

Planning & Development Report to
Calgary Planning Commission
2022 June 16

ISC: UNRESTRICTED
CPC2022-0596
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**Land Use Amendment in Fairview Industrial (Ward 11) at 510 – 77 Avenue SE,
LOC2022-0034**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings of the proposed bylaw for the redesignation of 3.94 hectares ± (9.74 acres ±) located at 510 – 77 Avenue SE (Plan 2175JK, Block 1) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Direct Control (DC) District to accommodate the additional use of School – Private, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JUNE 16:

That Council give three readings of **Proposed Bylaw 112D2022** for the redesignation of 3.94 hectares ± (9.74 acres ±) located at 510 – 77 Avenue SE (Plan 2175JK, Block 1) from Commercial – Corridor 3 f1.0h12 (C-COR3 f1.0h12) District to Direct Control (DC) District to accommodate the additional use of School – Private, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject property to a Direct Control (DC) District to allow for the additional discretionary use of School - Private.
- The proposal allows for an additional use that is appropriate within the context, enables an increase in capacity of an existing educational institution, and is keeping with the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal will increase the provision and diversity of available educational opportunities for students in Calgary.
- Why does this matter? The proposal will attract and retain various forms of educational services that ensure life-long learning opportunities.
- 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 application in the southeast community of Fairview Industrial was submitted by Opus Corporation on behalf of the landowner, 10460010 Canada Inc (Craig Shein), on 2022 March 02.

The 3.94-hectare (9.74-acre) site is near the intersection of Heritage Drive SE and 77 Avenue SE. The site is currently occupied by a one-storey commercial building that includes the Calgary Farmers Market South and instructional facilities.

The proposed Direct Control (DC) District (Attachment 3) is based on the site's existing Commercial – Corridor 3 (C-COR3) District and would allow for the additional discretionary use of School – Private. As indicated in the Applicant Submission (Attachment 2), this would enable the expansion of an existing private school that offers a standard junior high and high school curriculum as well as specialized institute programs in the field of business, health sciences,

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engineering, arts, and international culture. 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

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. The applicant provided confirmation that the existing tenants are amenable to the proposed application and no impacts will be made to their existing business operations. The applicant determined that no additional outreach would be undertaken. Please refer to the Applicant Outreach Summary, Attachment 4, for rationale why outreach was not conducted.

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.

No public comments were received by Administration.

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

IMPLICATIONS

Social

The proposed land use would allow for an additional use that may better accommodate the educational needs of different age groups and help to foster a more inclusive community.

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.

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Economic

The proposal could support additional employment and educational opportunities for prospective staff and students enrolled in the various school programs. Part of the proposed DC District will encourage opportunities for increased investment into public realm improvements for the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
- 3. Proposed Bylaw 112D2022**
4. Applicant Outreach Summary
- 5. CPC Members Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform