

# Applicant Submission

Company Name (if applicable):

1237939 Alberta Ltd.

Applicant's Name:

Benjamin Ang

Date:

January 04, 2022

LOC Number (office use only):

LOC2021-0179

This application is a proposal for land use redesignation at 4710 - 80 Avenue SE. Currently, the property is occupied by an industrial building that fronts onto 80 Avenue SE, and can be access from Barlow Trail SE, and 52 Street SE. The building was constructed in 1980 and is currently occupied by a CNC Machine Shop.

The proposed property for redesignation is 0.29 ha (0.72 ac) from Industrial - General (I-G) District to a Direct Control District, based on an Industrial - General (I-G) District. The additional use in the property will be intended as an Indoor Recreation Facility, specifically an Indoor Golf Simulator business, known as YYC Indoor Golf.

The anticipated floor area will be approximately 2,200 square feet room and is currently unoccupied. This is an ideal set up for an Indoor Golf facility. YYC Indoor Golf will be set up to provide the latest state-of-the-art equipment and software, operate by appointment only to ensure time availability for clients, and provide parking onsite.

YYC Indoor Golf will have simulators set up to provide complete ball-striking and shot-making information that assists improvement in players' skills and abilities. Golfers can play or practice on 30 offline golf courses or over 5,000 online courses around the world. Golfers will also be able to play against other players on different simulators.

This proposal for land redesignation as an Indoor Recreation Facility will enable the Indoor Golf business to provide an athletic, recreational and leisure activities to Calgarians. The goal of YYC Indoor Golf is to provide an excellent and popular golf alternative during the cold winter months, as the golf season is relatively short in Calgary.

  
Benjamin Ang  
YYC Indoor Golf

