

LAND USE AMENDMENT
ROYAL OAK (WARD 1)
NORTH-WEST OF ROYAL ELM DRIVE AND ROYAL OAK DRIVE NW
BYLAW 38D2018

MAP 16NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single parcel in the community of Royal Oak from Multi-Residential – Contextual Grade-Oriented (M-CGd44) District to a Special Purpose – Community Institution (S-CI) District for the purpose of expanding the existing Place of Worship – Medium to a Place of Worship – Large.

The Applicant's intent is to increase the assembly area, where people gather for religious or spiritual purposes, by approximately 85 square metres (915 square feet) through a future Development Permit application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 November 30

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 38D2018; and

1. **ADOPT** the proposed redesignation of 1.12 hectares \pm (2.77 acres \pm) located at 450 Royal Oak Drive NW (Plan 0214188, Block 10, Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd44) District **to** Special Purpose – Community Institution (S-CI) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 38D2018.

REASONS FOR RECOMMENDATION:

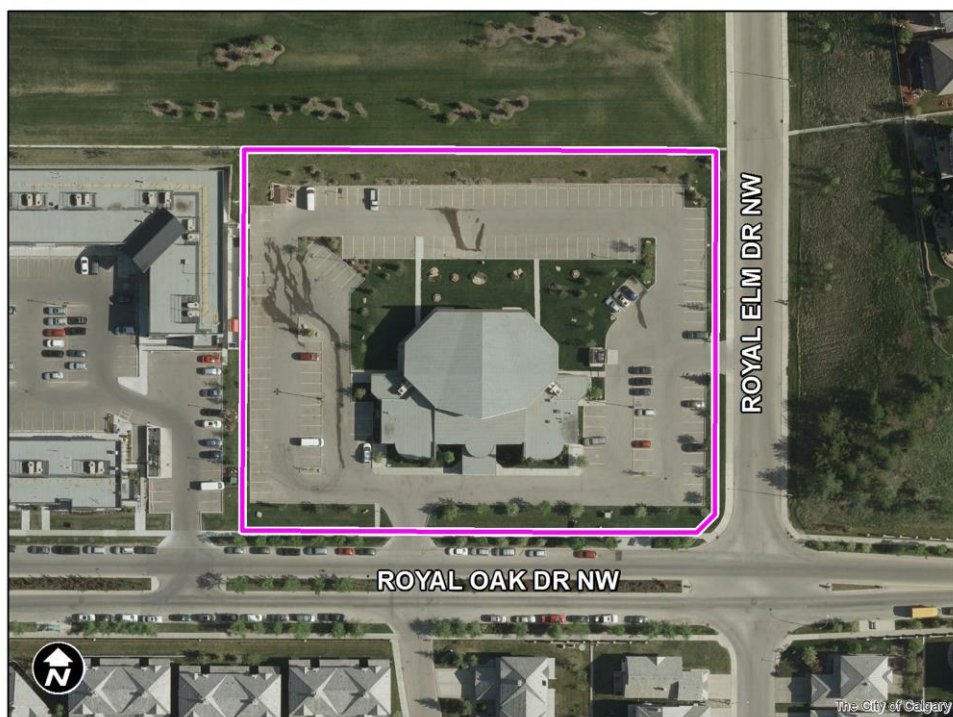
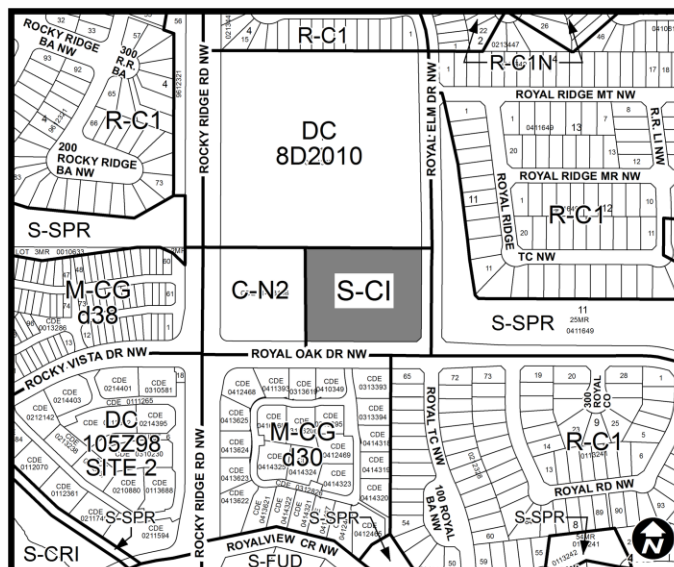
The proposal is in keeping with the applicable policies of the Municipal Development Plan (MDP) and meets the policies of the Rocky Ridge Area Structure Plan.

The proposed land use district of Special Purpose – Community Institution (S-CI) will allow for:

- the continued and expanded use of the Royal Oak Victory Church as a place of worship; and
- a more accurate reflection of the existing and proposed community oriented uses on the subject site.

ATTACHMENT

1. Proposed Bylaw 38D2018

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.12 hectares \pm (2.77 acres \pm) located at 450 Royal Oak Drive NW (Plan 0214188, Block 10, Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd44) District **to** Special Purpose – Community Institution (S-CI) District.

Moved by: M. Foht

Carried: 7 – 0

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Applicant:

Rick Balbi Architect

Landowner:

Royal Oak Victory Church

PLANNING EVALUATION

SITE CONTEXT

The subject site is situated in the residential community of Royal Oak in close proximity to the boundary of the community of Rocky Ridge. Although the subject site is relatively flat, the communities of Royal Oak and Rocky Ridge slope down towards the south, where Crowchild Trail and the Tuscany LRT Station are located.

The communities of Royal Oak and Rocky Ridge are predominantly low density residential communities with some neighbourhood and community commercial developments. The subject site is well situated in terms of surrounding land uses which contain the following:

- to the north, a steep embankment with the Mormon Temple (The Church of Jesus Christ of Latter-Day Saints);
- to the south, a multi-residential development and single detached dwellings;
- to the west, a neighbourhood commercial development with multiple retail commercial units; and,
- to the east, a steep embankment with single detached dwellings situated on the ridge.

The subject site is developed with the Royal Oak Victory Church with a large on-site surface parking lot. The place of worship is well-established and has been in operation on the subject site since 2005.

LAND USE DISTRICTS

The current land use district (M-CGd44) allows for a relatively low density multi-residential development and a Place of Worship – Medium, among other uses. However, the site is developed with the Royal Oak Victory Church since 2005 and is a well-established community-oriented facility. The building is currently used by two different churches and other community-oriented uses such as the Girls Guides of Canada and the Royal Daycare Centre.

It is the Applicant's intent to expand the facility with the growth of its congregation and the larger community. To be able to facilitate the growth, a land use amendment is required to increase the assembly area to approximately 540 square metres (5812 square feet), which would classify as a Place of Worship – Large. The most appropriate and community related land use district which contains such a use is the Special Purpose – Community Institution (S-CI) District. The S-CI land use district allows for place of worship assembly areas of 500 square metres and

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larger (Place of Worship – Large).

The purpose statements of the proposed Special Purpose – Community Institution (S-CI) District includes the intent to provide for large scale worship, culture and education uses, which are all discretionary uses within the district. It is also intended to provide for a variety of buildings forms that are sensitive to the context when located within residential areas.

The proposed S-CI land use district also allows for other complementary community-oriented uses such as the Girl Guides of Canada and Community Association meetings as reflected in the letters of support under APPENDIX III.

LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

The most relevant policy sections of the SSRP provide direction to:

- give people a sense of belonging through shared values; and
- establish a land-use pattern that influences human activity, facilitate health and well-being and promote social interaction and inclusion.

Municipal Development Plan (MDP)

The subject site is situated in the Developing Residential Areas of the city within the Planned Greenfield with Area Structure Plan (ASP) land use typology. The MDP recognizes existing ASPs, prior to the adoption of the MDP, as appropriate policies to provide specific direction for development of the local community. The Rocky Ridge ASP (1992) provides the policies for development in the community of Royal Oak where the subject site is located.

Rocky Ridge Area Structure Plan (ASP)

The Rocky Ridge ASP earmarked the site for the purpose of “Residential Development and Related Uses”. The Planning Policies for this land use typology includes residential uses and such related uses as “churches”. The ASP therefore supports the proposal in this land use amendment application.

Intermunicipal Development Plan (IDP)

The land use amendment application was circulated to Rocky View County for comments and no objections were received against the proposal.

TRANSPORTATION NETWORKS

This land use amendment application did not require a Transportation Impact Assessment or a

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Parking Study.

The subject site is situated on Royal Oak Drive NW, which is designated as a collector road and provides a connection to Country Hills Boulevard and Stoney Trail. Rocky Ridge Road NW, one lot to the west of the subject site, is a large arterial road providing access from Country Hills Boulevard NW to both communities of Royal Oak and Rocky Ridge. Rocky Ridge Drive NW is also connected to the Tuscany LRT Station to the south.

The site has good transit connectivity with Route 157 accommodating a stop immediately adjacent to the site on Royal Oak Drive NW. The site is within walking distance (550 metres) to the Tuscany LRT station.

Sufficient parking is provided on the subject site for the existing uses and the expansion of the assembly area will not encroach onto the existing parking lot.

UTILITIES & SERVICING

Water, sanitary and sewer services are available and can accommodate the future intensification of the place of worship without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required for this land use amendment application.

GROWTH MANAGEMENT

This proposed land use amendment does not require additional capital infrastructure investment and therefore no growth management concerns have been identified at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The Applicant presented the development proposal to the Rocky Ridge Royal Oak Community Association (CA) on 2017 September 25, and Administration circulated the land use amendment application to the CA for comments.

The CA provided a letter of support which is included under APPENDIX III.

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Citizen Comments

Administration did not receive any objections against the application.

Four (4) letters of support were received in favour of the application.

The letters can be summarized as support for:

- the expansion of the facility to continue contributing to strong and healthy communities;
- providing affordable, suitable space to deliver programs;
- maintaining the existing parking and landscaping;
- providing community-oriented activities; and
- increased space to provide facilities for children's learning and programs.

Public Meetings

The Applicant held an Open House on 2017 October 30, with an invitation to the community to view the expansion plans. Information and results on the Open House are included in APPENDIX II.

Administration attended the Open House and received no objections to the expansion plans.

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APPENDIX I

APPLICANT'S SUBMISSION

Applicant Submission

This application is for a proposed Land Use Redesignation within the community of Royal Oak, from the current land use designation of Multi-Residential – Contextual Grade-Oriented (M-CGd44) to Special Purpose – Community Institution (S-CI) to accommodate an increase to the assembly area of the existing church.

The site is located at 450 Royal Oak Drive, and has a total area of approximately 1.121 hectares. The site is bounded by Royal Oak Drive NW to the south, Royal Elm Drive NW to the east, commercial development to the west and a large Place of Worship immediately adjacent to the north. Surrounding development is primarily low density residential in nature. The site is currently home to the Royal Oak Victory Church, a Place of Worship – Medium. As a result of an expanding congregation, the Church is planning to add to the existing building and expand the existing assembly area by approximately 85 square metres to +/-540 square metres. Classification of Places of Worship is dependent on the size of assembly area, and as such, this expansion will require a change of use to Place of Worship – Large for an assembly area greater than 500 square metres. Place of Worship – Large is not accommodated within the current multi-residential land use district.

The Municipal Development Plan (MDP) identifies the site within the Developing Area as Planned Greenfield with Area Structure Plan (ASP), which reflects communities that have undergone recent community planning, and are generally characterized by low-density residential and local commercial development. The site is further identified within a Residential and Related Use area of the Rocky Ridge Area Structure Plan.

