

Land Use Amendment in Haysboro (Ward 11) at 9504 Horton Road SW, LOC2025-0027

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares $\pm$ (0.27 acres $\pm$) located at 9504 Horton Road SW (Plan 9311963, Block 9, Lot 6) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 19:

That Council give three readings to **Proposed Bylaw 135D2025** for the redesignation of 0.11 hectares $\pm$ (0.27 acres $\pm$) located at 9504 Horton Road SW (Plan 9311963, Block 9, Lot 6) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas and will allow for greater flexibility of commercial uses than in the current district.
- The proposal allows for a set of uses that are complementary to the neighbouring character of the area and conforms to relevant policies of the *Municipal Development Plan* (MDP) and the *Heritage Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide additional commercial and light industrial business and employment opportunities.
- Why does this matter? Healthy industrial communities support the creation of a prosperous and diverse economy.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use application, in the southwest community of Haysboro, was submitted by Tricor Design Group on behalf of the landowner, Stonewater Investment Corp., on 2025 February 10.

The subject site is approximately 0.11 hectares (0.27 acres) and is located directly east of Horton Road SW. The site is accessed from Horton Road SW and is currently developed with a two storey commercial building. The Applicant Submission (Attachment 2) indicates the desire to accommodate a wider variety of uses within the existing building, including Health Care Services. No development permit application has been submitted at this time.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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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 notified the Haysboro Community Association (CA) and dropped off fliers to neighbouring businesses. The Applicant Outreach Summary can be found in Attachment 3.

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

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district provides opportunities for additional commercial uses while maintaining the industrial character and function of the area and provide for a greater range of employment opportunities.

Environmental

This application does not include any actions that specifically address objectives of the *Calgary Climate Strategy – Pathways to 2025*. 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 proposed land use amendment district enables a wide array of commercial and industrial based uses, which are in line with the existing businesses and the intent and economic opportunities of the area.

Service and Financial Implications

No anticipated financial impact.

Planning and Development Services Report to
Calgary Planning Commission
2025 June 19

ISC: UNRESTRICTED
CPC2025-0581
Page 3 of 3

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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 135D2025**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform