

Applicant Submission

City of Calgary
Development & Building Approvals
PO Box 2100, Station M
Calgary, Alberta, Canada T2P 2M5

November 11, 2020

Re: **Mark's Land Use**
Land Use Redesignation submission
1035 – 64 Avenue S.E. Calgary, AB.
Systemic Architecture Inc. File Number: 2019-001/1.2B



Dear City of Calgary CPAG Representative,

Please find the enclosed **Land Use Redesignation** application for a potential new tenants occupancy on an existing office/industrial building facing 64 Avenue located in Burns Industrial. The land is currently zoned **I-G Industrial – General District**. Previously, this building housed the main office building for the Mark's Warehouse franchise. Mark's has since ended their lease and moved locations, leaving the building empty, a condition that has existed since their departure over a year ago (approaching two full calendar years). The current proposed application is intended to redesignate the existing land use to align with the interested potential tenants, such as medical clinics, as well as other office uses that could currently be accommodated. While a specific tenant is not yet under a signed lease agreement, there are active contract negotiations on-going with a potential medical group. Application briefly summarized as follows:

The existing Land Use is:
'I-G Industrial – General District'

The proposed Land Use is:
'I-C Industrial - Commercial District'

These are truly challenging times, both from a global situation as well as greatly economic impact within Alberta and our City. Despite best efforts to fill the building, additional opportunities that align with adjacent land zoning exist in the market. This land owner is looking for increased opportunities to meet these market demands accordingly. In review of the context and purpose designed for this land use district, such as immediately across the street, we believe there is strong planning rationale to support this redesignation as proposed.

No site, layout plans, or exterior elevation changes are shown as part of this application. DP, BP & Signage will be submitted under a separate submission by the future new tenants. Please call me with any questions or concerns. As soon as the Planner is assigned to this file, I would greatly appreciate it if you would contact me to assist in expediting the application.

Best Regards,

A handwritten signature in black ink, appearing to read "Chad R. Russill", is written over a horizontal line.

Chad R. Russill - Architect, AAA, AIBC, MRAIC
Principal
B.A. (EVDS), M.Arch.
Systemic Architecture Inc.
203-2120 Kensington Road N.W.