

Applicant Submission

July 13, 2021

Land Use Redesignation

**1815 17 Ave SW
33 & 34; 67; 4479P**

To whom it may concern,

The intention of this redesignation and associated Development Permit application is to change the use of this property from residential R-C2 to the DC District attached. The client owns a small accounting practice and would like to operate this business from this location. This would involve:

- 3-5 full-time employees working from the space
- 2-3 part-time associates using the space as a remote office
- Average of 1-2 client visits per day
- All during regular business hours

The client does not intend to make any major changes to the site or envelope of the building, or expand into broader commercial uses, so a DC simple based on R-C2 but allowing for small business operation will allow for properly zoned business use at this location while giving nearby resident's assurance of limited scale of any changes or disruptions.

This property has several large projects in the surrounding area, and was recently used as a temporary sales centre. There are also several more intensive residential, commercial, and mixed zonings in the immediate radius. There is also some smaller redesignation that have been done and approved as appropriate uses for the medium term in a busy and redeveloping area - and on this corridor in particular. This lot will likely be assembled in the future to a larger project appropriate to the location. Requested variances from the standard land use district was developed in consultation with the land use planner to facilitate the specific needs of the owner and provide assurance to the surrounding community of the limited scale of use and potential impact.

Sincerely,



Steve Norris
Plaid Shirt Projects, Inc.
(applicant & owner representative)