

# Applicant Submission

2024 September 20



## RE: Land Use Redesignation | Applicant's Submission

**To:** Selena Kirzinger - Planner 1- Community Planning

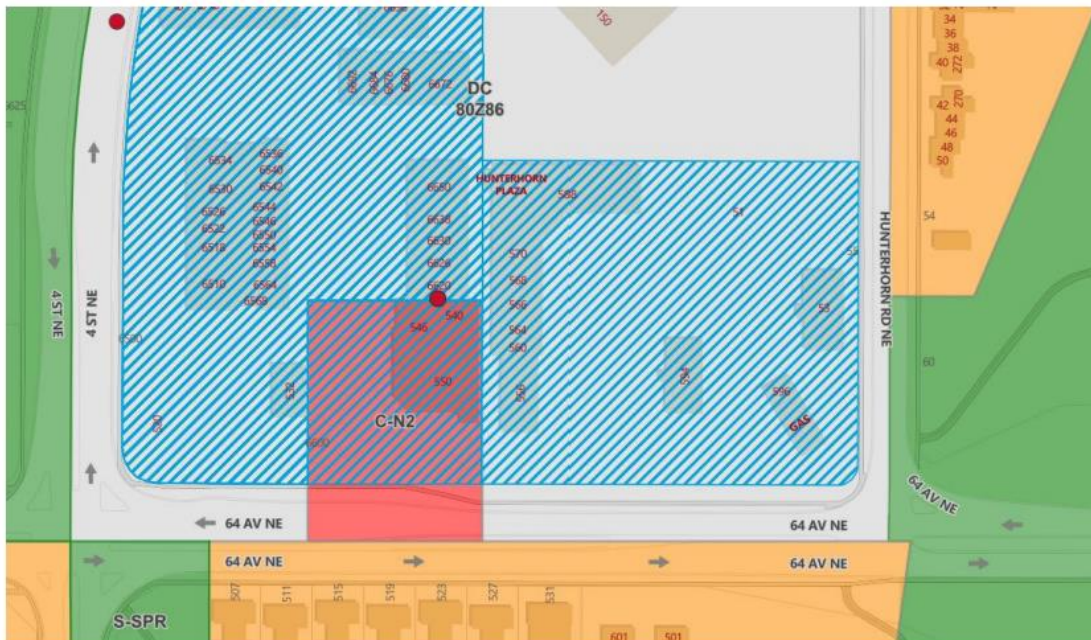
**RE:** 6600 4 Street NE - Land Use Change Application C-N2 to C-C1 Commercial - Community District

**Address:** 6600 4 Street NE - Lot 4 Block 4 Plan 821 1348

**Relevant previous applications:** PE2024-01447

Dear Selena,

This Application is to change from the current Commercial Neighbourhood C-N2 zoning for 6600 4 Street NE to Commercial Community C-C1 to allow for a Loblaws small store concept "No Frills" supermarket in the existing building at this address. Currently the Building contains three (3) tenant spaces (units 540, 546 and 550), and the intent is to consolidate the spaces into one tenant space for Supermarket use.



The existing C-N2 zoning does not allow for a supermarket use and therefore a change of use to C-C1 is required and proposed. The C-C1 Commercial Community District lists "Supermarket" as a permitted use under section 739 (2)(x) of the 1P2007 Land Use Bylaw, with respect to clause 746(2) stating that:

*The maximum **use area** for a **Supermarket**, or a **Supermarket** combined with any other **use**, is 5200.0 square metres.*

The size of the combined tenant spaces in the existing building at 6600 4 Street NE is 1103.97 SM which makes the application for a supermarket of this size discretionary. A separate development permit application will be submitted for the change of use, signage and site elements associated with this development.

A Pre-application PE2024-01447 has been conducted with the City of Calgary and comments were received on September 19, 2024. The comments from the Application Review team were supportive:

*This site is identified as a Residential Developed - Established area within the Municipal Development Plan. This area encourages modest redevelopment that helps to increase the amenities and services available to communities. A grocery store would be a suitable use on the subject site from a policy perspective.*

A Traffic Impact assessment and Parking study are being conducted by Bunt and Associates as per the Mobility Engineering request from the Pre-Application Assessment. Once completed, the report will be submitted to the City of Calgary.

We ask that this application be approved to allow for a supermarket in this existing commercial location. This change would allow for a supermarket serving a Developed residential area with high visibility from 64 Avenue NE replacing the liquor store, money lender and vacant tenant spaces. We feel that the proposed change of use will allow for an improved commercial condition at Hunterhorn Plaza.

Thank you,



Jeffrey Riedl

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