

Applicant Submission



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April 13, 2021

City Of Calgary

P.O. Box 2100, Station M

Calgary, Alberta T2P 2M5

Attention: Planning Department

Re: Lot 1 & Lot 2, Block 5, Plan 0410759

3660 & 3690 Westwinds Dr NE

Dear Josh;

Westwinds Corner has the opportunity lease space to "Telus Store". Retail is not an approved use under the current DC(2P80) Bylaw.

We would like to request a DC based on current IP2007 Bylaw with all the requirements of I-C with additional uses as follows:

- Accessory Food Services
- Amusement Arcade
- Billiard Parlor
- Catering Service Minor
- Computer Games facility
- Drinking Establishment Medium
- Food Production
- Market Minor
- Seasonal Sales Area



This property is on corner of Castleridge Boulevard and 64th Ave NE. A portion of lot 1 has been re-designated as C-C1 to accommodate medical facilities and we do not wish this to change.

As a result of the location of these two sites, it is suited to a broader scope of uses which will better benefit the surrounding communities as well as provide Westwinds Corner more flexibility in leasing opportunities. There has been a dramatic shift in the leasing market and Westwinds Corner requires the ability to add uses which may not have been originally planned for this area but are required now. This re-designation will further support the local businesses with the opportunity to have a place to work close to their homes

This is an opportunity for the city expand the economic growth in this area

Should you require anything further please do not hesitate to contact me at 403-620-5057.

Sincerely,



Tom Lanz, C.E.T.
President
Ricklan Construction Ltd.
From Concept... to Creation!

