

Applicant's Submission

**MIDLAKE PLAZA
LAND USE RE-DESIGNATION
PROJECT RATIONALE
MAY 2018**

LAND USE RE-DESIGNATION APPLICATION

**RE: 15425 BANNISTER ROAD SE,
CALGARY, ALBERTA**

Owner:
Edron Holdings Ltd.

Corporate Directors:
Ron Ghitler
Jim Mitchell

Legal Description:
Plan 0711537, Block 12, Lot 1

Information below is provided in support of a Land Use Re-designation application for the above noted address. Edron Holdings Ltd. is requesting a re-designation for the above noted site and offers this information as a lead in explanation to support the formal land use re-designation application.

The above noted Midlake Plaza is a single level retail center of approximately 34,158 sf on 2.7 acres (1.09 ha) located on Bannister Road at Midlake Blvd, just north and east of the intersection of Macleod Trail and Midlake Blvd.

The original two buildings in the centre were constructed 1990/1991 comprising approximately 24,220 square feet. In 2007, an additional building of approximately 9,938 square feet was added to the property. The parking lot holds 161 parking stalls.

The property is currently governed by a direct control Bylaw 12Z2007 which received council approval in February 2007. This DC Bylaw is based upon the Permitted and Discretionary Uses of the C-C1A Local Commercial District, which in itself is based upon the General Rules contained in Section 33 of Bylaw 2P80. As this 2P80 bylaw is somewhat dated, there are inherent limitations to what uses are permitted on the site and hence, there limiting factors as to how Certus is able to lease the centre.

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As an example, Bylaw 25P2018, related to the introduction of various Cannabis businesses, was approved April 5, 2018. This bylaw serves to amend Land Use Bylaw 1P2007 but does not reflect any revisions to Bylaw 2P80. As such, our property is unable to seek a Cannabis Store as an approved Permitted Use.

Therefore, following initial discussions with the City of Calgary as part of PE2018-00548, **we have analyzed the situation and as a result, we are seeking a Land Use re-designation from the current DC Bylaw 12Z2007 to a new Land Use District being Commercial – Community 1 (C-C1).**

The following chart represents the current tenant mix at Midlake Plaza. With some upcoming tenant turnover anticipated, specifically the replacement of a current use with a proposed Cannabis Store, we see the need to re-designate our property to a new land use. Following a detailed review of various available land use districts and discussions with City of Calgary we determined that the C-C1 was the best option at this time. We look forward to moving this application forward.

Thank you.

Unit Number	Rentable Area SqFt	Public Area @ 50%	Business Name	Suggested Defined Use Description
1	1,298	649	Raj Palace Restaurant Inc.	Restaurant Licensed - Small
2	1,500		H & R Block	Retail and Consumer Service
4	1,408		Blossom Hair Salon	Retail and Consumer Service
6	1,066		Flower Shop	Retail and Consumer Service
8	1,841		India Grocery & Convenience Store	Convenience Store
010A	878		Jakku Tattoo Inc.	Retail and Consumer Service
12	3,237		Red Door Home Living Inc.	Retail and Consumer Service
16	1,606		Shaw Cablesystems Limited - Servers	Utility - TBC

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			and Cable Equipment	
18	2,092	1,046	Mighty Mango Restaurant	Restaurant Licensed - Medium
24	5,518	2,759	Dixon's Public House	Drinking Establishment - Medium
30	2,452	1,226	Tim Horton's Store #533	Restaurant Food Service Only - Medium with Drive-thru
100	9,938		Kids & Company Ltd	Child Care Service
Total GLA	32,835			

Edron Holdings Ltd.
May 9, 2018