

**Land Use Amendment in Burns Industrial (Ward 9) at 820 – 59 Avenue SE,  
 LOC2023-0230**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 1.48 hectares ± (3.66 acres ±) located at 820 – 59 Avenue SE (Plan 8311705, Block 4, Lot 2) from Industrial – General (I-G) District to Industrial – Business f1.0h18 (I-Bf1.0h18) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024  
 MARCH 21:**

That Council give three give three readings to **Proposed Bylaw 153D2024** for redesignation of 1.48 hectares ± (3.66 acres ±) located at 820 – 59 Avenue SE (Plan 8311705, Block 4, Lot 2) from Industrial – General (I-G) District to Industrial – Business f1.0h18 (I-Bf1.0h18) District.

**Excerpt from the Minutes of the Calgary Planning Commission, held 2024 March 21:**

“The following documents were distributed with respect to Revised Report CPC2024-0324:

- Revised Cover Report;
- Revised Attachment 1; and
- A presentation entitled "LOC2023-0230 Land Use Amendment".”

**HIGHLIGHTS**

- This application seeks to redesignate the site to the **Industrial – Business f1.0h18 (I-Bf1.0h18) District** to allow for a range of industrial and commercial uses in high-quality buildings.
- This proposal would allow for a range of uses that are complimentary to the surrounding context of the area and conform to the relevant policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would allow for the development of an indoor recreation facility while maintaining the industrial character of the area.
- Why does this matter? The proposal would allow for additional business and employment opportunities and enable the expansion of recreational facilities in the city.
- A development permit (DP2023-05456) for an indoor recreation facility is under review.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application, in the southeast community of Burns Industrial, was submitted by QuantumPlace Developments on behalf of Sedock Holdings Ltd. (the Calgary Villains Football Club) on 2023 August 9. As noted in the Applicant Submission (Attachment 2), the intent of the application is to enable the development of additional facilities and uses tied to the operations of the Calgary Villains Football Club.

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The approximately 1.48-hectare (3.66-acre) site is located on the north side of 59 Avenue SE at its eastern termination. The non-operating City of Calgary Blackfoot Landfill and the 2004 BP Birthplace Forest are located directly adjacent to the east of the site and are designated as Special Purpose – City and Regional Infrastructure (S-CRI) District. The northern edge of the site extends towards 58 Avenue SE and is visible from that roadway. As indicated in the Applicant Submission (Attachment 2), the I-B District best suits the future needs of the applicant as it allows them to develop an indoor recreation facility. The current facility is at capacity for the operations of the Villains Football Club. The Club's current facility is located on the same site and was approved as an instructional facility in 2017 (DP2017-0428). The expanded activities associated with the new proposed facility are most appropriately classified under the indoor recreation facility use. The redesignation enables the development of this use while maintaining the industrial character of the area.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1). A development permit application (DP2023-05456) has been submitted and is currently under review by Administration.

**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 the respective community association was appropriate. As a result, the applicant delivered postcards with information about the project to the site's neighbours and hosted a display with information inside their existing facility. Please see the Applicant Outreach Summary (Attachment 3) for more details.

**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 at the time of writing this report. There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, and on-site parking will be reviewed and determined at the development permit stage.

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.

No public comments were received at the time of writing this report. There is no community association for the subject area.

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**IMPLICATIONS**

**Social**

The proposed land use district maintains the industrial character of the area while adding a wider variety of allowable uses that could support the business and recreation needs of Calgarians.

**Environmental**

This application does not include 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 at the development approval stages.

**Economic**

The proposed land use amendment would support business growth and enable additional flexibility of uses while maintaining an industrial district that is compatible with surrounding development.

**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. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 153D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform