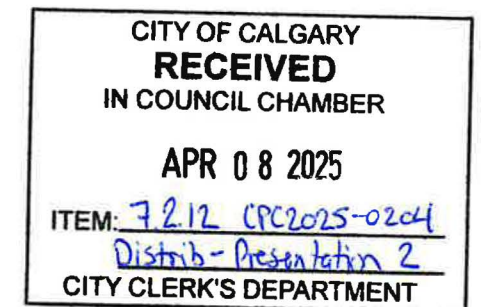


ATS Healthcare

Sensitive Use Located Across the Street
from Proposed Temporary Shelter



8 April 2025 Council Public Hearing
LOC 2024-0323 Starfield 61 AV

KEY CONCERN for ATS Healthcare

- Sensitive use of their operation requires attention
- Sensitive use and operational requirements include:
 - Health Canada requirements & standards
 - Insurance risks & assessments
 - Perimeter security & assessments
 - Partner certifications & audits
 - Shipping / shipper audits
 - Temperature controlled and time-sensitive deliveries

Please ensure temporary status:

Calgary

Temporary shelter opens doors to city's homeless

CBC News - Posted: Nov 19, 2007 5:46 PM MST | Last Updated: November 19, 2007

X   

Calgary's temporary homeless shelter opened Monday afternoon in a southeast industrial park, even though only about a quarter of the spaces are ready.

Calgary

Homeless shelter in industrial park expected to remain open

CBC News - Posted: Jan 07, 2009 4:06 PM MST | Last Updated: January 7, 2009

X   

A Calgary city council committee has recommended an emergency homeless shelter remain open for at least another two years.

The decision, made Wednesday, is expected to be formally approved by city council later this month.

Steve Griffin, who runs the shelter for the Mustard Seed in the southeast Foothills Industrial Park, said he's pleased with the decision.

8 April 2025 Council Public Hearing
LOC 2024-0323 Starfield 61 AV

We plan to keep our neighbours updated on our progress and we any feedback or questions that m arise during this transition.

The Mustard Seed Foothills Shelter is temporarily moving!

The Foothills shelter has existed and served our community experiencing homelessness since 2007. In our

The current location at 7025 44 St SE has given countless people a place to rest for the night, however, with the age of the building there has been an increased need to install a new roof.

If you have any feedback or questions that arise during this transition, please contact our community.

Scan the QR Code to take part in The Mustard Seed Temporary Shelter Relocation Survey.

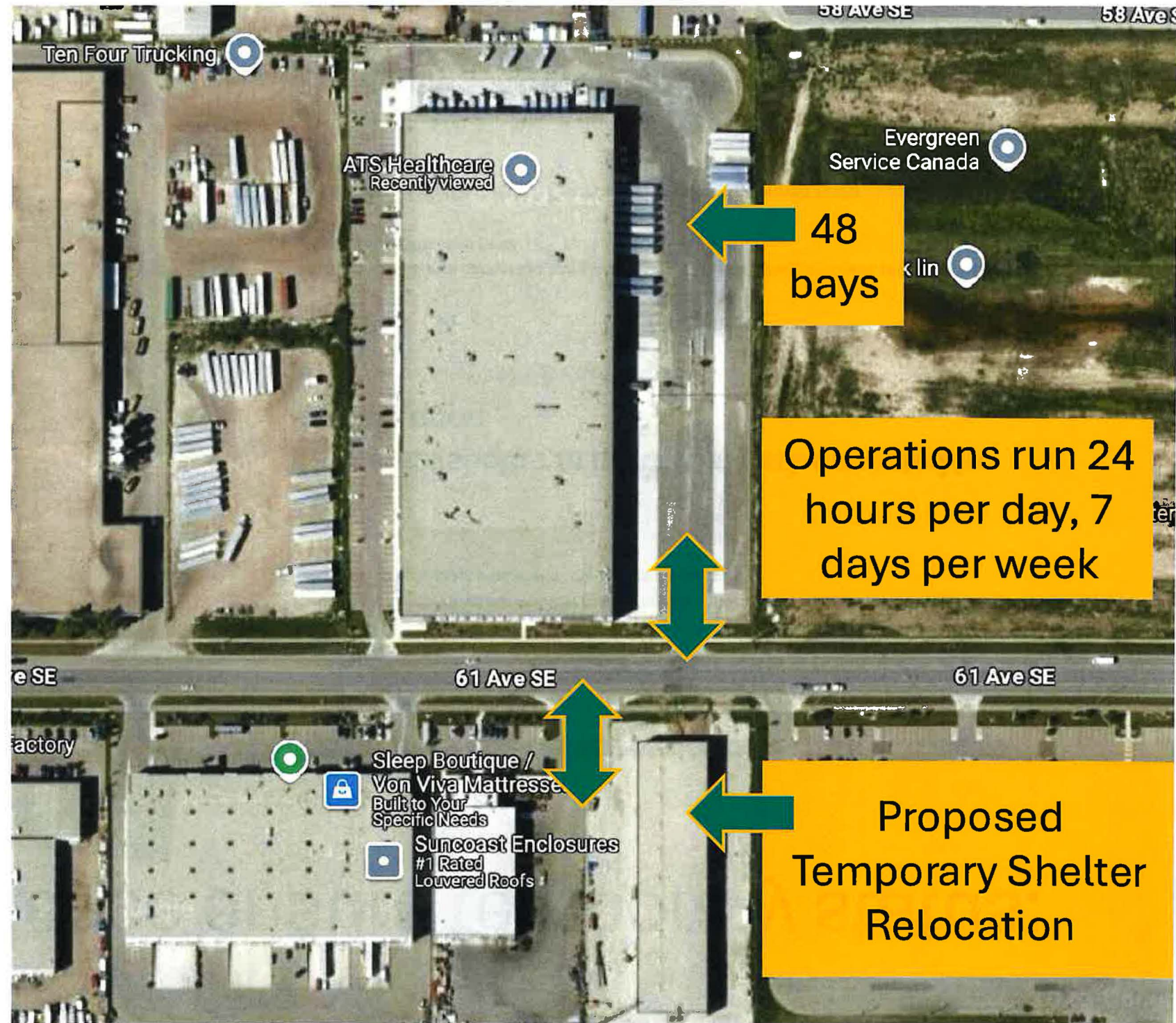
While this renovation takes place our shelter space will temporarily relocate to 5495 61 Ave SE, Calgary starting Spring 2025.

TheSeed.ca



Proximity of both Sensitive Uses

8 April 2025 Council Public Hearing
LOC 2024-0323 Starfield 61 AV



Existing DC Bylaw has more detail 7.Rules:

BYLAW NUMBER 4602012
BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2011-010)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 of the City of Calgary to amend the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by the *Municipal Government Act*, R.S.A. 2000, c. M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY resolves that the following be passed:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, deleting that portion of the Land Use District Map shown as a shaded area on Schedule "B" to this Bylaw, including any land use and development guidelines contained in the said Bylaw;


2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 10TH DAY OF SEPTEMBER, 2012.

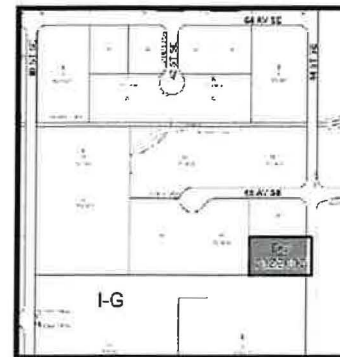
READ A SECOND TIME THIS 10TH DAY OF SEPTEMBER, 2012.

READ A THIRD TIME THIS 10TH DAY OF SEPTEMBER, 2012.


MAYOR
SIGNED THIS 10TH DAY OF SEPTEMBER, 2012

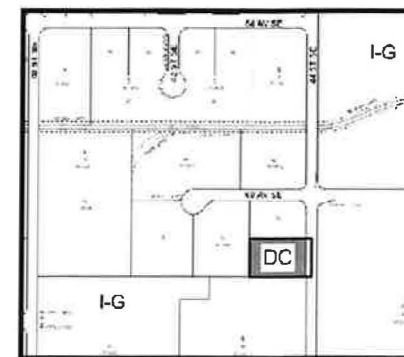

ACTING CITY CLERK
SIGNED THIS 10TH DAY OF SEPTEMBER, 2012

SCHEDULE A



AMEND
BYLAW

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1. This Direct Control District is intended to:
 - (a) Allow for temporary Emergency Shelter and Temporary Shelter;
 - (b) Provide for two year temporary development permit time period uses.

Compliance with Bylaw 1P2007

2. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 1P2007 apply to this Direct Control District.

AMENDMENT LOC2011-0103
BYLAW NUMBER 4602012

Reference to Bylaw 1P2007

3. Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

4. (1) The permitted uses of the Industrial - General (I-G) District are the permitted uses in this Direct Control District.
(2) The following uses are permitted uses in this Direct Control District if they are located within existing approved buildings:
 - (a) Emergency Shelter; and
 - (b) Temporary Shelter.

Discretionary Uses

5. (1) The discretionary uses of the Industrial - General (I-G) District of Bylaw 1P2007 are the discretionary uses in this Direct Control District.
(2) The following uses are discretionary uses in this Direct Control District if they are located within proposed buildings or additions to existing buildings:
 - (a) Emergency Shelter; and
 - (b) Temporary Shelter.

Bylaw 1P2007 District Rules

6. Unless otherwise specified, the rules of the Industrial - General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

Rules for Emergency Shelter and Temporary Shelter Uses

7. (1) The maximum total combined occupancy for Emergency Shelter and Temporary Shelter uses shall not exceed 50 persons.
(2) Any development permit application for an Emergency Shelter or Temporary Shelter must be accompanied by detailed operational parameters.
(3) A development permit for an Emergency Shelter or Temporary Shelter may only be issued for a maximum of 5 years.

Request the Proposed DC Bylaw adds “guardrails” to ensure Temporary Use

PROPOSED

BYLAW NUMBER 63D2025

BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0323/CPC2025-0204)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 (land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 249 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended to delete that portion of the Land Use District Map shown as shaded on Schedule "B" of this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" of this Bylaw, including any land use designations, land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON

READ A SECOND TIME ON

READ A THIRD TIME ON

MAYOR

SIGNED ON

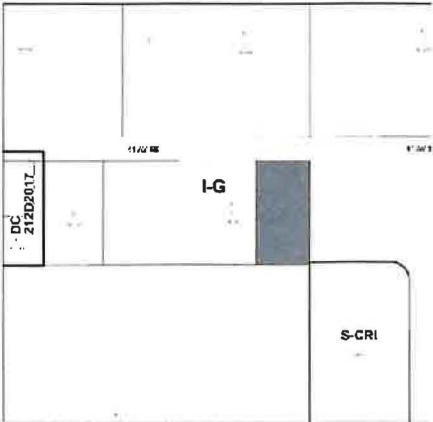
CITY CLERK

SIGNED ON

PROPOSED

AMENDMENT LOC2024-0323/
BYLAW

SCHEDULE A

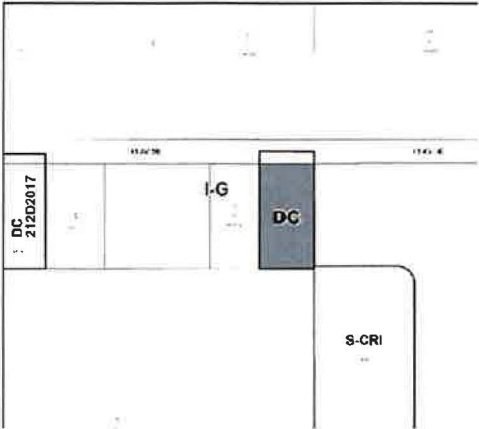


Page 2 of 4

PROPOSED

AMENDMENT LOC2024-0323/
BYLAW NUMBER

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1. This Direct Control District Bylaw is intended to accommodate the addition of temporary shelter.

Compliance with Bylaw 1P2007

2. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

Reference to Bylaw 1P2007

3. Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 shall be a reference to the section as amended from time to time.

Permitted Uses

4. The permitted uses of the Industrial - General (I-G) District of Bylaw 1P2007 shall be the permitted uses in this Direct Control District.

Page 3 of 4

PROPOSED

AMENDMENT LOC2024-0323/CPC2025-0204
BYLAW NUMBER 63D2025

Discretionary Uses

5. The discretionary uses of the Industrial - General (I-G) District are the discretionary uses in this Direct Control District, with the addition of:

(a) Temporary Shelter.

Bylaw 1P2007 District Rules

6. Unless otherwise specified, the rules of the Industrial - General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

Additional Temporary Shelter Rules

7. A development permit for a Temporary Shelter must not be issued for a period exceeding five years.

Relaxations

8. The Development Authority may relax the rules contained in Section 8 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Request rules* for:

- Maximum persons
- Operational parameters
- One DP, issued once
- Max 2-year timeframe

*consistent with current DC Bylaw

Page 4 of 4

ATS Healthcare is:

- A sensitive use.
- Committed to supporting the mission of Mustard Seed.
- Supportive of a temporary relocation of the Mustard Seed.
- In need of operational information to support their sensitive use.
- Supportive of a mutually agreed time limit of 2 years.
- Asking that Council be the authority that permits any further or future contemplated changes to the Proposed DC Bylaw .

DC Bylaw Amendments - Summary

1. Amend the Purpose (Section 1) in the Draft DC to change limited term DP from 5 years to 2 years and only one DP.

Purpose

1 This Direct Control District Bylaw is intended to accommodate the additional use of temporary shelter for the temporary relocation of such use to this site limited to one development permit for this parcel that does not to exceed 2 years.

1. Amend the Additional Temporary Shelter Rules (Section 7) in the Draft DC to add person/use limit from Current DC confirming 370 Temporary Shelter persons from Mustard Seed, operational details word for word from Current DC, and change limited term DP from 5 years to 2 years and only one DP.

Additional Temporary Shelter Rules

- 7 (1) The maximum occupancy for **Temporary Shelter** use is 370 persons.
- (2) Any development permit application for **Temporary Shelter** use must be accompanied by detailed operational parameters.
- (3) A **development permit** for a **Temporary Shelter** must not be issued for a period exceeding five years.;
 - (a) may only be issued once on a **parcel**; and
 - (b) must only be approved for a period of time not to exceed 2 years.