

## Applicant's Submission

December 12, 2019

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#### Site Address

233 + 235 Mayland  
Place NE Calgary,  
Alberta.  
T2E 8K4

#### Legal Description

Unit 1 & 6  
Plan 0610231

#### Site Area

Approx. 2.18 Acs (0.89 Ha)

The proposal calls for a Land Use Amendment from its current **Industrial-General (I-G) Land Use District** to **Industrial Commercial (I-C) Land Use District**.

The subject property is currently developed with a three (3) storey (concrete) office development which at present is unfortunately mostly vacant and with a little or no demand for office space, the owner(s) are looking for alternatives or other appropriate use for this very attractively located (with exceptional parking and convenient access to downtown, Deerfoot trail and the Airport) development.

The proposed Industrial Commercial (I-C) Land Use District is consistent with light industrial character of the general area as well as commercial/retail nature of uses facing Deerfoot Trail NE

Reasonable interest is being expressed for **Medical Clinic** and/or a **Medical Centre** with some other non-industrial uses such as **Health services laboratory** – with clients, **Artist's studio**, **counselling services** etc.

Based on the above and accordingly, Manu Chugh Architect Ltd, on behalf of **Noble Grounds Inc** (Mr. Najel Salem) is pleased to submit this application to proceed with a Land Use Amendment to change the existing **Industrial-General (I-G) Land Use District** to **Industrial-Commercial (I-C) Land Use District**.

We have brought this proposed Land Use Amendment application to Cllr. Jones's attention and in a brief meeting, Cllr. Jones indicated that he did not see any concerns with our proposal.

Following our brief meeting with Cllr. Jones, we also have had an opportunity to meeting with the members of the Planning and Development group (Crossroads Community Association) and were given to understand that they also didn't see any problem with our proposal and were supportive of our proposal.

In closing, we look forward to working with the administration regarding this application and seek Calgary Planning application group, Calgary Planning Commission and the City councils support and approval.