

Planning & Development Report to
Calgary Planning Commission
2019 July 18

ISC: UNRESTRICTED
CPC2019-0873

**Land Use Amendment in Aspen Woods (Ward 6) at 1385 – 69 Street SW,
LOC2019-0049**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Kelly Blackwell on 2019 April 10 on behalf of the landowner, First Evangelical Lutheran Church of Calgary. The application seeks to redesignate approximately 1.77 hectares (4.37 acres) from a DC Direct Control District (Bylaw 12Z96) to Special Purpose – Community Institution (S-CI) District. The proposal will allow for:

- the existing Place of Worship to continue;
- the additional uses of Child Care Service and School – Private;
- 1.2 metre side and rear setbacks (a decrease from the current minimum of 7.5 metres);
- maximum building height of 12.0 metres (an increase from the current maximum of 10 metres); and
- the uses listed in the S-CI District.

The proposed land use aligns with the *East Springbank Area Structure Plan*, as well as with the *Municipal Development Plan*.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 1.77 hectares ± (4.37 acres ±) located at 1385 – 69 Street SW, (Plan 6191AD; Block 1) from DC Direct Control District **to** Special Purpose – Community Institution (S-CI) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 July 18:

That Council hold a Public Hearing; and

1. Adopt, by bylaw, the proposed redesignation of 1.77 hectares ± (4.37 acres ±) located at 1385 – 69 Street SW, (Plan 6191AD; Block 1) from DC Direct Control District **to** Special Purpose – Community Institution (S-CI) District; and
2. Give three readings to **Proposed Bylaw 180D2019**.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Kelly Blackwell on 2019 April 10, on behalf of the landowner First Evangelical Lutheran Church of Calgary. In 1982, the First Lutheran Church was established on the subject site. The existing DC Direct Control District (Bylaw 12Z96) was adopted in 1996 to provide for rural residential development, which was consistent with the rural character of the area at the time. In 1997, the *East Springbank Area Structure Plan* with the associated *Appendix 4 East Springbank IV Community Plan* was adopted by City Council. These documents establish the land use policy for Aspen Woods and the area. In the last 22 years the area has developed into the five communities of Cougar Ridge, West Springs, Aspen Woods, Springbank Hill and Discovery Ridge.

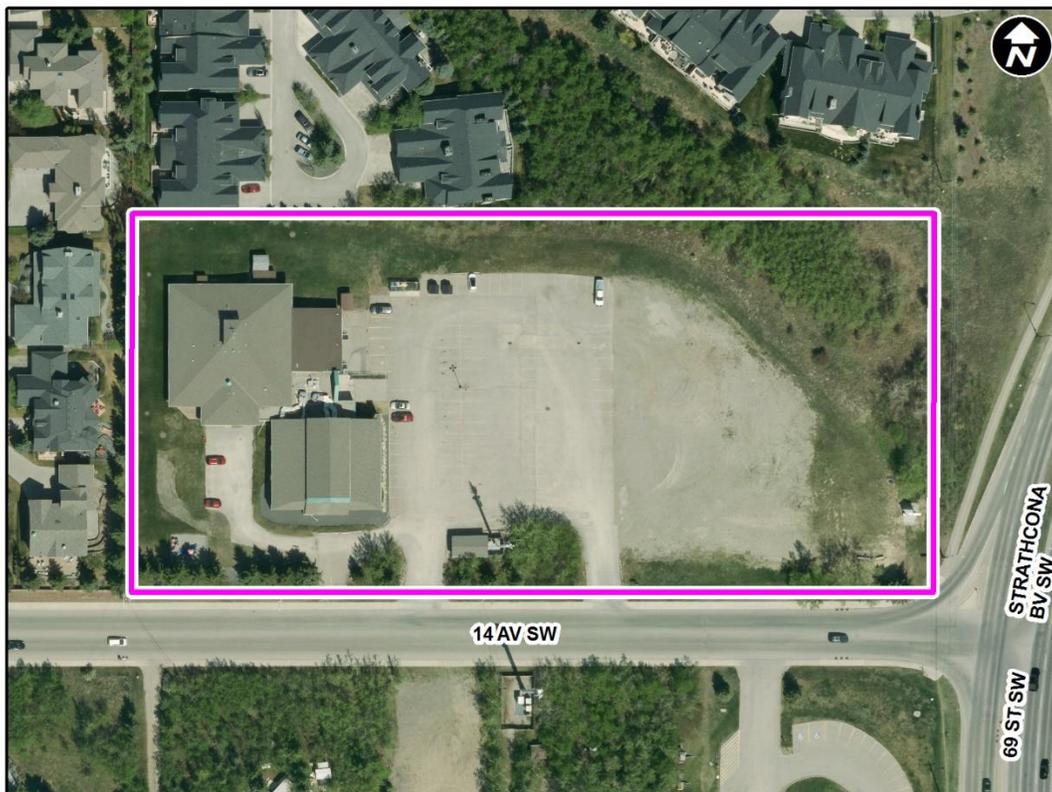
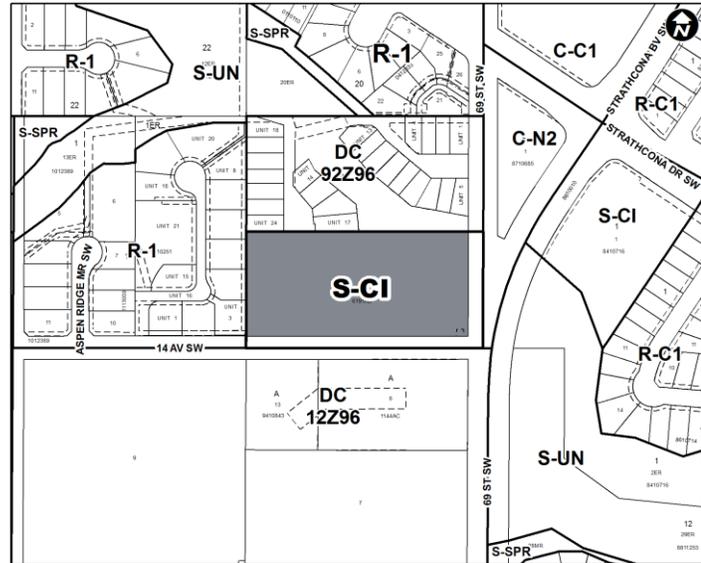
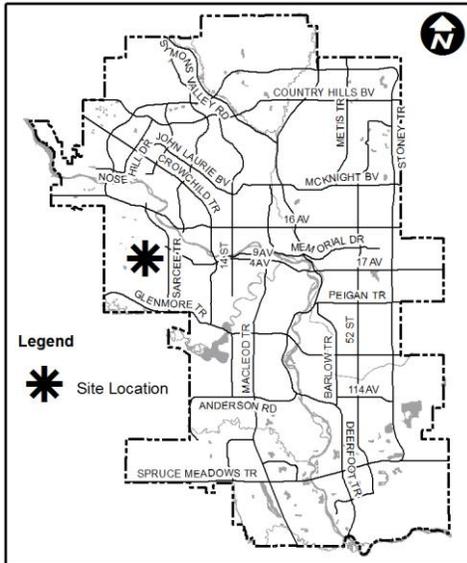
No development permit application has been submitted at the time of this report. However, as noted in the Applicant's Submission (Attachment 1), the applicant identified the intent to pursue a development permit application for a small School - Private and Child Care Service in the near future.

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Location Maps



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Site Context

The approximately 1.77 hectare (4.37 acre) subject site is located at the corner of 69 Street SW / Strathcona Boulevard SW and 14 Avenue SW in the community of Aspen Woods. The rectangular parcel is approximately 91 metres wide by 193 metres long and is relatively flat with a treed gully that cuts across its north eastern corner. The flat portion of the site is mostly clear of vegetation with a 3065 square metre (33,000 square feet ±) building, 115 stall paved parking lot, a cell tower and a small playground. North of the subject site is a condominium development, to the south is an existing church and to the west are single detached dwellings.

As indicated in *Figure 1* below, the community of Aspen Woods is still building out.

Figure 1: Community Peak Population

Aspen Woods	
Peak Population Year	2018
Peak Population	9421
2018 Current Population	9421
Difference in Population (Number)	0
Difference in Population (Percent)	0

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the Aspen Woods community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment is intended to formalize the existing use of a Place of Worship. The subject site is currently underutilized and modest compatible uses are contemplated.

Future development is to be accommodated through a development permit application. A specific development scheme was not provided by the applicant as part of the subject application.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Land Use

The current DC Direct Control District (Bylaw 12Z96) provides for rural residential development. It has been the generic district for most of the East Springbank area after annexation into The City. The proposed land use amendment to Special Purpose – Community Institution (S-CI) District will formally list the existing use of Place of Worship as a discretionary use on this

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parcel. Among other uses, the proposed School - Private and Child Care Service are also listed uses in the District.

