

Applicant Submission

February 18, 2022



The subject site is in the community of Southwood just northwest of the intersection of Elbow Drive and Southland Drive SW. This application seeks to redesignate the site municipally known as 9935 Elbow Drive SW from C-N2 to C-COR1f3.5h24 to be consistent with 9939 Elbow Drive SW immediately adjacent.

Having recently acquired both 9935 & 9939 Elbow Drive from the respective owners, it is our intention to proceed with our plans to develop these parcels as one comprehensive mixed-use development. In keeping with the C-COR1 District, the main floor will accommodate commercial uses to activate the street while the upper floors will provide residential rental apartments.

Combined, the two sites comprise 34,240sf. The larger lot at 9939 Elbow drive with an area of 21,265sf has a land use designation of C-COR1f3.5h24 that was approved by City Council in 2018.

The subject site of this application, 9935 Elbow Drive, has an area of 12,975sf with a current designation of C-N2. The site is bounded by Elbow Drive to the east, a paved access lane to the north and then R-C2 lots, Southwood Library and Park to the west and 9935 Elbow Drive to the south.

The development concept for the site will consist of underground parking, main floor commercial with a maximum height of six stories residential above that will be designed to step down as the development transitions towards the north property line. As the two parcels are now under a single ownership structure they will be developed as one site thus triggering the need to redesignate the northern lot so that the future development permit application is made with only one consistent land use. We have explored applying for a development permit with two distinct land uses as the site(s) are today but have determined that for ease of understanding and the approval process one consistent land use for both parcels is best.

Further, the existing land use is not a good fit for what we are proposing. During the development permit process, we will be asked to consolidate the two parcels into a single titled parcel thus we will require this redesignation to ensure we have one consistent land use for the site.

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