

### **Applicant's Submission**

This Land Use Amendment application submitted on behalf of Taralake Point Investment Inc. is to re-designate the subject parcel located at 7099, 80<sup>th</sup> Avenue NE in the community of Taradale in the NE quadrant of the city of Calgary **from its current Commercial – Neighborhood C-C1 Land Use District to Multi-Residential-Low Rise District M-H1 to allow for the use of an Assisted Living and Residential Care in the form of Multi – Residential Development.** The site is currently is undeveloped.

The subject parcel is 0.486 ha (1.2 acres) in area and is currently vacant and is flat in topography. Access to the site is from a mutual easement shared with the adjacent parcel to the east which is off of 80<sup>th</sup> Avenue NE. The subject parcel is surplus to any viable commercial Development.

#### **Rationale for your due consideration and support.**

- The subject parcel is located along a major road and busy routh.
- The subject parcel is currently vacant and surplus to any commercial Development.
- The parcel is well situated with approx. 26.0m wide well landscaped strip to the west which minimizes any impact of the proposed building height and the mass.
- The nearby commercial Development will provide convenient Medical, Personal Care, groceries and retail stores for the residents.
- The traffic impact will be reduced as the number of vehicular trips to an Assisted Living and Residential Care Facility is far less than that of any commercial Development.