

Applicant Submission

My name is Michael Lawson and I am one-half of the recent owners of 534 23 Ave SW of which a **Proposed Land Use Change** has been submitted to change this said property from current Multi-Residential Contextual Grade-Oriented (M-CG) to Direct Control (DC) with added "Health Care Service" change is to support our vision of opening a private outpatient counselling clinic (not covered by AHS). It is my understanding that our application meets Sec. 20 of Land Use Bylaw re. Unique Characteristics.

The purpose of this note is two-fold: 1) to introduce us, and 2) to add some context.

Firstly, a bit about us. My wife, Dr. Yin Lawson MD FRCPC, and I have been married for 5 years. She is a registered psychiatrist working at 3 hospitals in and around Calgary. I come from a business background. Together, we're looking to open an outpatient counselling practice in Ward 8 (specifically Cliff Bungalow-Mission district) and surrounding areas.

Our business plan is as follows: Yin would be joined in the practice by 2 newly graduated counselors/therapists. These new graduated would be registered and in good standing with the College of Alberta Psychologists. Yin is affiliated with the University of Calgary and, in addition to seeing her own clients, would provide supervision to the new grads when required. I will tackle all the administrative duties on a part-time basis.

To address street parking, clients and staff will be directed to park in the Mission Parkade on 23 Ave (which has about 200 stalls). Our office is also easily accessible by 3 Calgary Transit bus routes (#3, #17, #449) with stops at the corner of 4th Street SW and 23 Ave SW or 24 Ave SW. Finally, Yin and I will park in our 2-car garage accessed by the lane way.

Our business **will not** require renovations or development of any kind to the exterior or interior – we would use the charming century home of today as-is (aside from a small sign hung from the porch and some fresh paint!). The practice would be by appointment only (**no walk-ins**). Finally, and most importantly, there would be **no prescription drugs on site**. Our goal is to open a practice that will be hugely beneficial for our clients (and new grads), without impacting our neighbours.

Finally, there is precedent for rezoning in this neighbourhood. On 22 Ave SW and 6 St, there is an estate planning office rezoned with the DC designation. I should also note that the proposed application will require **our property to revert back to the base district (M-CG) at redevelopment**.

I sincerely "thank you" for your time in reading this note. While Yin and I have done our best to anticipate and problem-solve disruptors, we acknowledge concerns may still arise. I look forward to discussing them with you further at the CPC.

Michael Lawson