

Land Use Amendment in Highfield (Ward 9) at 1010 – 42 Avenue SE, LOC2023-0220

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.99 hectares \pm (4.91 acres \pm) located at 1010 – 42 Avenue SE (Plan 2310194, Block 1, Lot 1) from Direct Control (DC) District and Industrial – General (I-G) District to Direct Control (DC) District to accommodate the discretionary use of Gaming Establishment – Casino, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 NOVEMBER 16:**

That Council give three readings to **Proposed Bylaw 19D2024** for the redesignation of 1.99 hectares \pm (4.91 acres \pm) located at 1010 – 42 Avenue SE (Plan 2310194, Block 1, Lot 1) from Direct Control (DC) District and Industrial – General (I-G) District to Direct Control (DC) District to accommodate the discretionary use of Gaming Establishment – Casino, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for the additional uses of Gaming Establishment – Casino and small-scale commercial uses that are compatible with and complement light industrial uses.
- The proposal allows for additional uses that are compatible with the existing adjacent uses and is consistent 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 services and amenities to meet the needs of Calgarians.
- Why does this matter? The proposal allows for the industrial character of the area to be maintained, while supporting greater access to amenities and 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.

DISCUSSION

This land use amendment application, in the southeast community of Highfield, was submitted by Martin Holliday on behalf of the landowner, Rowanwood Properties Limited, on 2023 July 31. No development permit application has been submitted at this time.

This site is located at the northwest corner of 42 Avenue SE and 11 Street SE and is approximately 1.99 hectares (4.91 acres) in size. The applicant purchased a small portion of the City-owned land on 11 Street SE and consolidated it with the main parcel in 2023 January.

The site is currently developed as a single storey commercial/warehouse building. One portion of the building is occupied by YYC Bowling & Entertainment. The other portion of the building is vacant, but was previously used as a casino. Zoning on the site is currently split between

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Industrial – General (I-G) District from Land Use Bylaw 1P2007 and a DC District (Bylaw 34Z92) based on General Light Industrial (I-2) District from Land Use Bylaw 2P80. The existing DC District (Bylaw 34Z92) was intended to accommodate the use Gaming Establishment – Casino. The proposed DC District, based on the Industrial – Commercial (I-C) District is proposed to accommodate additional small scale commercial developments, as indicated in the Applicant Submission (Attachment 3), while maintaining the ability to facilitate the casino use in the future. 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 the public/interested parties and respective community association was appropriate. In response, the applicant sent a letter to the adjacent neighbours to provide details about the application and seek feedback. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

No public comments were received. As this is a developing area, there is no community association for the subject area.

Following Calgary Planning Commission, notifications for a 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 application enables the continuation of development in the community of Highfield and provides a framework for future industrial development. The development of these lands will introduce additional amenities for the community and greater area.

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.

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Economic

This application would allow a wider range of industrial and commercial uses to occur on the subject site. The addition of more amenities in an industrial area may also support other surrounding businesses, possibly encouraging business and economic growth. It would also make more efficient use of infrastructure and services.

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. **Proposed Bylaw 19D2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform