

Land Use Amendment in Douglasdale/Glen (Ward 11) at 109 Quarry Park Boulevard SE, LOC2024-0232

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.54 hectares \pm (3.80 acres \pm) located at 109 Quarry Park Boulevard SE (Portion of Plan 0814594, Block 5, Lot 1) from Industrial – Business f1.0 (I-B f1.0) District to Direct Control (DC) District to accommodate a School Authority – School, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 APRIL 10:

That Council give three readings to **Proposed Bylaw 84D2025** for the redesignation of 1.54 hectares \pm (3.80 acres \pm) located at 109 Quarry Park Boulevard SE (Portion of Plan 0814594, Block 5, Lot 1) from Industrial – Business f1.0 (I-B f1.0) District to Direct Control (DC) District to accommodate a School Authority – School, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to allow for the additional use of School Authority – School to operate within an existing building and to allow future construction of a gymnasium associated with this use.
- The proposal would allow for a use that is compatible and complementary with adjacent land uses and is keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Barlow Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal would allow for the adaptive reuse of an existing building and would address Calgary's need for high school classrooms by allowing for a new charter school on this site.
- Why does this matter? The proposal will enable additional educational services to be located in this community.
- 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 Douglasdale/Glen was submitted by Quantum Place Developments Ltd. on behalf of the landowner, Province of Alberta, on 2024 September 12. The approximately 1.54 hectare (3.80 acre) site forms the corner situated south of Quarry Park Boulevard SE and east of Quarry Park Road SE. The parcel includes a small strip of land (approximately 0.10 hectares or 0.25 acres) along the south edge designated as Special Purpose – City and Regional Infrastructure (S-CRI) District. The S-CRI District portion of the site is not proposed to be redesignated in this land use application. According to the MDP, the site is within a Community Activity Centre (CAC). Directly south of this parcel is land that is designated Special Purpose – Recreation (S-R) District, which contains a recreation building (accessed from Quarry Park Road SE) that serves the Young Men's Christian Association (Remington YMCA) and Calgary Public Library. As well, the nearest

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transit stop is located on the west side of Quarry Park Road SE, approximately 170 metres (a three-minute walk) from the subject site.

No development permit application has been submitted at this time. However, as noted in the Applicant Submission (Attachment 3), the intent of the application is to allow for a high school on the subject site that would serve a community need as the first secondary school in 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).

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 contacted DouglasQuarry Community Association (CA), the neighbouring Riverbend Community Association, the Ward 11 Councillor's Office and adjacent landowners and businesses to share information about the project. The applicant also placed signage on the site that provided supplementary information to The City's standard site signage, performed additional outreach including email invites to various parties to addresses, a virtual open house session (held on 2024 October 30) and launched an information website that allowed for 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.

Administration received two letters of support, three letters of opposition and three letters neither in support nor opposed to the application. The letters of opposition included the following areas of concern:

- increased traffic impact; and
- potential impact to available parking for existing businesses.

The letters of support received included the following comments:

- gym facilities should be considered; and
- proposed use would alleviate some long-standing office vacancy challenges.

Administration received no comments from the CA. Administration contacted the CA to follow up and no response was received.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The operational parameters, traffic impacts and parking will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 would allow for an additional use that may accommodate the educational needs of different age groups and help to foster a more inclusive 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

The proposal would support additional employment for prospective staff and educational opportunities for future students enrolled in the school.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 84D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform