

# Applicant Submission

Company Name (if applicable):

B&A

LOC Number (office use only):

Applicant's Name:

Emily Kloppenburg

Date:

May 3, 2024

The subject site includes a portion of 20200 Walden Blvd SE located in southeast Calgary's developing community of Walden. The parcel is located south of 194 Ave SE adjacent to existing commercial development and the Southview Alliance Church. The site is currently part of the parcel that includes the Church. Subdivision application SB2023-380 has been submitted to the City to subdivide the proposed 5.09ac parcel from the 35.93ac parcel and ensure access from Walden Blvd SE.

This land use amendment application is intended to redesignate the use for the proposed 5.09ac parcel from DC46D2013 to the Commercial-Community 1 [C-C1] district which is intended for small to mid-scale commercial developments along commercial streets. The current DC46D2013 is intended to maintain uses listed in the Special Purpose-Community Institution (S-CI) district and allow for additional recreational uses and height and building setback requirements.

The proposed C-C1 district is consistent with the existing commercial uses to the north of the subject site and with the goals of the East Macleod Area Structure Plan (EMASP) which strives to guide the development of complete communities. Complete communities include a mix of residential, community oriented institutional, recreational, and local commercial uses. The provision of additional commercial space in this area of Walden will support the existing residential development and provide a wider variety of services to the community.

The proposed development will benefit the Walden community by providing additional community commercial and employment opportunities that do not detract from the Core Commercial or Regional Commercial centres but act as a neighbourhood oriented option.

The benefits of this proposed redesignation and subsequent development can be realized through the proposed land use application. In consideration, the support of Administration, Calgary Planning Commission, and Council is respectfully requested.