

Land Use Amendment in Haysboro (Ward 11) at 9715 Horton Road SW, LOC2020-0121

RECOMMENDATION(S):

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.37 hectares ± (0.91 acres ±) located at 9715 Horton Road SW (Plan 5403JK, Block 11, Lot 5) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow greater flexibility of commercial uses not allowed in the current district.
- The proposal allows for a set of uses that are complementary to the neighbouring character of the area and conforms to relevant policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? Increased commercial and light industrial opportunities to promote an efficient use of existing building and infrastructure.
- Why does this matter? The proposal will enable additional commercial and employment opportunities within the existing building.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application in the community of Haysboro was submitted by the Rick Balbi Architect on behalf of the owner, Telsec Property Corporation, on 2020 August 13.

The 0.37 hectare parcel is situated along Horton Road SW immediately west of the Southland Crossing commercial site and approximately 200 metres from Macleod Trail S. The site is located within a mix of commercially and industrially zoned parcels, bounded by the LRT tracks to the west. West of the LRT tracks are single family houses. The site is approximately 250 metres north of the Southland LRT Station. The site has an existing 1974 building partially occupied by Elite Dance Studio.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district is intended to enable a greater range of commercial industrial uses on this parcel that is compatible with surrounding land uses. At this time, the applicant is not considering demolition of the existing building and redevelopment of the site.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. They determined that no outreach would be undertaken.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received one call from the public to clarify uses allowed in the proposed land use.

The Haysboro Community Association provided correspondence on 2020 September 18 that they have no comments regarding this application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The uses, building and site design, and on-site parking will be reviewed and determined at future redevelopment stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district will provide opportunities for additional commercial uses while maintaining the industrial character and function of the area. The redesignation of the parcel will enable a more efficient use of land and infrastructure, support surrounding uses and amenities while allowing additional amenities for the community and greater area.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

Economic

The proposed land use amendment enables flexibility of uses which may better accommodate the economic needs of the current environment.

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform