

## Applicant Submission

# OPUS<sup>®</sup>

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June 11<sup>th</sup>, 2019

Planning and Development  
The City of Calgary, Mail code #8073  
PO Box 2100, Station M,  
Calgary, AB, T2P 2M5

Attention: To whom it may concern

**RE: Applicants Submission  
5774 10<sup>th</sup> Street NE**

Please accept this land use application to change the current designation from I-G to I-B for this site. Located in the Deerfoot Business Centre, the site fronts onto 10<sup>th</sup> Street NE and is bounded by 11<sup>th</sup> Street to the east and other similar developments typologies to the north and south. The site directly to the North is zoned I-C. The existing building was built in 2004 as an office and warehouse.

This proposed I-B land use change will allow the existing building to be redeveloped with a higher level of office use than is currently allowed under the existing land use designation. Currently, the development has office on one half of the main floor and there is a partial mezzanine above fit out as office area. The plan is to expand this by adding a full 2nd storey office area and in turn also redevelop a significant portion of the warehouse area to office as there is no need for the amount of existing warehouse space.

This development will help to achieve the redevelopment and employment goals of the Municipal Development Plan for this area. The proximity to Deerfoot trail and the Airport, makes this a desirable location for the type of development being proposed.

I trust the above is in order and look forward to proceeding with this redevelopment.

Sincerely;



Andrew Wallace, Sr Vice President

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website [www.opuscorp.ca](http://www.opuscorp.ca)

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