The intent of this application is to accommodate modest expansion of the existing, established Royal Oak Victory Church along with services, such as child care, that compliment its function and contribute to Royal Oak and the surrounding communities. It should be noted that substantial onsite parking can support the intended expansion.

The proposed land use designation of Special Purpose – Community Institution (S-CI):

- Will allow the existing Royal Oak Victory Church to expand with its congregation.
- Will allow complementary community-oriented uses.
- Will more accurately reflect the existing and future use of the site.

Given the above, we would respectfully request support of the proposed land use designation.

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APPENDIX II

APPLICANT'S SUBMISSION ON THE OPEN HOUSE



November 2, 2017

Re: LOC2017-0274
ATTN: Giyan Brenkman

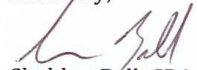
Dear Sir:

This is to notify you of our recent Community Open House held on October 30, 2017 at 7 PM. The purpose of this meeting was to allow for community engagement in the expansion and renovation of Royal Oak Victory Church, per the application referenced above. This event was held in addition to a direct consultation with the Rocky Ridge Royal Oak Community Association. I have attached pictures to the letter to outline the setup and advertising of the event for your records.

In regards to the feedback from the event, those in attendance were generally positive in their comments. We engaged, as needed, in answering any questions and did not receive any direct negative feedback on the project.

If you have any questions regarding the Open House, please do not hesitate to contact me.

Sincerely,

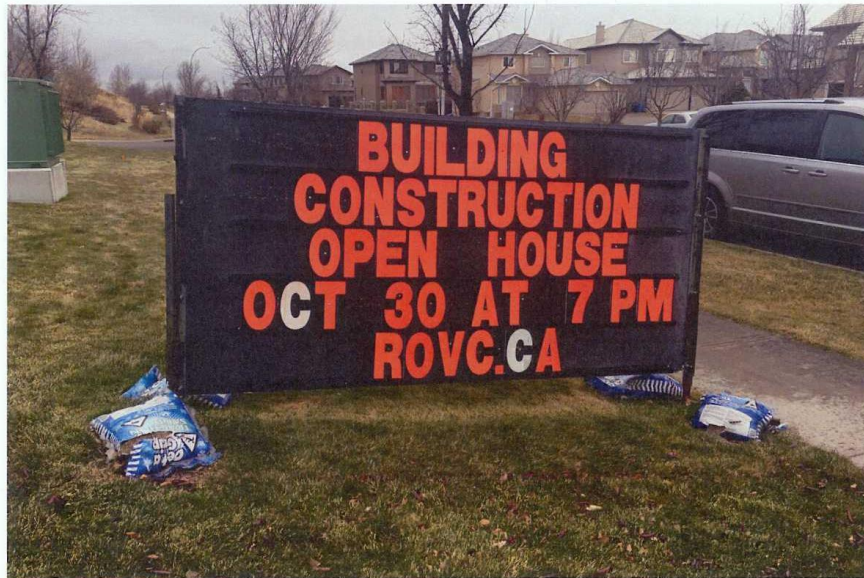

Sheldon Ball, CPA, CA
Executive Pastor
Royal Oak Victory Church

Incl.

G. Brenkman

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APPENDIX III

LETTERS SUBMITTED IN SUPPORT



September 26, 2017

Royal Oak Victory Church
450 Royal Oak Drive NW
Calgary AB T3G 5J7

Attention: Pastor Dave Meyers, Pastor Sheldon Ball

Reference: Land Use Amendment LOC2017-0274

Dears Sirs:

Thank you for your presentation regarding Phase 3 expansion of Royal Oak Victory Church at our board meeting on September 25, 2017.

The board was very interested in the expansion plans and are happy to hear that the landscape and parking will be maintained as part of the Development Permit pending approvals.

This letter is in support of your expansion plans and the above noted application.

