

Applicant Submission

April 10, 2019

Introduction

1385 69 Street SW is located in the southwest Calgary community of Aspen Woods and at the corner of Strathcona Boulevard SW and 14 Avenue SW. The property is owned by First Evangelical Lutheran Church of Calgary (First Lutheran Church). The property is rectangular in shape, 1.8 hectares (4.4 acres) and is currently designated Direct Control (DC) 12Z96. A 33,000 square foot church, a 115 stall parking lot, a cell tower, a small playground, a waste and recycling enclosure and a shed currently occupy the property. The site is mainly clear of vegetation and is relatively flat but does include trees along the boundary edges. North of the property is a condominium development, to the south is an existing church and to the west are single-detached dwellings. This land use application proposes the redesignation of this property to Special Purpose - Community Institution (S-CI).

Purpose of Redesignation

First Lutheran Church (FLC) was first established in 1907, moved to its current site in 1982 and currently has 203 members. In addition to offering faith based services to its congregation, FLC is rooted in the community by hosting Ladies Time-out, the Suzuki Talent Education Society, A Child's Garden preschool, Girl Guides and Boy Scout groups. In its mission to help those in need, FLC is also actively involved with Inn from the Cold, Tax Clinics and Refugee Sponsorship. The vision of FLC is a dynamic Christian community that is making faith matter in a constantly changing world.

FLC wishes to fully establish itself as a community campus where aligned organizations lease space on the property and help sustain FLC's mission in servicing others. FLC is now working to host Aspen Hill Montessori and Flower Pot Childcare on the church property. The two organizations are currently preparing development permits to locate modest sized buildings on the residual portions of the subject site.

The current land use district, DC12Z96, is intended mainly for rural residential development and includes wide sideback requirements but does allow the church and the daycare to continue as a discretionary use. To allow for a more efficient use of the land, provide certainty to our current and future community partners and to continue to support the surrounding community, it is proposed that the FLC property be redesignated to S-CI. The S-CI designation clearly allows for a variety of institutional uses and offers modest setbacks for which to better utilize the land. In addition, the S-CI designation is specifically intended for places of worship and thus brings the church further into conformity with the City's Land Use Bylaw.

Policy Considerations

The subject site falls under the East Springbank Area Structure Plan. This plan identifies the majority of the subject site to be within the Standard Density Infill Development area. The Standard Density Infill Development is intended to accommodate infill development in existing subdivided areas of traditional suburban residential densities. Neighbourhood institutional (e.g., schools, churches) and similar uses which serve the social, recreational and cultural needs of the resident population can be considered an appropriate land use in Standard Density Infill Development areas.

Summary

The existing DC12Z96 is mainly intended for rural residential development and includes rural type development setback requirements. To help achieve its community campus vision, we request the support of Calgary Planning Commission and Council for the redesignation of the subject site to S-CI. This land use district will provide certainty for community partners, ensure the efficient use of the land and most importantly help to financially sustain FLC's mission to serve its congregation and others.