

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 December 21**

**ISC: UNRESTRICTED  
Corrected CPC2023-1291  
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**Land Use Amendment in Fairview Industrial (Ward 11) at 7211 – 5 Street SE,  
LOC2023-0013**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.77 hectares ± (1.90 acres ±) located at 7211 – 5 Street SE (Plan 1012553, Block 2, Lot 2) from Industrial – General (I-G) District to Special Purpose – Community Institution (S-CI) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the site to the Special Purpose – Community Institution (S-CI) District to allow for expansion of the existing West Island College Society of Alberta, which is a private school for Grades 7 - 12.
- The proposal allows for a range of uses that are complimentary to the existing college development south of the subject site, and that conform to the relevant policies of the *Municipal Development Plan (MDP)* and *Heritage Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposal would allow for development of additional recreation facilities, academic multi-use facilities, and parking on the existing industrial site.
- Why does this matter? The proposal would address a lack of outdoor athletic and multi-use spaces for the existing student population.
- A development permit for a School – Private use has been submitted and is under review.
- There is no previous Council direction associated with this proposal.

**DISCUSSION**

This application, located in the southeast community of Fairview Industrial, was submitted by Opus Corporation on behalf of the landowner, West Island College Society of Alberta, on 2023 January 17. As noted in the Applicant Submission (Attachment 2), the college intends on expanding its outdoor athletic spaces and multi-use facilities onto the subject parcel to support the existing student population.

The site is approximately 0.77 hectares (1.90 acres) in size and borders the existing college site. The northern portion of the site is developed with a vacant industrial building and the southern portion consists of a paved parking lot. Vehicle access is currently provided from a private driveway along 5 Street SE. A development permit application (DP2023-07540) for a School – Private use was submitted on 2023 October 24 and is under review.

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

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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 relevant public groups and the respective community association was appropriate. In response, the applicant reached out to the adjacent neighbours to discuss the project. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

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

**No public submissions were received by Administration and The Fairview Community Association (CA) indicated no objections to the proposed land use redesignation.**

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 amendment would allow for development of additional recreation facilities to support the existing student population and surrounding community.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

Redevelopment of the site would contribute to the continued success of the existing college and would make better use of an underutilized industrial site.

**Service and Financial Implications**

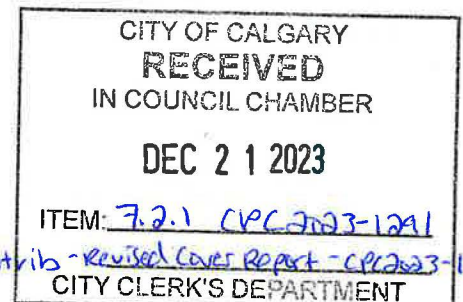
No anticipated financial impact.

**RISK**

There are no known risks associated with the proposal.

**ATTACHMENTS**

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



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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform