

Received June 26, 2019

St. Moritz Square, Land Use Application (LOC2018-0231)

St Moritz Square is a 1.14 hectare (2.8 acre) site located in the community of Aspen Woods, just south of the intersection of 17 Avenue SW and St Moritz Drive SW. St Moritz Square provides both commercial as well as multi-residential development. The site is adjacent to the future St. Martin's Church and within a comfortable walking distance of Aspen Landing and the 17 Avenue transit corridor. The commercial development proposes a mixed use of retail at grade and one story of office above, that will share a centrally located surface parking lot that is well screened from the street, and from all existing neighbors. Although exposure to the only available street, St Moritz Drive SW, is limited, the commercial building on St Moritz Drive SW is well positioned to fully maximize its orientation to the street. To ensure an even stronger physical and visual connection to the street, an open public plaza has been introduced facing St. Moritz Drive SW and connecting with the existing MR parcel and Regional Pathway. The two proposed commercial buildings reflect the scale of the existing neighborhood.

Townhouse development is proposed along the rear of the development adjacent to existing single family residential, effectively screening the neighbouring parcels from the commercial uses. Vehicle parking for each townhouse will be provided in an attached single car garage; and on the front driveway.

With a maximum building height of 15m, the residential component is compatible with other existing multi-residential developments in the neighborhood on all of the other three corners of the 17 Avenue SW/St. Moritz Drive SW intersection. Land uses will be restricted to those which are compatible with adjacent uses through the use of a Direct Control District.

ASP Policy Direction:

The site falls within the Standard Subdivision area identified in the Springbank Hill Area Structure Plan which states: "Developments should accommodate single-detached and semi-detached housing." ASP policy interpretation allows for situations where it can be clearly demonstrated to the satisfaction of The City that if a policy is not reasonable, practical, or feasible, proposed alternatives will be considered. As noted in the ASP, the context of the application within the ASP area needs to be considered. As the existing adjacent development backs onto the subject parcel, the parcel is essentially isolated from the rest of the Standard Subdivision area.

Site Constraints:

The subject parcel was originally part of the St. Martins Church site. With the approval of the subdivision of the site, access to the St. Moritz parcel was significantly compromised. Access to the site is limited to a joint access agreement with the Church lands, therefore any development must take this into account.

It is not feasible to provide single detached housing without having a public road and the ability to subdivide. Intersection spacing requirements do not permit the construction of a public road within the site and there is no vehicular access available through the existing community.

Development Vision:

There is a strong relationship between the proposed development and the Church site as well as the multi-family development across St. Moritz Drive, allowing this area to function as an activity node.

Historically, a portion of the site has already been approved for a child care site. The proposed commercial uses are compatible with a day-care use and the site has been designed to provide a residential buffer between existing residential development on the west side of the parcel and the proposed commercial uses on the east side. The proposed commercial building provides an active interface with St. Moritz Drive and accommodates a gathering area where the site connects to a regional pathway.

Minor ASP Amendment:

To accommodate the existing site conditions and the relationship to the existing adjacent development, we are requesting a minor amendment to Map 2: Land Use Concept, to identify this site as a Neighbourhood Node.

As such the site will comply with the ASP policies by providing the following:

- A mix of residential and commercial uses to facilitate a small hub of residential, commercial and social activity
- A local destination for small scale commercial uses conveniently located within the existing neighbourhood
- Orientation of the commercial uses to maximize a strong visual and physical connection to the street by incorporating an open public plaza along St. Moritz Drive SW
- Transitional residential uses that are complementary to the form and scale of the area
- Direct, convenient connections through the site to existing walkways and the Regional Pathway
- Shared on-site parking to accommodate the mix of uses, located internal to the site and visually screened from adjacent development.

The ASP Amendment is only required to provide for a very limited range of commercial uses, and the proposed development otherwise complies with the Standard Subdivision requirements outlined in the ASP. It is therefore anticipated that this will be considered to be a minor amendment.

Direct Control District

Per the Calgary Land Use Bylaw 1P2007, Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

Given the following considerations, there is no other district within the Land Use Bylaw which can be used to achieve the same result:

- Access to the site is limited to a joint access agreement with the adjacent church parcel, thereby limiting options for future subdivision.
- Without subdivision options, it is necessary to provide additional uses which are compatible with and supportive of the primary daycare development
- Using a standard District would permit a wider range of uses than is envisioned for the site and this wide range of uses is not acceptable to the adjacent residents.
- Significantly limiting the range of uses and providing direction for the interface with neighbouring parcels, is essential to garnering community support.
- Separating the parcel into 2 sites allows the non-residential uses to be located away from existing residential development.
- A DC District will limit the range of uses, minimizing the magnitude of the proposed amendment to add a Neighbourhood Node to the ASP. The only variance to the current ASP will be the accommodation of a limited range of commercial uses within a specified area of the site.

Public Engagement

December 20, 2018. Meeting with Ward Councillor to discuss application and communicate intent.

January 2, 2018. Contacted the President of the Springbank Hill Community Association to provide information and request community feedback.

January 10, 2019. Meeting with Springbank Hill Planning Committee to discuss application and share Concept Plan. Concerns were expressed regarding the intent to include commercial uses as they are currently not accommodated within the Standard Suburban area in the ASP.

January 26, 2019. Invitations to attend an Information Meeting were delivered to 28 residences immediately adjacent to the development site.

January 31, 2019. Information Meeting with adjacent residents to see the proposed concept plan and to discuss what might be considered an acceptable range of uses adjacent to their properties. Seventeen (17) people attended, representing twelve (12) of the residences.

March 4, 2019. Follow-up Information Meeting with adjacent residents to provide clarification, as a response to inquiries from January 31 meeting. Discussions focused on uses currently allowed on the site vs. proposed uses which might be allowed under a revised land use. Ten (10) people attended.

Further Rationale supporting St Moritz Application:

- The proposed development is consistent with the urban design principles and intensification of density of the Municipal Development Plan.
- The overall vision for the Springbank Hill ASP area is to “foster a wide variety of lifestyles, from existing country residential through to urban living near amenities such as retail, open spaces, transit and other daily services.”
- The goals and objectives of the ASP include providing “a wide range choice of housing to accommodate different household types and lifestyles to encourage social diversity” and encouraging “greater use of transit.”
- The Standard Suburban area is intended to accommodate “a limited range of residential housing units, as well as institutional uses.”

The proposed development is based on sound planning principles and represents a logical and compatible solution to development of an orphaned parcel in a manner consistent with The City's planning objectives.

Concept Plan



Land Use Redesignation Plan



Status:

no:	Date:	Description:
1	7 OCT 2019	REVISIONS PER DTR 1
2		
3		
4		
5		
6		
7		
8		
9		

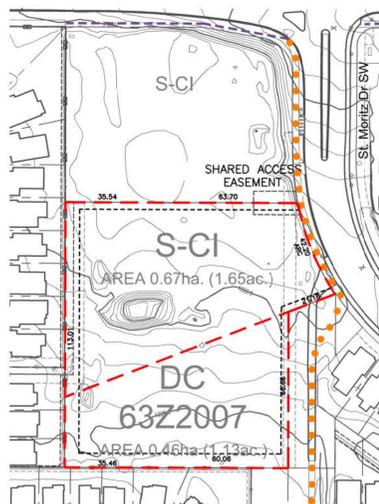
Legend:

- Land Use Boundary
 - 0.50m Existing Ground Contour Interval 0.5 metre
 - 2.5m Local Pathway
 - 3.0m Regional Pathway
 - Bus Pad Location
 - ⊗ All turn access
- * all dimensions are in metres

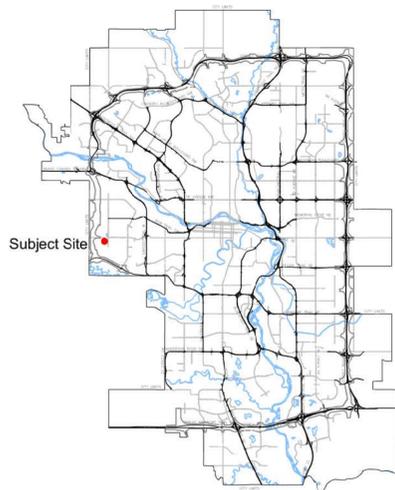
- Deep Services - Proposed
- Storm Sewer/Manhole
 - Sanitary Sewer/Manhole
 - Water Main/Hydrant

LOC: LOC2018-0231

Existing Land Use:



Location Map:



St. Moritz Mixed Use Development
Wells & Associates Limited
Land Use Redesignation

Municipal Address: 131 St. Moritz Drive SW
Legal Address: Lot 6, Block 1, Plan 171 1936

SCALE AS SHOWN

