

### **Applicant's Submission**

Please accept this land use application to change the current designation from I-G to I-B for this site. Located in the middle of the Manchester Industrial sector, the site fronts onto 1st Street SE and is bounded by a CP Spur Line to the east and other similar developments typologies to the north and south. The existing building on the site was built many years ago and is beyond any potential for redevelopment/re-use as there is a need to remove old asbestos containing material to bring it up to today's standards. A small front portion of the building was renovated in 2014 but the balance of the building is in a poor state of repair.

This proposed I-B land use change will allow the site to be developed with a high-quality medical clinic employing up to 40 people. This development will help to achieve the redevelopment and employment goals of the Municipal Development Plan for this area. It will also improve the 1st Street streetscape and enhance the character of the area and potentially spur other redevelopments of this old industrial neighbourhood. The proximity to Macleod Trail, downtown and the LRT station which is less than 600m away makes this a desirable location for the type of development being proposed.

Approving this land use change at 4632 1 Street SE will facilitate the redevelopment of this underutilized brown field site.

I trust the above is in order and look forward to proceeding with this redevelopment.