

## **Applicant's Submission**

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On behalf of PBA Land & Development, this application proposes to redesignate the parcel located at 7056 and 7058 Farrell Road Southeast in Fairview Industrial Area from Industrial – General (I-G) to Industrial Commercial (I-C).

The subject site sits adjacent to the Glenmore Trail/Blackfoot Trail interchange and houses several buildings that make up the Phillips Mall. Phillips Mall is home to a variety of light industrial and business uses located in smaller industrial bays. The configuration of the buildings include a stepped courtyard that creates an a great environment for tenants to connect and interact with their neighbours. A variety of light industrial and commercial uses are located on the parcels adjacent to the subject parcel. Further to the south is the community of Fairview, which is predominantly made up of single family homes.

The redesignation of the parcel to I-C will allow for more flexibility in the types of users such as professional services, offices and retailers that can become tenants in Phillips Mall. Given the small bay nature and unique design combined with a planned renovation, PBA has seen increased demand for space within Phillips Mall for these types of users. This redesignation will allow for Phillips Mall to evolve into a modern business complex that accommodates employment within an well connected, serviced area of the City.