

Land Use Amendment in Foothills (Ward 9) at 4710 - 80 Avenue SE, LOC2021-0179

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings of the proposed bylaw for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 4710 – 80 Avenue SE (Plan 8010816, Block 5, Lot 11) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Indoor Recreation Facility, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for the additional use of Indoor Recreation Facility.
- The proposal would allow for an additional use that is compatible with the existing uses in the surrounding area and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application may provide opportunities for economic development and additional service to meet the needs of Calgarians.
- Why does this matter? The proposal would preserve the industrial based uses of the vicinity while allowing additional business, investment, and job creation in the area.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city

DISCUSSION

This land use amendment application, in the southeast community of Foothills, was submitted by the landowner 1237939 Alberta Ltd (Benjamin Ang) on 2021 October 28.

This site is located at the northeast corner of 80 Avenue SE and 46 Street SE and is approximately 0.29 hectares (0.72 acres) in size. The site is currently occupied with a two-storey industrial building. The proposed DC District (Attachment 2) is based on the Industrial – General (I-G) District and would allow the additional discretionary use of Indoor Recreation Facility. The proposed DC District will accommodate the opportunity for an indoor golf simulation business as indicated in the Applicant Submission (Attachment 3). No development permit application has been submitted at this time.

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

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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 respective community association was appropriate. The applicant met with adjacent neighbors and there were no concerns with the proposed application. Please refer to the Applicant Outreach Summary (Attachment 4) for additional information.

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 no letters from the public and there is no community association for the subject area.

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

There are no social implications based on the proposed application.

Environmental

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

Economic

The proposal would allow an additional use that would enable business, investment, and job opportunities in the area while maintaining the integrity of the industrial area.

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. Proposed Direct Control District
3. Application Submission
4. Applicant Outreach Summary

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform