

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017**

MAP 22W

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate portions of the 1.61 hectares \pm (3.97 acres \pm) site from Multi-Residential – Low Profile (M-1d70) District and Special Purpose – Community Institution (S-CI) District to Multi-Residential – High Density Low Rise (M-H1) District and Special Purpose – Community Institution (S-CI) District to accommodate a seniors facility on the north portion of the site and to consolidate the south west portion of the site with the existing St. Michael's Church.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 April 20

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 191D2017; and

1. **ADOPT** the proposed redesignation of 1.61 hectares \pm (3.97 acres \pm) located at 800 – 85 Street SW (Portion of Plan 0912806, Block 65, Lot 1) from Multi-Residential – Low Profile (M-1d70) District and Special Purpose – Community Institution (S-CI) District **to** Multi-Residential – High Density Low Rise (M-H1) District and Special Purpose – Community Institution (S-CI) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 191D2017.

REASON(S) FOR RECOMMENDATION:

The Land Use Amendment application conforms to the overall intent and goals of the Municipal Development Plan (MDP), West Springs Area Structure Plan (ASP) by improving housing diversity and choice, enhancing community character and contributing to a high-quality living environment.

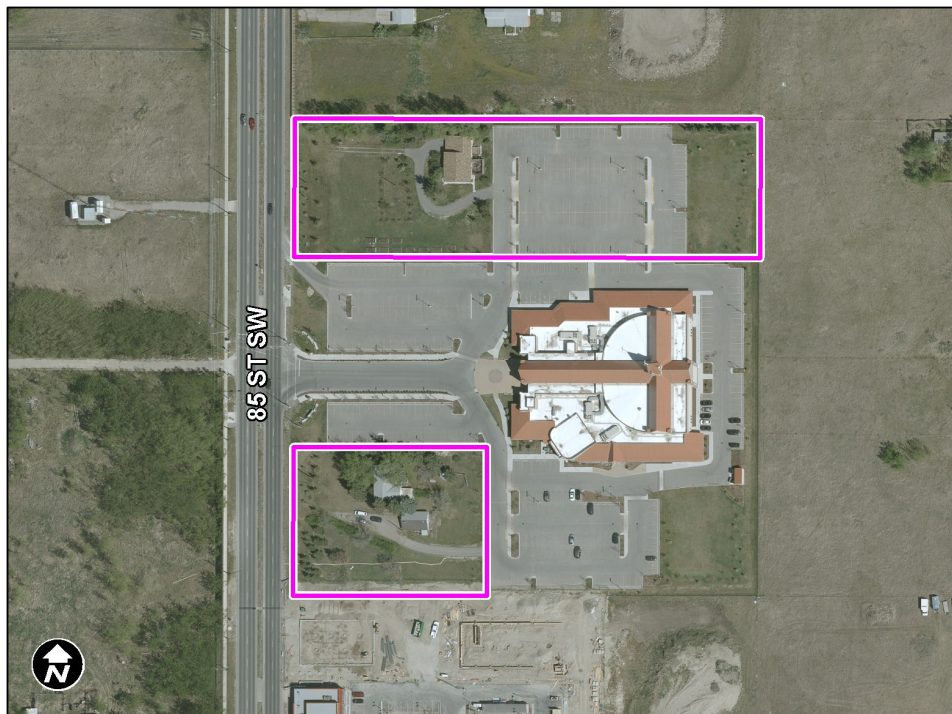
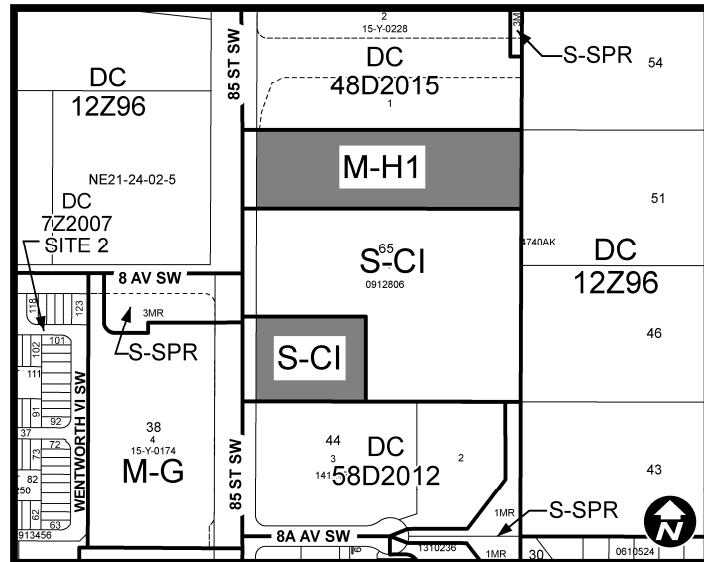
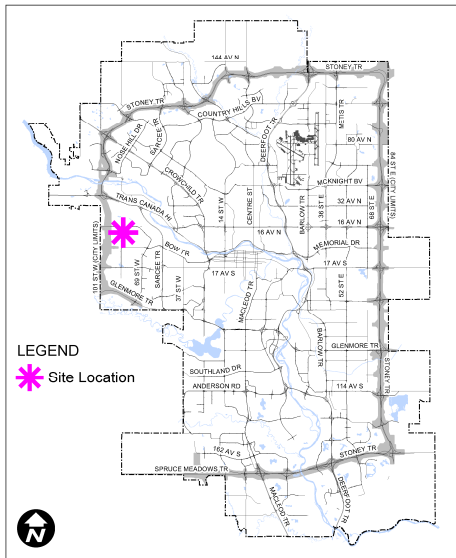
ATTACHMENT