In addition, side and rear setbacks will be reduced from 7.5 metres to 1.2 metres, and maximum height will increase from 10 metres to 12 metres.

Development and Site Design

Future development on the subject site will be evaluated against the rules of the S-CI land use district. It will guide the built form in relation to use, site layout, height, massing, access, parking and landscaping.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Primary access to the subject site is from the adjacent east-west collector, 14 Avenue SW, which provides connections to 85 Street SW and 69 Street SW / Strathcona Boulevard SW. A Transportation Impact Assessment (TIA) was not required for the proposed land use amendment. Transportation analysis may be required at the time of development permit, specifically focusing on the intersection of 14 Avenue SW and 69 Street SW / Strathcona Boulevard SW, which is currently a stop controlled T-intersection. Pedestrian crossings, additional signage and/or signals may be required upon further review.

The nearest transit stop is located approximately 260 metres walking distance from the subject site on Strathcona Boulevard SW and is service by Routes 93 and 94. There is an additional transit stop located approximately 300 metres west on 14 Avenue SW with service provided by Route 164.

The existing north sidewalk along 14 Avenue SW connects to an existing multi-use pathway on the east edge of the site.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Strathcona/Christie/Aspen Community Association was circulated the application, but no comments were received by the time of this report production.

Nine letters from adjacent neighbours were received, their requests, concerns, and opposition is summarized below:

- 1) Request planting more trees along the property line adjacent to the residential neighbours.
- 2) Traffic concerns including increased traffic generation, potential for shortcutting through the community, lack of traffic lights and safety at the current controlled intersection, and traffic congestion on 14 Avenue SW.
- 3) Road not built to urban standards, with poor lighting and overhead power lines, no pedestrian crossings, traffic congestion will increase with proposed school and daycare, and experiencing excessive speeding and near misses with children and pets.
- 4) Traffic assessment required before any additional proposal along 14 Avenue SW, review cumulative effects of developments in the area west and safety in the 69 Street and 14 Avenue intersection.
- 5) Additional noise in a very quiet residential neighbourhood.
- 6) Negative affect on property value.
- 7) Visual disturbance – current eyesore of 6 sheds on the parcel.
- 8) Parking must be provided on site, not on 14 Avenue SW, parking issues on the street during events at the church.
- 9) What is "community campus"? Quality standard of development will have to be upheld. Fencing standard, enhanced landscaping, maintain sidewalks/snow clearance, better screening, better storage and garbage.
- 10) Preservation of Environmental Reserve for the ravine.

The concerns submitted are predominantly issues that can be addressed through the future development permit submission. Administration will review the future development permit application with the above concerns in mind. The applicant has provided a response to the above comments from the neighbours (Attachment 2). In preparation for the development application, an open house is also planned in order to engage in a conversation with the neighbours about the proposed development.

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

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The site is identified as Residential – Developing – Future Greenfield on Map 1 of the *Municipal Development Plan* (MDP). Section 3.6 of the MDP directs that the applicable Area Structure Plan provides detailed guidance for the review of planning applications.

East Springbank Area Structure Plan (Statutory – 1997)

Map 2: Land Use of the Area Structure Plan identifies the subject site as Standard Density Infill Development. In addition to all types of residential dwellings, “neighbourhood commercial, institutional (e.g., schools, churches) and similar uses which serve the convenience shopping, social, recreational and cultural needs of the resident population may be appropriate land uses in Standard Density Infill Development Areas.”

In Appendix 4: East Springbank IV Community Plan, Map 2 identifies 14 Avenue SW as a Primary Collector Road. No specific policy for the site was indicated, other than the Standard Density Infill Development.

Social, Environmental, Economic (External)

The proposed land use district enables the continued institutional use and development of complimentary social and cultural uses that supports the surrounding communities. The development of these under-utilized lands will enable a more efficient use of land and infrastructure. It will support the existing use while introducing additional amenities for the area.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

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Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use amendment serves to implement the objectives of the *Municipal Development Plan* and the *East Springbank Area Structure Plan* through the efficient utilization of land and infrastructure.

The proposal allows for the continued institutional use and development of a School – Private and Child Care Service use that will match well with the existing context.

ATTACHMENT(S)

1. Applicant Submission
2. Applicant Response to Neighbour Concerns
3. **Proposed Bylaw 180D2019**
4. **Public Submissions**