

August 1, 2022

RE: Proposed Rezoning - 8616, 8620, and 8624 – 175 Street NW

Dear Neighbour,

On behalf of Alldritt Land, we wanted to inform you about an upcoming rezoning application in Thorncliff. The application proposes to rezone three adjacent lots at the southwest corner of 175 Street NW and 87 Avenue NW to *CNC* (Neighbourhood Convenience Commercial Zone), to facilitate development of a neighbourhood commercial building.

The CNC Zone was created to allow land uses that serve the day-to-day needs of residents within their communities. The most common permitted uses in the CNC Zone include corner stores, medical offices, personal services such as hairdressers or tailors, professional offices, and speciality food services such as coffee shops. As the lowest impact commercial zone in the zoning bylaw which aims to properly integrate with residential neighbourhoods, CNC does not permit uses such as Cannabis Retail or Liquor Stores, and includes regulations that require potential nuisance related to light, odours, or noise to be effectively mitigated.

Under CNC Zoning, Alldritt intends to develop, own, and operate a single-storey commercial building for low impact uses such as those listed above. As the future operator of the building, Alldritt will be closely involved in securing appropriate commercial tenants, as well as managing security, maintenance, landscaping, and parking on the property.

We have created a webpage with more information about the project and frequently asked questions. The website can be accessed at the following link and QR code. If you have a question that is not listed on the webpage, feel free to let us know and we can add it to the page. This project is still in the very early stages, but we have included several conceptual renderings on the webpage that give an idea of what Alldritt is hoping to build.

<http://www.claritydevelopment.ca/public-engagement-thorncliff>



We value your feedback and if you have any questions about the rezoning or development process, you are more than welcome to get in touch with us. There is a comment form on the webpage where your feedback and questions can be submitted.

Thank you very much for your time.

Sincerely,

Clarity Development Advisory

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Rezoning Map

