

Applicant Submission

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2020088 – Country Hills Blvd. CWA

CTM Design Services Ltd.,
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Attention: Corporate Planning Applications Group (CPAG)

**RE: Land Use Redesignation of Country Hills Shell Car Wash and CRU addition 11165 14th St. N.E.:
Description & Justification**

Dear Application Reviewer,

The proposed development associated with the Land Use Redesignation application for the property located at 11165 14th St. N.E. would see the construction of a new multi-use building – composed of a new single vehicle car wash facility and leasable tenant space to accommodate a future tenant.

As the subject site is currently zoned I-Bf1.0h18, the application to have its land use be redesignated to I-C is being made so that the construction of a new single vehicle car wash and retail and consumer service building can be considered as a discretionary use in pending development proposals for permitting.

This proposed development would be adjacent to and integrated with the existing Shell gas bar and retail convenience store. The presence of the car wash would allow Shell to provide more complete offerings on this site and would allow drivers to fulfill more of their travel needs at a single location.

The subject site is a part of The District at North Deerfoot development - which includes mostly consumer retail, food service and automotive service provisions. As such, it is proposed that the addition of a single vehicle car wash and consumer retail building would be appropriate to the vehicular-oriented commercial / industrial character of The District at North Deerfoot development.

Lastly, in terms of the overall area in which the local development is situated, the redesignation to I-C appears to be congruent with the zoning of surrounding lands – including other properties in the immediate area that are similarly zoned as I-C.

We look forward to the opportunity to work with the City of Calgary in progressing this Land Use redesignation and the subsequent development of the site.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Regards,

CTM DESIGN SERVICES LTD.