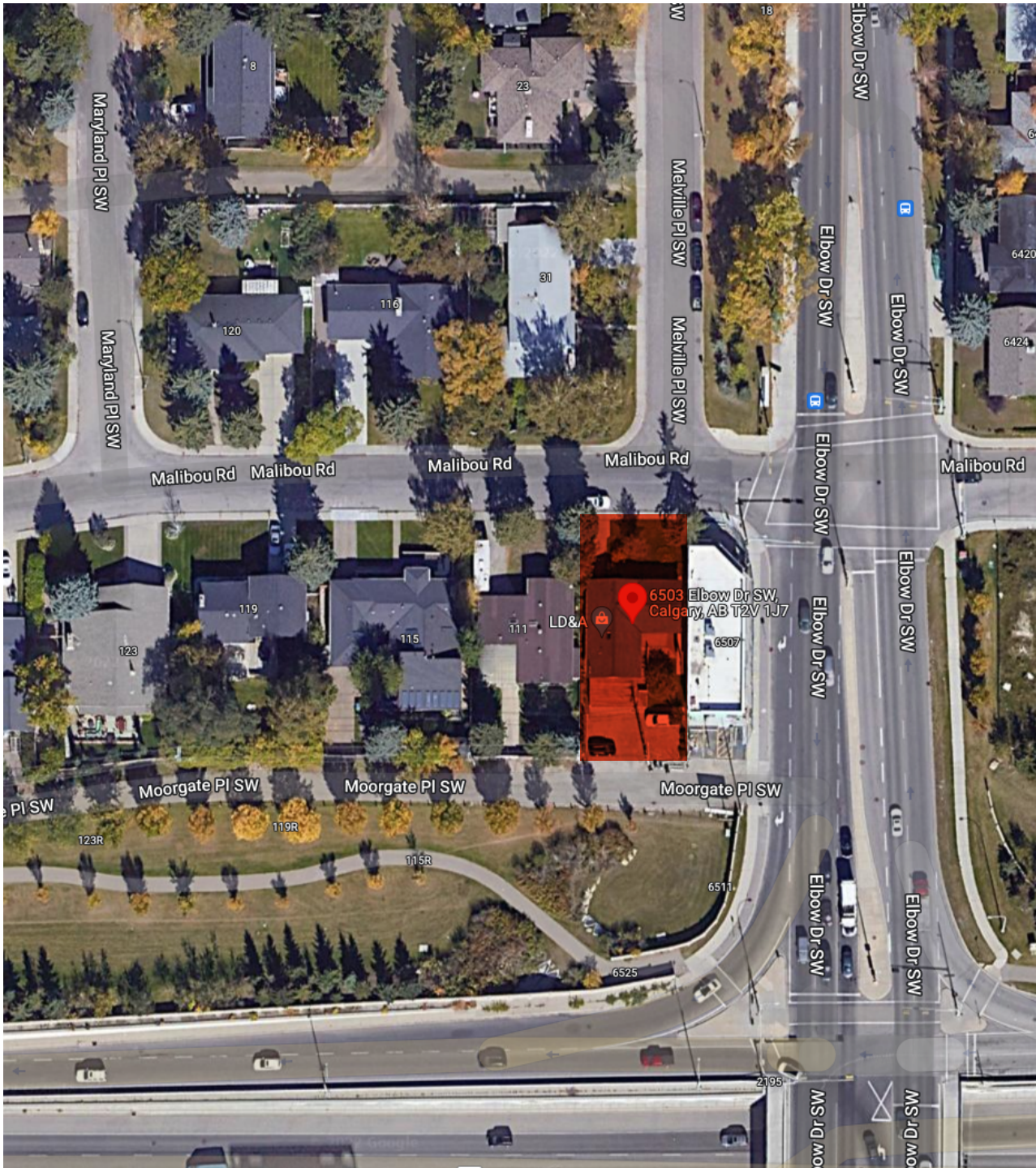
(403) 263-6296
NEIL@LYNNDONALDSON.CA

6503 ELBOW DR. SW | CALGARY, AB | T2V 1J7



LAND USE REDESIGNATION

The current landowner, Neil Bailey (LD&A), is proposing the **redesignation of 6503 Elbow Drive SW** from the existing regulations of Direct Control (DC 101Z2007) to those of the Commercial-Neighbourhood 1 District (C-N1). The current regulations are based on the Local Commercial District (C-1) from Bylaw 2P80 which prohibits the parcel from better serving the community as the expanded uses would more readily allow under Bylaw 1P2007. Existing Permitted and Discretionary Uses are limited in both number and variety, hindering any potential community involvement with the current site and potential future re-development.

By redesignating the site to a C-N1 District both re-occupancy of the existing building or re-development options will be more diverse with opportunities to give back to the community through the presence of public spaces encouraging community engagement (e.g. fitness, food, and retail services) and personal services that can further increase quality of life (e.g. medical, fitness, and instructional/counselling services), all located close to home.

Furthermore, with the recent development of the adjacent parcel, concerns were voiced by the community that commercial development of this scale would create disturbance and safety issues as a result of increased traffic within the area. However, as the designation was equipped with more variable Discretionary Uses under C-N1, the community was able to, and would continue to, have a voice on any intended land use and development with a multiplicity of development options at their fingertips.

IN SUMMARY:
The proposed Land Use redesignation will:
1. Bring the Land Use into conformance with Bylaw 1P2007. This will create stronger integration and consistency with neighbouring 1P2007 properties to ensure future developments can more readily match the Permitted and Discretionary Uses within the area.

2. Allow the inclusion of more uses to support the neighbourhood, therefore also reducing the intensity of transition between commercial and residential areas and contributing to the Municipal Development Plan's aspirations to achieve complete communities where residents can live, work, and play close to home.

3. Reduce the uncertainty for future uses and built form outcomes by continuing to integrate the community in Discretionary Use discourse.

Having been a part of the community for the last 15 years, and being involved with the approved land use discussions for the neighboring property. We proactively requested the following permitted uses under Bylaw 1P2007 for a Direct Control, C-N1 District to move to discretionary use:

1. Convenience Food Store
2. Fitness Centre
3. Instructional Facility
4. Restaurant: Food Service Only
5. Retail and Consumer Service
6. Take Out Food Service