

# Applicant Submission

2021 June 21

B&A Planning Group, on behalf of Genstar and Arcuri Development Corp., is submitting a Land Use Redesignation application for ± 0.28 hectares (0.69 acres) of land (the “Subject Lands”) located within the Community of Carrington, contained within the northwest quadrant of the City. These lands are located within an existing approved area and the affected parcel is still owned by Genstar with a sale pending to Arcuri Development Corp. The legal address is: Portions of NE33-25-1-W5M. The municipal address is: 14121 Centre St. N (West).

The Subject Lands received Land Use and Outline Plan approval in July 2019 - 81D2020. The subject site was approved as Direct Control with a Base District of C-C1. The Direct Control was intended to accommodate small to mid-scale commercial developments, allow for opportunities for commercial to be combined with office and or residential. The DC follows the permitted uses of the C-C1 district and allows for a number of additional discretionary uses such as: Cinema, Hotel, Learning Institution, Restaurant Food and Licensed Large.

It is Arcuri's desire to maintain the existing Direct Control and add an additional discretionary use - multi-bay carwash (multi-function carwash to include a bike wash and dog wash). They recognize and appreciate that the desire is to create a pedestrian friendly centre and have designed the parcel to have direct pedestrian linkages/connections across the site and towards the train station, with the addition of enhanced landscape buffering. They have been working with Administration to mitigate all concerns related to transportation access and design.

## Conclusion

Arcuri Developments seeks the support of Administration, Calgary Planning Commission and City Council to allow for this use within Carrington.