

Land Use Amendment in East Shepard Industrial (Ward 12) at 12345 - 40 Street SE, LOC2020-0145

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 5.98 hectares ± (14.78 acres ±) located at 12345 - 40 Street SE (Plan 0413813, Block 1, Lot 18) from Special Purpose – Community Institution (S-CI) District to DC Direct Control District to accommodate a temporary shelter, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to accommodate a temporary shelter use within a portion of the First Alliance Church building.
- The proposal accommodates a temporary use with guidance on the term of approval, use area restrictions, and is in keeping with the applicable policies of the *Municipal Development Plan* and *Southeast Industrial Area Structure Plan*.
- What does this mean to Calgarians? The proposal enables The Mustard Seed the opportunity to provide the additional use of temporary shelter to provide short term accommodation.
- Why does this matter? The proposal will enable The Mustard Seed to operate a temporary shelter, better manage capacity shortage at other shelters operated by The Mustard Seed due to the COVID-19 pandemic.
- The temporary shelter will be operated with full time supervision within the existing church at the south end of the building away from surrounding businesses, and it is not anticipated to have impacts to surrounding developments.
- A development permit for a temporary shelter has been submitted and is under review.
- 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 was submitted by The Mustard Seed on behalf of First Alliance Church of the Christian and Missionary Alliance on 2020 October 14. The site is owned by the First Alliance Church. The site is located in the southeast community of East Shepard Industrial, and is located west of 40 Street SE and southwest of 122 Avenue SE.

As indicated in the Applicant Submission (Attachment 3), due to the COVID-19 pandemic, The Mustard Seed was in need of additional space to provide for a temporary shelter. This proposed land use enables The Mustard Seed to use a portion of the church to provide for a temporary overflow shelter.

The proposed DC District (Attachment 2) is based on the same rules of the Special Purpose – Community Institution (S-CI) District. There are no proposed changes to the building height or building size rules, as the church will continue to remain the same and the proposed temporary shelter is located within the existing building.

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The proposed DC District allows temporary shelter as a discretionary use and provides guidance on the term of approval and use area. The proposed DC District has the following development rules:

- The maximum use area for a Temporary Shelter is 1500.0 square metres.
- A development permit for a Temporary Shelter must not be approved for a period exceeding five (5) years. A new development permit may be applied for the renewal for the temporary use.

The rules of the proposed DC District provide control and further assessment on the temporary shelter. A development permit (DP2021-0259; Attachment 5) was submitted on 2021 January 14 and is currently being reviewed.

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

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 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. The subject site is located outside of nearby residential communities, however the applicant contacted nearby Community Associations to inform them of the proposal and address any questions. The applicant provided onsite signage about the project, and provided information on their [website](#) about the temporary shelter. An Applicant Outreach Summary is provided in Attachment 4.

City-Led Outreach

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

No comments were received from the surrounding Community Associations at the time of writing this report.

Administration received one letter of concern from the public, on the following areas:

- potential negative impact on property value; and
- potential increase of theft and vandalism.

The temporary shelter will provide short term sleeping accommodation within the existing building, and staff will provide full time supervision. Clients and staff will be transported to and from the temporary shelter via private shuttle service and is not anticipated to have impacts to surrounding developments.

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Following a meeting of the Calgary Planning Commission, Commission’s recommendation and the date of the Public Hearing will be advertised, posted on-site and mailed out to adjacent landowners.

IMPLICATIONS

Social

The proposed land use amendment enables The Mustard Seed the ability to provide temporary overflow shelter for approximately 100 people with full time staff supervision. The temporary shelter provides amenities including sleeping accommodations, shower, washrooms, laundry, and dining area within the existing church.

Environmental

This application does not specifically include any measures that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

Economic

This proposal enables efficient use of the existing building to provide temporary accommodation and employment opportunities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no significant risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed DC Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Development Permit (DP2021-0259) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform