

Applicant Submission

2021 March 31

Further to our inquiry regarding allowing a Veterinary Clinic specializing in Veterinary Ophthalmology at the above noted site, please accept this land use application to change the current designation from I-B to I-C for this site. Located in the community of Royal Vista, the site fronts onto Royal Vista Drive NW and is bounded by other similar developments typologies to the north, east and west. The site is developed with three commercial type buildings and has been subdivided into condominium units for ownership purposes. All the existing uses in this commercial condominium development fit into both the I-B and the I-C district.

Many adjacent parcels in the area have undergone new Land Use Amendments to create Direct Control designations to make them more flexible in attracting particular uses that are compatible for the area but don't fall within the I-B district. Initially we had intended to apply for a DC as well to add the Veterinary Clinic use but upon discussion with administration and careful review of the existing tenants it seems more appropriate to change the designation to the stock I-C district. This change will allow for the intended Veterinary Clinic specializing in Ophthalmology to locate this practice on this site. While medical Clinics are allowed under I-B, Veterinary clinics were not and thus has triggered the need for this land use change.

Approving this land use change at 11 Royal Vista Drive NW will facilitate the development of this specialty veterinary clinic bringing a new business to the Royal Vista community.

I trust the above is in order and look forward to proceeding through a timely approval process.

Sincerely;

A handwritten signature in black ink, appearing to be 'Andrew Wallace', written over a horizontal line.

Andrew Wallace