

Applicant Submission

The landowner of 3916 16 Street S.W. wishes to rezone their parcel of land from R-CG (Residential – Grade Oriented Infill District) to C-N2 (Commercial – Neighborhood District).

To provide you site context and history on this parcel of land. The parcel is located midblock along 16 Street bound between 38th and 40th Avenue S.W. The parcel is currently zoned R-CG, the parcels to the South of his parcel are all zoned C-N2. The parcels to the North are zoned RC-G and have generally been redeveloped from the older stock single detached dwelling housing of the 1950's to semi-detached dwellings. The current house on the parcel of land has operated as a Montessori Day Home for 2-3 years and is currently a residential rental on a short term lease basis.

The owner's primary request for rezoning this parcel of land from R-CG (Residential – Grade Oriented Infill District) C-N2 (Commercial – Neighborhood District) to operate a boutique architectural design office from this location. At this time the owner wishes to retain the existing building and renovate it to serve the new business. The required parking to serve the businesses would be accommodated at the rear of the lot with consideration that a portion of clients will be pedestrian/transit based visits from the local community and beyond. The core work hours for the business are from 8:00am - 4:30pm, with no work on weekends or holidays. There will be a location for one visitor parking as well in the parking lot, generally speaking there will not be many visitors unless they are new clients and these meetings will be scheduled. In person meeting and amount to one or two visits a day and on some days none at all.

The proposed rezoning of this parcel to C-N2 (Commercial – Neighborhood District) would be in alignment with the City policy and MDP – Municipal Development Plan which encourages local commercial uses within inner city neighbourhoods.

The intent to rezone to C-N2 (Commercial – Neighborhood District) will benefit the existing community as populations have declined from their peak of the 1960's, 70's and 80's. The development supports the needs of the community and support small businesses that provide services to inner city communities and citizens of Calgary in general.

Outreach was provided by door knocking and pamphlet delivery campaigns undertaken on the following days Thursday, May 18, 2023/Tuesday, September 12, 2023/Monday, January 29, 2024. The primary concerns from the immediate neighbors were as follows:

We also wanted to touch on the noticeable delay of the Land use re-designation from the submission in 2023 to the current day of this letter is primarily attributed to personal reasons by myself. Should you or your office require any further clarification on the plans please feel free to contact us.

With kind regards,
Ahmad (Edward) Talib - Agent for Owner