

# Applicant Submission

---

## SECURE REALTY INC.

290, 333 24<sup>TH</sup> Avenue SW  
Calgary, Alberta T2S 3E6  
403.243.4446 (office)  
778.847.3485 (cell)  
sherlock@securerealtyinc.com

December 15, 2023

### *Subject Property*

Municipal Address:  
107 THROUGH 119 42 Avenue SW  
Calgary AB T2G 0A4

Legal Address:  
5360AM ; 1 ; 1 - 14

### **APPLICANTS SUBMISSION RE: Land Use Redesignation**

The subject property is currently zoned Industrial General. We are requesting the redesignation of the subject property to Industrial Commercial.

As the property is situated between the Commercial Corridor Zoning of Macleod Trail and the Industrial General zoning of the Alyth, Bonnybrook and Manchester Districts, the updated redesignation of the premises to Industrial Commercial would allow uses complimentary to the area and proximity to the LRT and bicycle lane access.

As much of the surrounding neighbourhood is in transition and development, the Industrial Commercial redesignation would be in alignment with the Ward 9 Community Plan aimed at Gian-Carlo Carra's initiatives to increase accessible neighbourhood life balance planning.

The redesignation will be able to incorporate a broader range of potential service providers to the subject property, for the expanding residential developments within the area.

Should you have any questions about the submission application, please don't hesitate to contact me directly. Thank you for your time and consideration.

Yours truly,



**Stacy Sherlock**  
Secure Realty Inc.  
Property Manager