

Applicant Submission



The City of Calgary

Municipal Building, Floor 5, 800 Macleod Trail S.E.
P.O. Box 2100, Station M, Calgary AB Canada T2P 2M5
Attention: Cameron Thompson
Phone: 587-229-9853
Email Contact: cameron.thompson@calgary.ca

April 11, 2023

Attn: Cameron Thompson
Planner / Community Planning

Re: RONMOR BUSINESS LAND USE
Land Use Redesignation Application
Reference: LOC2022-0212
4129 - 8 Street S.E., 808 - 42 Avenue S.E. & 4242 - 4125 - 7 Street S.E., Calgary, AB.
Systemic Architecture Inc. File Number: 2022-022/1.2B

Dear Cameron,

Following the Pre-App meeting with you on Tuesday, August 30, 2022, we are pleased to submit the Land Use Redesignation for the site with the Pre-App reference PE2022-01403.

Currently, the site is zoned as I-G Industrial General District (Bylaw 1P2007) and is approximately 2.41 hectares in size. The new proposed Land Use amendment is an I-C, which contains the Health Care Services use, which is the main reason for this application.

The site developer/owner is not interested in changing or moving away from the current I-G District as a base zoning, but due to the current tenant mix, ongoing market conditions experienced around our City, and the need for more clinics, the owner requires zonings to be more attractive to cover this gap. To achieve this overall objective, current optimization of the leasing potential is needed to position leasing opportunities for these buildings better. The only District that could accomplish an I-G with the seeking use is an I-C District.

Pending a successful application and approval of this new Land Use Amendment, it is anticipated "Change of Use" applications will follow.

The application should be generally straightforward. We trust this letter, and supporting documents are sufficient for timely review and approval. If there is anything else required from us now, please let us know.

Best Regards,

Caterina McNiven – Senior Designer
Dipl. Arch.
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