


Applicant Submission

2022 November 17



Lions Park Calgary
1515 – 19 Street NW. T2N 2K2
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To Whom it May Concern,

The owner of Lions Park Complex located at 1515 – 19 Street NW, across from the Lions Park C-Train LRT station, is seeking to rezone the property from DC to C-N2.

Lions Park Complex, a 16,950 sq ft strip mall complex, has been under the same ownership and management since the property was first purchased from the original developer back in 1990. This has resulted in ownership always taking a long-term view for quality of tenants to the benefit of community, property, and landlord. Over the years the complex has always been well managed and cared for, ensuring that neighbours, tenants, and landlord have a welcome and desirable inclusion to the community. Many tenants have typically remained steadfast at this location, and, over the years, the property has migrated oriented towards a medical professional building.

The economic climate of Calgary, and COVID pressures have significantly stressed both landlord and tenants alike. As such the moment has come to broaden the base on which to recruit desirable tenants for the complex. There is no intention by the current ownership to alter, construct, add or make any other changes to the physical presence of the building, simply to broaden the appeal of potential tenants who would be well received by the immediate community.

The current DC zoning of the Lions Park Complex was established in 1990 and replaced in 2018 retaining much of the original zoning but allowing for a new industry entrant and cannabis retailer. Over the decades there has been considerable change within Calgary and especially inner-city communities such as Hounsfield Heights/Briar Hill. In the past, should it be necessary, the tenant was required to seek amendments to the current DC zoning if the Lions Park location was desirable but not permitted in the existing DC zoned use. Such an application was expensive, time consuming and required city approval for each application. Most recently a Cannabis retailer underwent such a process with required many months of effort. Many small to medium sized privately owned businesses express aversion to such a time consuming and arduous process when contemplating a tenancy. It is therefore the desire of the landlord facilitate a preclearance of permitted potential tenants permitted and appropriate under C-N2 that have expressed interest in locating at the property but currently fall outside of the now dated DC zoning, such as but not limited to: veterinary clinics, pet care service (dog grooming) , or specialty food service (bakery, deli, coffee shops). The ownership of Lions Park has embarked on considerable effort to steer the property toward a medical/professional orientation given the proximity to NW health care facilities and is now seeking a broader appeal beyond this scope. A complementary exposure to other types of tenancies as listed would be of benefit to the existing tenants and immediate clientele/residents located in the broader community and not detract from the overall quality of property and tenants.

Kind Regards,

Thomas Dechert
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