

Applicant Submission



May 23, 2023

RE: Land Use Redesignation Application for 1512 29 Avenue SW

The enclosed application is for a land use redesignation for a parcel located at 1512 29 Avenue SW. Certus Developments has built a reputation of delivering best in class projects across the city and the redesignation requested in this application will help to facilitate the delivery of another such project in one of Calgary's vibrant established neighbourhoods.

Land Use Redesignation

Our vision at 1512 29 Avenue is to create a boutique commercial experience similar to what has been developing in some of the residential structures along 34th Avenue SW. Our current intent is to retain the existing building structure but significantly renovate the building to make the exterior more visually appealing and to facilitate commercial uses.

In order to support this vision, we will be required to change the land use from the current M-C1 zoning to C-COR1. The current M-C1 zoning is primarily focused on 3-4 storey (max 14.0m height) residential multifamily buildings and would not allow for the type of uses we envision on the property. The proposed C-COR1 land use would allow for a number of possible commercial uses in the future. We are requesting that the C-COR1 land use have a maximum floor area ratio of 1.0, and a maximum allowable height of 12.0m (2.0m less than what is currently permitted) resulting in a finalized land use of **C-COR1f1.0h12**. This zone would also allow for the mixing of residential and commercial uses in the future. The two properties immediately to the east of the subject site (1508 29 Ave SW and 2915 14 Street SW) are both currently zoned C-COR1 so we are simply looking to match that land use in an immediately adjacent context.

We believe that this redesignation is supported by the following factors:

- The site is located immediately adjacent to parcels already zoned C-COR1. This would allow for continuity of form and uses directly adjacent to a City identified main street (14th Street SW).
- The site is located directly across the street from an existing commercial building (zoned M-U1). While this application does seek to extend commercial uses one additional parcel west of the main street, it is contextually congruent with the extent of the commercial uses directly across the street.
- The proposed small format commercial uses that this redesignation would facilitate are compatible with the surrounding residential properties and will add both amenity and employment/small business opportunities to an already vibrant, established community.

We believe that this contextually sensitive land use redesignation application will help to support the adaptive re-use and modernization of an existing building, while adding to the vibrancy of the adjacent neighbourhood.

Please do not hesitate to contact me if you have any questions about the enclosed application.

Yours truly,

A handwritten signature in blue ink, appearing to read "Joel Tiedemann", is written over a light blue circular stamp.

Joel Tiedemann
Director of Development
CERTUS DEVELOPMENTS INC.

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