

# Applicant Submission



1026 16 Ave NW, Suite 203  
Calgary, AB T2M 0K6  
587-350-5172

June 29, 2022

Planning and Development Office  
City of Calgary Municipal Building  
800 Macleod Trail SE  
Calgary, AB, T2P 2M5

## **Re: Revised Applicant Submission - Land Use Redesignation Proposal for 1401 1 Street SE**

In February 2022, QuantumPlace submitted a land use redesignation application proposing City Centre Mixed Use (CC-X) District for the subject site. The intention of the redesignation was to facilitate tenancy and change of use permit process for the exiting building.

As per the Detailed Team Review (DTR) comments received on March 31, 2022, Administration recommended revision of the proposed land use redesignation to a Direct Control District based on Centre City Multi-Residential High Rise Support Commercial District (CC-MHX). The recommendation was considered by QuantumPlace and a Direct Control District was submitted aligned to that recommendation.

The adjacent properties surrounding the subject site are:

- A one-story commercial building designated DC District based upon Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) to the north;
- An existing mixed-use building with commercial uses at-grade and residential uses above designated DC District based upon the Downtown Business (CM-2) District of Bylaw 2P80, to the east;
- A two-story building accommodating health and wellness uses under the Centre City Multi-Residential High Rise Support Commercial (CC-MHX) District to the south; and
- A seven-story residential building with Centre City Multi-Residential High Rise Support Commercial (CC-MHX) District to the west.

### **Relevant Policy**

The Beltline Area Redevelopment Plan (ARP) identifies this site as a "Primarily Residential area", to accommodate a variety of residential developments along with compatible and accessory retail, personal service and institutional uses to support the local residential population. The proposed DC District is aligned with the Beltline ARP ensuring future



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development will be primarily residential for the undeveloped portion of the site and by allowing the existing building to accommodate a broad range of uses including multi-residential developments, commercial and business/office related uses. The proposed DC District is compatible with adjacent parcels that have the CC-MHX designation which also accommodates retail, wellness services, and office uses.

This district also enables the parcel to benefit from "Calgary Centre City Enterprise Area" within Calgary's Land Use Bylaw. Changing the land use designation to a DC District based on CC-MHX District provides more flexibility for the tenancy of the building by facilitating or exempting the change of use permit process.

Should you require any additional information, please feel free to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Abootorabi", written in a cursive style.

Ellie Abootorabi