1. Proposed Bylaw 191D2017

LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017

MAP 22W

LOCATION MAPS



LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017

MAP 22W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.61 hectares \pm (3.97 acres \pm) located at 800 – 85 Street SW (Portion of Plan 0912806, Block 65, Lot 1) from Multi-Residential – Low Profile (M-1d70) District and Special Purpose – Community Institution (S-CI) District **to** Multi-Residential – High Density Low Rise (M-H1) District and Special Purpose – Community Institution (S-CI) District.

Moved by: S. Keating

Carried: 7 – 0

LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017

MAP 22W

Applicant:

IBI Group

Landowner:

Roman Catholic Bishop of the Diocese
of Calgary

PLANNING EVALUATION

SITE CONTEXT

The site is located on of 85 Street SW, at 8 Avenue SW in the community of West Springs. Portions of the site are currently designated Multi-Residential – Low Profile (M-1d70) District and Special Purpose – Community Institution (S-CI) District, which allow for multi-residential development and large scale place of worship respectively. The subject site is adjacent to a commercial development to the south (West 85TH II) and a DC Direct Control District to the north that is pending release for a development of a 216 unit mixed-use multi-residential development.

West Springs	
Peak Population Year	2016
Peak Population	9,785
2016 Current Population	9,785
Difference in Population (Number)	0
Difference in Population (Percent)	0%

The table above shows that the population within West Springs has generally been around 9,785 residents since 2015.

LAND USE DISTRICTS

As mentioned, the applicants are proposing the land use redesignations in order to consolidate the multi-residential zoning within the north portion of the site and to consolidate the south west portion of the site with the existing St. Michael's Church.

Current Land Use Districts - Multi-Residential – Low Profile (M-1d70) District and Special Purpose – Community Institution (S-CI) District

Portions of the subject site (northwest and southwest) designated as M-1d70 District are intended to provide for multi-residential development:

- in a variety of forms;
- low height and medium density; and
- in close proximity or adjacent to low density residential development.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017**

MAP 22W

Portions of the subject site (northwest) designated as S-CI District are intended to:

- provide for large scale culture, worship, education, health and treatment facilities;
- provide for a wide variety of building forms located throughout the city; and
- be sensitive to the context when located within residential areas.

Proposed Land Use Districts - Multi-Residential – High Density Low Rise (M-H1) and Special Purpose – Community Institution (S-CI) District

The proposed M-H1 District within the north portion of the site is intended to provide for:

- multi-residential development in various forms; and
- a limited range of support commercial multi-residential uses, restricted in size and location within the building.

The south west portion of the site redesignated as S-CI District is intended to:

- provide for large scale culture, worship, education, health and treatment facilities;
- provide for a wide variety of building forms located throughout the city; and
- be sensitive to the context when located within residential areas.

While Administration supports the proposed land use redesignation it has communicated to the applicant that the future development should:

- maintain a defined street edge along 85 Street SW;
- have improved north/south and east/west pedestrian connectivity; and
- that future development should be coordinated with upcoming Area Structure Plan amendments that are currently underway.

LEGISLATION & POLICY

The following sections review the policy foundations that support the proposed M-H1 and S-CI Districts:

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).

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017**

MAP 22W

Municipal Development Plan (MDP)

2.3 Creating Great Communities

“Goal – create communities by maintaining quality of living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant places.”

Key Direction #2: Provide more choice within complete communities.

Key Direction #4: Link land use decisions to transit.

Key Direction #8: Optimize infrastructure

West Springs Area Structure Plan

2.2.3 Objectives

#1 Foster distinctive attractive communities with a strong sense of place.

#2 Create a range of housing opportunities.

#5 Mix land uses

The subject site falls within the following policy areas:

- 5.0 Community Core which encourages:
 - “retail and other commercial uses serving the local needs of residents, and a range of adjacent dwelling units including multi-dwelling residential”.
- 7.0 Mixed Use Area
 - “have the capacity to support future residential and employment intensification in a manner that is sensitive to the existing context”;
 - provide contextual intensification along a corridor; and
 - contribute to a high quality living environment.
- The site is also designated as ‘W’ for a place of worship.

TRANSPORTATION NETWORKS

Review of proposed access conditions will be undertaken in conjunction with any development permit applications.

If the parcel is subdivided, shared access easements may need to be registered to align with this concept.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017**

MAP 22W

UTILITIES & SERVICING

Public utilities (water, sanitary and storm) exist within the adjacent public right-of-way.

Development servicing will be determined at the future Development Permit and Development Site Servicing Plan circulation stages.

ENVIRONMENTAL ISSUES

There are no environmental concerns associated with the proposed development.

ENVIRONMENTAL SUSTAINABILITY

To be reviewed at the development permit stage.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The West Spring Community Association had the following comments:

- they are opposing the proposed land use redesignation due to its timing in relation to a motion from Council for Truman Development's land use amendment (known as the West District) to the West Springs ASP on 2016 December 05;
- they believe that the 2016 October 20 meeting that was held with City Administration and the applicant did not address their full concerns in any meaningful way;
- they still have concerns with how a future development blends into the adjacent lands and creates a vibrant and pedestrian friendly entrance on the east side of 85 Street SW (St. Michael's property);
- understand the applicant's desire to moved forward with their application, but feel for the community as a whole, it would be better if this was done in context with the larger plan for the surrounding and adjacent lands (which are known as the West District); and
- the buildings on St. Michael's property will be a significant portion of this area and any development should be done in concert with these plans as much as possible.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017**

MAP 22W

Administration has indicated to the Community Association that it shares their concerns for pedestrian connectivity and the integration of a future development within the existing community. These items will be the focus at the development permit stage, and the property owner has indicated (see APPENDIX II) that they will be engaging with Truman Development on their future amendments.

As mentioned in the Community Association's comments, City Administration did facilitate a meeting with the applicant and Community Association on 2016 October 20.

At the meeting the applicant and community association agreed to continue their dialogue in order to ensure at the development permit stage the proposed development will:

- contribute positively to 85 Street in terms of connectivity and design;
- improve pedestrian connectivity within the site and to surrounding properties; and
- have new surface parking to the rear of the subject property.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

City Administration provided the public with information on the subject application at the City led Open House for amendments to the West Springs ASP and the West District Outline Plan on 2017 April 04 and 06. No negative feedback was received.

The applicant was also in attendance at the meetings and reaffirmed to City Administration their commitment to strengthen 85 Street SW in terms of connectivity and design.

