

Applicant Submission

April 9, 2021

This application is proposed at 7007 - 84 Street SE to redesignate this ~29ha / ~72ac property from its current Direct Control (DC) 98Z2006 and 279D2018 Districts to an Industrial - General (I-G) District. The intent of this redesignation is to allow for the development of a permanent "Motion Picture Production Facility" on the site, which the current 15 year-old DC does not allow. Film / movie productions have taken place on the site on a temporary basis for the past several years under the "Motion Picture Filming Location" use.

Our proposed I-G District meets the City's MDP and Shepard Industrial ASP policies, which indicate this area for industrial purposes. Existing industrial developments on the site can be accommodated within the I-G District, though it is anticipated that several relaxations (for building size and height) may be required to accommodate the requirements of the proposed Motion Picture Production Facility. Our understanding from Planning is that these relaxations will not be an issue. The DP for this new building will be submitted shortly to run concurrently with this Land Use application.

We have worked extensively with Planning, CPAG, and the Ward 9 Councilor over the past several months to address any issues and move this project forward. As it is essential that construction of this facility commence this summer in order to accommodate a major tenant, we understand that this application can be expedited to move forward to the May 6 CPC and June 21 Council Public Hearing.

Calgary's film production industry continues to expand and is expected to boom in 2021, helping to improve and diversify our economy and add more tax revenue to the City along with other spin-off benefits. An I-G District is required in order to facilitate this development on this site. We look forward to Administration's, CPC's, and Council's support of our application and this industry.

The Applicant / Owner wishes to keep this application as is with an I-G District proposed for the entire property, including both DCs 98Z2006 and 279D2018. The existing hydrovac treatment facility will continue as per its current DP approvals as a legal non-conforming use but will not expand further once the proposed I-G District is approved and it is not intended to continue past their lease expiring in ~5 years.