

Applicant Submission

The logo for Certus Developments Inc. features the word "certus" in a lowercase, serif font. The letters are white and set against a dark green rectangular background.

Developments Inc.

April 25, 2022

City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada T2P 2M5

To Whom It May Concern:

**RE: GHITTER BLOCK – LAND USE AMENDMENT OVERVIEW – APRIL 2022
4915 ELBOW DRIVE SW, CALGARY, ALBERTA**

The Ghitter Block, located at 4915 Elbow Dr. SW. in Calgary is a two story building developed and owned by Certus Developments Inc.. Certus, owned by Ron Ghitter and Jim Mitchell, has been operating in Calgary for almost 3 decades.

This building was developed and built in 2016/2017. It sits on a site that is 11,400 sf and is zoned C-COR1 - f1.0;h10. The building area of 11,400 sf meets the f1.0 site coverage criteria. The project is home to Monogram Coffee, Small to Tall Dentistry, Charles Real Estate, Beige Label Hair Salon, and Black Earth Floral.

When the project opened, the Elbow Room restaurant was also a tenant. This restaurant, occupying main floor and second floor space (including a 650sf outdoor cafe) continued in business until the end of 2019.

At this time, we have re-leased the premises previously occupied by the Elbow Room. The main floor space has been leased to a new restaurant concept; however, this operator will only occupy the main floor. As such, we have also re-leased the second floor premises to Small to Tall Dentistry, our existing pediatric dentist who will now be expanding within the building. In order to proceed with this tenant, we will need to provide sufficient expansion premises to do a workable layout of the business.

To accomplish this, Certus will need to enclose the outdoor cafe/patio to provide sufficient area for the dental layout to accommodate several new dental chairs. Previously operating as an outdoor dining area for some 40 plus patrons, it will now be considered indoor useable space for 3-4 new dental chairs.

In discussions with the City of Calgary, it became obvious that the next steps will require a Land Use Amendment submission. Hence, this material is being submitted to the city in order revise the current zoning from C-COR1 f1.0;h10 to C-COR1 f1.2;h10. This amendment has been discussed with Calgary Planning and, like the original Development Permit 2015-4818, seems to fit within all aspects of the Municipal Development Plan and the 50 Avenue SW Area Redevelopment Plan and should be of no consequence.

From a Community Engagement perspective, it is important to note that Certus spent numerous months working with the communities of Windsor Park, Elboya and Britannia when the original Development Permit 2015-4818 activity was underway. As part of this extensive community engagement Certus came to understand that street parking in the area of Britannia Shopping Centre was of concern. As a result of this, Certus developed a 49 stall public surface parking lot that provides monthly and hourly parking to residents and businesses in the area. This was Development Permit 2017-0704. This was very well received by all residents in the surrounding communities.

Certus has not conducted any further Community Engagement for this application as the enclosure of the patio results in reduced occupancy of the space which, in the end, will have less impact on parking. It will result in architectural changes to the building that are consistent with the current approved design and as such, this amendment is more of an administrative issue.

Certus principals Ron Ghitter and Jim Mitchell would be pleased to discuss this submission in more detail as needed.

Sincerely,

CERTUS DEVELOPMENTS INC.

Per: 
Ron Ghitter


Jim Mitchell

#401, 3007-14th Street SW
Calgary, Alberta Canada T2T 3V6
T 403.245.2077 F 403.245.2723