

## Applicant's Submission



### Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

The owners of the existing vacant property at 412-420 24th Avenue NE request that the existing MX-2 Multi-Residential Medium Profile Support Commercial Land Use District that applies to this site be changed to a C-COR 1(f 1.0 h 12.0) Commercial Corridor District. The Permitted and Discretionary Uses listed included in the C-COR 1 district are consistent with the applicant's intentions for the site.

The former gas station site has remained vacant for years as the property owners have been waiting for the right combination of economic viability, neighbourhood support and urban design rationale to warrant a medium density, mixed use project on the site. The owners of the property have now reached the conclusion that the timing is right to proceed along a different track.

The current application is intended to re-designate the property to allow for a low density commercial project that will complement the existing commercial streetscape along Edmonton Trail. It will also act as a low density, commercial transition from the active commercial nature of Edmonton Trail to the dominant single family residential character of Winston Heights to the east. The single storey profile of the projected future development on the site will reduce parking, shadow and overlook issues that can affect the neighbours to the north and east.

The current ARP for Winston Heights supports this application as the property is noted as 'Local Commercial' in the policy map within the document. The Winston Heights Community Association has been approached and have provided a letter of support for the proposed re-designation. In addition, the immediate neighbours have been informed about the proposed application by letters dropped off in mailboxes. The Ward Councillor has also been contacted regarding this application.