

Applicant Submission

The Property is improved with a three storey Multi Tenant Commercial Building constructed in 1989. The Property currently has a total of 1- tenants. The mix of Tenants includes Medical (Dentist and Nuerology Clinic), Personal Service (Osteopath, Salon and Esthetics, Psychology, Gym/Movement Centre), and General Commercial Office. The current DC Zoning allows for Retail, Personal Services, Financial Institution, General Office and Medical Clinic Only. The maximum medical space allowed in the building with the DC Zoning is 8,600 sq. ft. of the building's total 20,500 sq. ft. The Owner of the property would like to redesignate the Property to MU-1 to allow for more Medical Tenants. We believe the property is well suited for the MU-1 District due it's being located along 17 Avenue SW, and the property currently has a vibrant mix of commercial spaces. Redesignating the property will allow for repositioning into a medical and professional building.

Currently the property has a total of 50 parking stalls. Twenty seven of the stalls are short term surface parking for visitors and patients exclusively. At the time of the original DC zoning there was a relaxation given to the parking requirement provided the 27 stalls were visitor and patient parking only. The MU-1 allows for a relaxation of the traditional medical parking requirement also. There are many ways to arrive at the Property. City Transit (both bus and C-train), ample on-street parking and short term surface parking lots. The property is located at 2 cross walks and is situated along the bike path.

With the redesignation to MU-1 the owner intends to be able to accommodate a Family Doctor, a Pharmacy, or Chiropractor.