

Applicant's Submission

November 27, 2019

I am hereby submitting this application for a land use redesignation for the parcels at 2417 – 2421 5 – Avenue NW, Calgary. The subject properties is located in the district of West Hillhurst and is proximate to a number of higher density and commercially designated lands directly to the north and south of the subject parcels.

I am proposing to redesignate the parcel from RC-2 to a higher density, mixed land use where we could accommodate both commercial and residential dwelling units.

The intent behind the redesignation is to modify the use of the lands, and accommodate a higher density (more than just the 3 dwelling units are allowable under the existing land use) together with some commercial uses.

I envision the property being utilized for a combination of some type of medical or counselling use, as I am a psychologist and my planned use for the property was to convert it to a clinic for my current psychological practice.

Rather than proposing a strictly commercial use, we have decided to propose a mixed use designation to allow some flexibility for use as both residential as well as commercial, and be permitted to modify the use in respond to market receptivity and demand for the uses that would be allowable under the MU-1 land use designation.

The property located proximate to Crowchild Trail, is serviced by adequate public transit to relax the parking requirements and allow some flexibility to meet the requirements of residents as well as commercial clients that will be visiting the building.

It is significant to make note that the property is very close to the Kensington Clinic and just borders the bubble zone for the protestors that do come to the area to demonstrate against the clinic activities.

These protests may be a deterrent to residents wanting to live on the street, particularly on the subject site. Therefore, maintaining strictly residential use of the subject property may render it economically unviable as a rental property or even as a potential site for residential development, as the stigma associated with the clinic may adversely affect the market value of homes on the parcel.

At this point we are not certain of the details of the building design and specifics of parking requirements, but intend to satisfy more of the specific requirements as we advance from our initial planning concept to more detailed construction ideas.

The building envisioned would not exceed 4 storeys and would create a balance between the mixed uses- about 50% of the floor area would be utilized for the residential purposes and 50% would be utilized for commercial uses (primarily on main ad second storey of the building). It would be approximately 16 metres in height with an approximate Floor Area Ratio of 4.0. As a result the gross buildable area would likely be 1200 metres.