

Applicant's Submission



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RE: LOC2017-0162

Mr. Davis

This application is to rezone the parcel located at 10580 42 street sw from C-Cor3 F0.25 to a proposed C-Cor3 F0.40, and would permit an additional 5,047sm of building area. The additional area will permit the site to accommodate a mix of retail/commercial and office/daycare uses within one and two storey buildings, with uses consistent with the C-Cor zoning. This application is submitted with a concurrent Development Permit application for the site with details a development consistent with the proposed rezoning application.

The increase FAR is modest in scale and consistent with the maximum density thresholds for the area outlined in the Northeast Industrial Area ASP. The increase further supports the MDP objectives regarding compact form and efficient use of land and infrastructure.

This application was accompanied with a Traffic Impact Assessment study that has concluded there are no issues arising from the modest increase in FAR. As such we ask that the land use application being proposed be supported by administration.

Thank you.

MICHAEL FARRAR

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