

Applicant Submission



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Planning and Development Office
City of Calgary Municipal Building
800 Macleod Trail SE
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RE: Applicant Submission – Joint Land Use Redesignation and Development Permit for 820 59 Avenue SE

QuantumPlace and NAK Design Strategies have been engaged by Calgary Villains FC (CVFC) to submit a concurrent Land Use Redesignation and Development Permit application for 820 59 Avenue SE to facilitate the development of a new soccer dome facility. The purpose of the land use redesignation is to change the current designation from an Industrial – General (I-G) District to an Industrial – Business (I-B) District to allow an Indoor Recreation Facility as a discretionary use to accommodate the new soccer dome facility. The Development Permit application is being submitted concurrently with the land use redesignation application and will facilitate the development of the soccer dome on the existing parking lot at the Villains Training Facility located at 830 59 Avenue SE. The new dome will operate alongside the existing soccer recreation facility.

The parcel is located at 59 Avenue SE off Burbank Road SE, and is surrounded by a variety of commercial and industrial uses, including food markets, industrial suppliers, restaurants and other services. The adjacent properties surrounding the subject site are:

- The non-operating Blackfoot Landfill designated as S-CRI City and Regional Infrastructure District on City lands to the south and east; and
- A variety of light and medium general industrial and commercial uses designated as I-G Industrial - General District to the north and west.

The City of Calgary has emphasized the value of public access to recreation facilities in creating leisure opportunities for Calgarians. The site is in close proximity to the residential neighborhoods of Millican Estates, Lynnwood, Fairview, Kingsland and Meadowlark Park, and is accessible off Glenmore Trail to the south. This ease of accessibility for the public puts this submission in alignment with the City's emphasis on creating accessible leisure opportunities.

With the existing Villains training facility at 830 59 Avenue SE at capacity, the future Villains Dome will play a key role in addressing the increasing demand for indoor field facilities in Calgary. Youth and adult sport programs in Calgary are underserved by the lack of indoor field spaces available in the City. This land use re-designation will play a key role in contributing to the much needed supply of indoor recreation facilities. The Villains Dome will offer a benefit to different populations of the surrounding community seeking a place to congregate and exercise. This includes youth soccer players of all skill

levels, as well other community members seeking an indoor field space to play in. Other groups in the community, such as non-profit community organizations, schools, and companies will also benefit from having this central, accessible space available year-round. In addition to soccer, the dome will provide space for a diverse mix of other sports, including lacrosse, flag football and ultimate frisbee. The facility will also have the capacity to house multi-faceted healthcare providers – such as physiotherapists and training coaches – to create a holistic recreation location.

Policy Alignment

This application is in alignment with the Calgary Municipal Development Plan (MDP). The MDP encourages a mix of retail, service, and recreational uses in proximity to local transit (250 m away) as a means of creating a local destination. Offering a vibrant sports facility in immediate proximity to the neighborhoods of Fairview and Millican-Ogden and within proximity of many other communities aligns with the MDP's focus on creating great communities through the provision of leisure and recreation activities for all Calgarians.

License of Occupation

The Villains has secured a License of Occupation on the adjacent City lands to enable access and egress and coordinated with the Waste and Recycling Services team on the Development Permit submission for the new facility. The City of Calgary provided a Temporary Use letter granting permission to use a portion of 1111 58 avenue SE to be utilized during future development (road / access and egress). This letter has been submitted under separate cover.

Engagement

Following submission, an ongoing engagement pop-up display will be made available at the existing Villains FC facility at 830 59 SE. The display will present information on the application for both land use and development permit, what the finished development will look like, and how participants can provide feedback and show support. Previously over the past year, a conceptual render illustrating the future development was made available for viewing at the existing Villains FC facility. Based on the informal feedback already received, residents and visitors to the area have shared a unanimous sentiment that the new Villains Facility will be a great asset and contribution to the community.

In concurrence with the ongoing engagement display, postcards describing the Land Use Redesignation will be distributed at the properties that neighbor the site at 820 59 Avenue SE. The postcards will detail the intentions of QuantumPlace's submission. They will also provide a QR code that links to QuantumPlace's online engagement platform, where participants can visit the project's webpage and provide feedback on the application. Feedback will be collected and summarized in a "What We Heard" report which will be finalized and shared with the City of Calgary.



Conclusions

Given the City's goal of providing accessibility to high-quality recreation opportunities for all Calgarians, this site is appropriate and in an opportune location for this Joint Land Use Redesignation and Development Permit application.

