development. This strip has been purchased by the owner and the two properties can be consolidated to allow for a more developable site.