

## Applicant's Submission

0138



### 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.

We propose that the existing Direct Control (Bylaw No. 16Z97) for 824 Edmonton Trail N.E. (Legal Address: Lots 11+12, Block A, Plan 4031 N) be amended to Commercial-Neighbourhood 1 (C-N1) district zoning of the Calgary Land Use Bylaw 1P2007.

Since the existing DC 16Z97 (listing permitted and discretionary uses of the C-2 General Commercial District of Bylaw 2P80) can not support Cannabis Store as a permitted or discretionary use, and we expect that Cannabis Store use will be included as a discretionary use under C-N1 district zoning, our proposal's chief aim is that this amendment make it possible for Cannabis Store discretionary use applications to be made at this location.

Through direct consultation with the Renfrew Community Association, a review of the Crescent Heights Area Redevelopment Plan (ARP), and careful consideration of the intent behind the existing Direct Control (DC), we conclude that the C-N1 district zoning would be the most appropriate Land Use Redesignation for this parcel. The following is a brief synopsis highlighting the logic behind this proposal:

C-N1 zoning will preserve the building height restrictions (set at a maximum height of 10m) of the existing DC; and C-N1's directive of storefront commercial buildings being orientated to the street will preserve the pedestrian amenity and desired welcoming character of Edmonton Trail NE.

C-N1 zoning will exclude certain uses that the existing DC and ARP consider undesirable for this area. In particular, the land uses specifically excluded in the existing DC are also excluded (permitted and discretionary) under the C-N1 district zoning. These are: amusement arcades; auto body and paint shops; automotive sales and rental; entertainment establishments; funeral homes; hotels and motels; and radio and television studios.

This proposed redesignation will allow the owners and tenants at 824 Edmonton Trail NE to better serve their community, while preserving the spirit of the ARP, and respecting the needs and concerns of community stakeholders.

ISC: Protected