

Applicant Submission

**4575 25th STREET
SE PROJECT
RATIONALE JULY
2018**

LAND USE RE-DESIGNATION APPLICATION ✓

**RE: 4575 25th Street
SE, CALGARY,
ALBERTA**

Owner:
Certus Developments Inc.

Corporate Directors:
Ron Ghitter
Jim Mitchell

Legal Description:
Plan 991 2583, Lot 3, Block 3

Information below is provided in support of a Land Use Re-designation application for the above noted address. Certus Developments Inc. 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 retail property is a single level multi-tenant building of approximately 4,021 sf on 0.86 acres (0.346 ha) located on 25th Street SE adjacent to Barlow Trail. There are currently 4 tenants in the building, all with mid term leases in place. There is also a drive-thru bank machine on the site. The development was constructed over 2000/2001. The tenant listing is provided below.

The property is currently governed by a direct control Bylaw 114298 which received council approval in October 5, 1998, almost 20 years ago. This DC Bylaw is based upon the Permitted and Discretionary Uses of the C-2(16) 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.

As an example, Bylaw 25P20 18, 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.

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Therefore, we have analyzed the situation and as a result, we are seeking a Land Use re-designation from the current DC Bylaw 1222007 to a new Land Use District being Commercial – Corridor 3 f##h# (C-COR3 f##h#).

The following chart represents the current tenant mix at the property. At this time, we are wanting to proactively position ourselves to be ready for future tenant turnover at the centre and as such felt it was appropriate to update the zoning on the project. We are also giving consideration to constructing a small expansion at the centre by way of a small free-standing building, however we are not in a position to do a more strenuous re-development at the centre due to the leases in place.

| Unit Number | Rentable Area SqFt | Business Name | Suggested Defined Use Description |
|-------------|--------------------|-------------------|-----------------------------------|
| 1 | 1,017 | Opal Souvlaki | Restaurant Food Service Only |
| 2 | 1,352 | Subway Sandwich | Restaurant Food Service Only |
| 4 | 600 | Bee's Convenience | Grocery Store |
| 5 | 1,052 | Liquor Palace | Liquor Store |
| | N/A | Bank Machine | N/A |
| Total GLA | 4,021 | | |

Therefore, following a detailed review of various available land use districts, we have determined that the C-COR3 (f:2.0h:16) is the best option at this time. We have reviewed adjacent land parcel zoning and felt that this was most appropriate Land Use District.

We look forward to moving this application forward.

Thank you.

Certus Developments Inc.
July 30, 2018