

# Applicant Submission

Company Name (if applicable):

Innocept

LOC Number (office use only):

LOC2020-0198

Applicant's Name:

Ben Barrington

Date:

December 10, 2020

The current DC 40Z85 Land Use is very restrictive and makes leasing difficult. This site is part of a commercial corner at 14th Street and 34th Avenue SW that has a number of commercial buildings housing a variety of uses. All the other sites are zoned CN-2 and the owners wish to gain approval for the same zoning.

When the site was zoned DC, the uses were limited to Office and Personal Service Businesses. The intent is unclear, as the South Calgary Community support letter for the Council meeting in 1985 is missing from the clerks office.

Innocept did get an approval for a Yoga studio under this DC and now want to add a Chiropractor and Physiotherapist on the second floor. The key to the Yoga Studio was support from the community and it was deemed to be Personal Service Business with the Cafe being an ancillary use. The second floor use of a Chiropractor /Physiotherapist is considered a medical use. This would be allowed under the permitted uses in CN-2.

In addition, any uses under CN-2 that would be proposed in the building would have to satisfy the City Transportation Department related to parking and traffic, before any approval is granted, so community concerns in that regard can be managed.

Lastly the surround sites on the west side of 14th Street are M-C1, a multi-residential designation that is primarily for 3 to 4 storey apartment buildings and townhouses. This zone allows for higher buildings and will complement the C-N2 proposed zoning on 3519-14th Street. Across 14th Street to the east the zoning is RC-1 and is buffered by the busyness of 14th Street.

Overall we feel the requested change in zoning will have a minimal material effect on the community and will make the corner an even bigger asset for the area being more vibrant and safe.

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