

Applicant Submission

The City of Calgary

Municipal Building, Floor 5, 800 Macleod Trail S.E.
P.O. Box 2100, Station M, Calgary AB Canada T2P 2M5
Attention: Sean MacLean
Phone: 403.333.2016
Email Contact: sean.maclea@calgary.ca

June 14, 2022

Attn: Sean MacLean
Senior Planner / South Area

Re: **CHOICE SETON DEVELOPMENT**
Land Use Redesignation Application
DP Reference: DP2022-03975
19655 Seton Way SE. Calgary, AB.
Systemic Architecture Inc. File Number: 2019-019/1.2C

Dear Sean,

After our meeting on May 31st, we are pleased to submit the Land Use Amendment for the site with the DP reference DP2022-03975.

Currently, the site is zoned as Direct Control – DC47Z2004, ruled under the C-5 Shopping Centre Commercial District (Bylaw 2P80) and is approximately 5 hectares in size. As you know, it is not convenient for The City of Calgary or the developer to rule a site under the old bylaw, mainly because the old bylaw does not cover all the new updates and uses introduced by The City.

The new proposed Land use is Part 7: COMMERCIAL DISTRICTS, Division 12: Commercial – Regional 3 (C-R3) District ruled by the current 1P2007 Land Use Bylaw.

The DP for the new buildings was submitted on June 8th, and we hope it can run in parallel with this submission without interfering with the DP release timing.

After the new Land Use is approved, the new tenants or Systemic will proceed with any necessary change of uses.

The application should be generally straightforward. We trust this letter and supporting documents are sufficient to allow for a timely review and approval. If there is anything else required from us at this time, please do let us know.

Best Regards,



Caterina McNiven – Senior Designer

Dipl. Arch.

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