

# Applicant Submission

**Our Project No. 2024.MC.1286**

**June 3, 2024**

## **Applicant Submission Re. 5268 Memorial Drive NE**

We, Manu Chugh Architect Ltd, respectfully submit our subject Land Use Amendment application to redesignate the property as described below from its current Land Use (DC 3Z88) to Neighborhood 2 (C-N2) District on behalf of 1680398 Alberta Ltd. to accommodate some emerging trends in our shopping habits.

The existing current Direct Control (3 Z 88) District is by its nature not only very old but it's also very restrictive and limits the uses existing and proposed.

Currently no exterior changes and/or expansion to the existing development is intended and/or proposed. However, the centre is almost over Thirty-five (35) years old and is in need of at minimum a facelift.

The proposed Neighborhood 2 (C-N2) Land Use District fits the existing site and the purpose for future renovation and re-development to possibly address the current housing crisis.

Our preliminary feasibility study has indicated that subject property with a comprehensively design (within the limits of the proposed Land Use District (C-N2) particularly the F.A.R and the building height) has both the potential and demand to support a height C-N2 Land Use District.

Based on the above and in conclusion, we respectfully request the CPAG (D.A.R.T) Calgary Planning Commission and the City Council's support and approval.