

Applicant Submission

February 9, 2021

The proposed parcel is located at 1747 34 Ave SW and currently zoned as M-C1. The application is for redesignation of the parcel to a Direct Control (DC) district, with additional use of Medical Clinic. Approved redesignation will grow an existing Altadore home-based physiotherapy practice, Alta Physiotherapy, into a detached boutique clinic. This document will serve to further outline the vision of the clinic, its contributions to building a great community and results of neighbourhood engagement.

I am a Physiotherapist and business owner of the home-based practice, Alta Physiotherapy, in South Calgary. I have been operating my business, located at 1724 33 AVE SW, since January 2020. My local clientele has steadily grown but is limited by City of Calgary land use by-laws for homebased clinics. The vision for Alta Physiotherapy is to serve the community with quality, personalized health care in the comforts of an irreplaceable century home.

Approving this redesignation will support the policies outlined in; The Guidebook for Great Communities, Main Streets program and MLCA planning and development. It will generate higher activity levels in adjacent neighbourhood commercial, increase local pedestrian movement along the street and create a vibrant business front by upgrading the existing structure on the parcel. Developments within an established community can have challenges and be undesired by neighbours. Understanding the concerns of residents living near a proposed development, I will be keeping the original structure on the parcel intact. Updating this structure will help celebrate the character of the community and maintains a low impact with no need for additional infrastructure.

Living in the Altadore community I am aware that parking is not overabundant in the area. I completed initial community engagement, by providing detailed development pamphlets to all neighbouring, detached dwelling within a two-block radius, with no concerns voiced. However, in a proactive approach I plan to address the need for parking by expanding the current parking stalls from two to four along 17th street SW access. Neighbourhood engagement pamphlets were delivered December 20th, 2021. To date, I have received no concerns about the proposed development. The feedback I have received from current local clientele has been positive and encouraging.

With the guidance of Holland Design Team and Monument Developments, I am committed to the vision of serving the community with quality, personalized health care in the comforts of an irreplaceable century home. Altadore and surrounding area is experiencing great development pressures and facilities such as Alta Physiotherapy will ensure a prosperous, accessible, long term community atmosphere for all residents. We will wait for redevelopment approval prior to development and business permit applications.

I kindly request the support of Calgary Planning Commission and City Council for this redevelopment within Southwest Calgary.