Applicant Submission

Company Name (if applicable):

The Club

LOC Number (office use only):

Applicant's Name:

Dean Filipetto

Date:

REVISED 02-25-2025

This application is to amend the current base zoning of 315 Manitou Road SE from Industrial-General (I-G) to a DC zoning utilizing I-G base while adding indoor recreational facility asa discretionary use. The intent of this application is to include indoor recreational facility into the list of discretionary uses for this parcel. The present zoning of I-G does not allow this use as a discretionary application.

The parcel location and adjacency to transportation infrastructure (bus, LRT and active modes of transportation such as biking) is well suited to the more active and customer focused use that the DC zoning would include.

The Club (applicant for land use amendment) has worked cooperatively with the owner of the parcel and building to enable the building to house indoor pickleball courts and patron refreshment areas. It is felt that the inclusion of such a facility brings active uses to the area, benefits existing businesses, improves recreational access for Calgarians, reduces heavy vehicle traffic, and benefits the community at large. The owner of the parcel fully supports this application, as do the surrounding businesses. The site supports ample onsite parking and will benefit from both public and active transportation modes. The rezoning supports the Chinook Area Redevelopment Plan, City of Calgary Mobility Plan, and area redevelopment goals.