On behalf of the community association I wish you all the best with the additional services and community uses that are being proposed.

Sincerely,

Rocky Ridge Royal Oak Community Association
Dave Spencer
Chair, Planning and Development Committee

G. Brenkman

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ROYAL DAYCARE CENTRE
"Every Child Deserves the Best"
236-500 Royal Oak DR NW T3G OE8
Calgary, AB

Date: OCT 2, 2017

Royal Oak Victory Church
450 Royal Oak Drive NW
Calgary AB
T3G 5J7

Attention: Pastor Dave Meyers, Pastor Sheldon Ball

Reference: Land Use Amendment LOC2017-0274

Dear Sirs:

Thank you for your presentation regarding Phase 3 expansion of Royal Oak Victory Church.

This letter is in support of your expansion plans and the above noted application.

Sincerely

Ghazala Qamar
Program Supervisor
ROYAL DAYCARE CENTRE
Phone: 587-296-5120
Fax: 587-296-5130
Email: gaz@royaldaycarecentre.ca
<http://www.royaldaycarecentre.ca>

G. Brenkman

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Girl Guides of Canada – Calgary Area, Wichewakn District

Re: Royal Oak Victory Church tenancy

October 5, 2017

To whom it may concern,

The Royal Oak Victory Church is a key venue for Girl Guides of Canada to deliver programs to girls and young women in our district in northwest Calgary. The pastor and programming staff from the church have been instrumental in ensuring that we have time and space for the programs.

Girl Guides of Canada programs focus on program work in a non-denominational setting to support 'Girl Greatness' for not only the youth but adults as well. The national website promotes our program as follows:

Looking for a place where girls are empowered to take the lead, jump into awesome activities, and explore what matters to them? That's Girl Guides of Canada. A place where girls:

- *lead the way*
- *seek new challenges*
- *find their voice*
- *discover how they can make a difference in their world*
- *make friends – and have a ton of fun*

All in a safe, supportive, inclusive space.

As the deputy district commissioner for Wichewakn, Calgary Area, I understand how affordable, suitable space to deliver programs is at a premium. We very much appreciate the church sharing their space with community groups such as ours, while balancing the needs of their own faith congregation.

We support an expansion of the facilities to continue contributing to strong and healthy communities

Regards



Kathy Ervin

Wichewakn District, Deputy Commissioner
kathy.ervin@shaw.ca 403-863-5441

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Offices & Ministry Centre: 306, 7930 Bowness Rd NW
CALGARY, AB T3B 0H3
Phone: (403) 453-1819
www.mountainspringscc.com
admin@mountainspringscc.com
Sunday Church Services: 450 Royal Oak Drive NW

October 4, 2017

To whom it may concern,

My name is Dan Kowalczyk and I'm the Pastor at Mountain Springs Calvary Chapel. Our church currently rents the church building located at 450 Royal Oak Drive NW from Royal Oak Victory Church (ROVC) for our church services.

The staff team at ROVC advised us of their intention to expand their existing facilities to create more space. We LOVE the idea! Our church currently has 300 people attending (adults, children and babies) and we rent the entire facility from 1:30pm-5pm every Sunday.

Currently we find the space in some of the children's classrooms tight. We could use more space and perhaps some storage. Their current expansion plans will make our ministry better on a Sunday by providing that space.

Having been a renter at ROVC for 6 years, we are very thankful for the staff team and their building. They've been very accommodating and helpful to us and I'm looking forward to the expansion being completed so we can benefit from this expansion as well.

We've also been very encouraged to watch how involved ROVC has been in their community, with daycares, pre-schools, blood donation clinics, BBQ's, etc. They have a great heart for their community and it shows in how often their building is being utilized.

Should you have any questions, please don't hesitate to reach out to me at dan@mountainspringscc.com

Yours truly,
Mountain Springs Calvary Chapel

A handwritten signature in dark ink, appearing to read "Dan Kowalczyk", is written over a horizontal line.

Dan Kowalczyk, Pastor