

Applicant's Submission

Establishing a more diverse Industrial Commercial District adjacent the new Deerfoot City will assist in drawing more users and therefore consistently attract tenancies and tax base to the area.

The existing Deerfoot Business Centre is a high quality, light industrial development that is supportive of the surrounding development structure and business office area. With additional recreational uses within the airport vicinity off of 11st and Aero Drive NE such as Speeders and the Flying Squirrel - the anticipated added Indoor Recreation Facility use that the Direct Control (DC) Zone creates is a suitable use when considering the adjacent centre.

What the comparison shows is that only "Indoor Recreation Facility" from the IC zone is being transferred into the Direct Control Zone use request, not precluding the Area Structure Plan to provide for successful business and industrial development elsewhere. With this use it also alleviates the pressures on the existing transportation infrastructure.

Being immediately adjacent the Deerfoot City development also provides the opportunity for good public transit access and utilization with bus routes 32 and 69 having stops on the East boundary of the site on 9 street NE.

The businesses will operate in such a manner that little nuisance is created or factored. The development will be in general conformance with the existing bylaws as there is only one (1) additional use being added to the IG Zone to form the new DC Zone. Furthermore with the increased foot traffic it will draw development further North. The park to the North of the site contributes to good outdoor amenities for any types of businesses and good attraction for tax base increases.

Further looking at the City of Calgary's 5 ingredients for a great industrial park, the Transportation accessibility from Deerfoot Trail to 64th (east and west bound) and the Aero Drive NE connector to the airport offers great employee access, customer access and amenities to potential tenants. Existing adjacent users will be encouraged by having an active business park.

Under the Municipal Development Plan and Airport Phase 1 Design Brief, the IG zone is consistent with these policies. As the DC Zone is only adding 1 additional use to the IG base landuse requirements, this should also be consistent with the Design brief and surrounding area. The additional diversity that the DC Zone will create in the new permitted use type, will be suited for the area without creating severe strains on the existing infrastructure.