

Land Use Amendment in Highfield (Ward 9) at 808 – 42 Avenue SE, LOC2022-0212

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.41 hectares \pm (5.95 acres \pm) located at 808 – 42 Avenue SE (Plan 0814304, Block 1, Lot 1) from Industrial – General (I-G) to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for Health Care Services in addition to the permitted and discretionary uses in the proposed Industrial – Commercial (I-C) District.
- This application allows for a range of uses and an intensity of development that is compatible with the area and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would facilitate increased activation of the site while maintaining existing industrial and commercial uses.
- Why does this matter? It is important to support and maintain industrial and employment uses while allowing for additional activation of this area.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application was submitted on 2022 December 13 by Systemic Architecture, on behalf of the landowner, 607347 Alberta Ltd. (Dallas Wingerak). The 2.41-hectare site is located in the community of Highfield and is situated along the north side of 42 Avenue SE. The site is developed with three office buildings that are occupied by a variety of commercial and business uses. As noted in the Applicant Submission (Attachment 2), it is the applicant's intent to apply for a Change of Use development permit to operate Health Care Services on the site in addition to the various existing commercial and business uses upon successful redesignation to Industrial – Commercial (I-C) District. A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties 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/interested groups was appropriate. In response, the applicant visited and spoke with the adjacent tenants and sent a one-page letter to adjacent businesses advising them of the proposal. Additional information is provided in the Applicant Outreach Summary (Attachment 3).

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City-Led Outreach

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

No public comments were received at the time of writing this report. 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 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 district maintains the industrial character of the area and offers social benefits by providing specialized health care service on the site.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

The proposed land use amendment would enable additional flexibility of uses while maintaining a district that allows for industrial and commercial growth.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicants Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform