

# Applicant Submission

November 3, 2021

The following Submission is presented by McKinnon Consulting Inc. (MCI Group) who has been engaged as a Consultant/Authorized Applicant acting on behalf of CRU Developments Inc. (Developer), to obtain a Land Use Amendment to the Calgary Land Use Bylaw (LUB) in the Spruce Cliff Community (SCC) for a site located at 3351 and 3347 Spruce Drive S.W. Calgary, Alberta. The Land Use Amendment is to re-designate the current Land Use from R-C2 to M-C1 District.

This Submission is filed in conjunction with the City of Calgary Land Use Application Forms and Exhibits as attached. The purpose of the Submission is to outline a Planning Rationale in support of the Land Use Amendment Application. The Submission highlights the reasons for the City Administration to understand the nature of sound planning principles and Municipal Development Plan policies underlying the Land Use Amendment.

MCI Group is a professional firm specializing in Urban Design and Planning focused on inner city infill properties. The members of MCI have over 50 years of experience dealing with the civic planning approval process for over 60 projects built to date.

The Applicant assessed several alternative scenarios for the subject property which embrace the proposed M-C1 District. The Applicant completed discussions with the SCCA over several weeks to learn about their preferences in relation to the proposal to redevelop the land to create 12 row town house condominium units. The Applicant attended a pre-application meeting with the SCCA Board on October 13, 2021.

The subject site is included within the Developed Residential Areas-Established Areas with the Municipal Development Plan which supports modest redevelopment and new developments that incorporate appropriate densities, compatible land uses and appropriate densities and transition. Multi-residential housing types are encouraged to meet the diverse needs of present and future populations.

The land use amendment proposal is in keeping with all relevant MDP policies under the M-C1 District. The latter allows for up to 14 meters in building height which is in keeping with most other existing residential forms located within walking distance of the site.