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017**

MAP 22W

APPENDIX I

APPLICANT'S SUBMISSION

The current land use organization on the subject site consists of two physically separated Multi Residential – Low Profile (M-1) cells and one Special Purpose – Community Institution (S-CI) cell. The two M-1 cells are located in the northwest and southwest corners of the subject property, both fronting onto 85th Street SW. The S-CI cell represents the remaining portion of the subject site, with a portion bisecting the two M-1 cells, and also fronting onto 85th Street SW. Both M-1 cells currently contain a single-detached home, which will be decommissioned over time when development proceeds on these parcels. An existing and active church is located on the S-CI cell.

St. Michael's Catholic Community intends to add a comprehensively designed and well integrated seniors' facility in the future, on the multi-residential portion(s) of their site. There will be strong synergies between the new seniors' multi-residential facility and the existing and active place of worship and supporting amenities. However, it has become evident that the current, fragmented multi-residential lot configuration fronting onto 85th Street creates inefficiencies for the building design, service tin-ins, access and operational aspects. As such, this land use re-designation application is being submitted to consolidate the multi-residential cells and create one contiguous multi-residential cell on the north end of the subject site. Simply put, this optimization is created by 'swapping' the southwestern M-1 cell with the northeast corner of the subject site, adjacent to the east side of the north-westerly M-1 cell, such that the entire north end would be one comprehensive multi-residential cell. As a result of this proposed 'swap', the previous M-1 cell (southwest corner) would accordingly be re-designated from multi-family to S-CI, and the existing north-easterly portion would be re-designated from S-CI to multi-family. Any existing parking area removed in the northeast corner would be shifted and redeployed elsewhere on the site with no net loss to existing parking stalls, but will be configured given overall site design considerations.

Also part of this application is a request to apply the M-H1 land use to the new consolidated multi-residential cell along the north side of the property instead of the previous M-1 designation. This new multi-residential land use would afford greater design options in terms of floor area and building height, as well as accommodate more open space amenities at grade. Furthermore, the proposed M-H1 re-designation would create the opportunity for greater intensification. Such intensification opportunities would be consistent with innovative development form that will exist to the immediate north and currently being considered for the lands to the northeast of this site. Overall, this proposal supports the City's greater MDP objectives, is consistent with surrounding trends, and takes better advantage of the major infrastructure investments made (or will be made) in this part of the City.

St. Michaels Catholic Community representatives are committed to continue to work with the local community to ensure the eventual overall site design integrates sensitively within the local context. Several discussions have occurred with surrounding neighbours and the community,

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017**

MAP 22W

and some key concerns were identified in early discussions with the community, and were further emphasized during a City facilitated meeting on October 20th, 2016 with the planning and development representatives of the West Springs Cougar Ridge Community Association (WSCR CA). The City of Calgary file manager, along with other City staff, was in attendance to discuss questions and/or concerns with the proposed re-designation, which included the following:

- Future development should offer an appropriate interface treatment along 85th Street SW to ensure an inviting and friendly pedestrian environment along 85th Street SW, through the design, layout and configuration of any combination of future buildings, landscaping elements and open space features;
- The overall site should integrate well within the greater community and offer pedestrian connectivity options across the site to link future development around the subject site; and
- Consider integration with the existing urban fabric and any future development plans that are currently being or will be contemplated.

Given the above items that were raised, St. Michaels Church representatives have confirmed their commitment to address all of these items at the Development Permit (DP) stage. The interface between the subject site and 85th Street SW could be strengthened through various landscaping and/or built form elements that could include and not be limited to a new colonnade, other landscaping features and trees, a new enclosed building that could house a Church columbarium or other ancillary facilities, and/or a tranquil reflective plaza/space. Implementation of these potential elements could take place at different points in time based on a logical phasing strategy for the site.

Church representatives also confirmed that the seniors' multi-residential building (if approved and built) would be designed and positioned in such a way where it would enhance the interface between the northwest portion of the site and 85th Street SW. It was agreed that these items would be addressed at the DP stage and the land use approval report was to reflect this commitment by the applicant. The applicant anticipates these collaborative discussions during the DP stage and ensuring these items are addressed.

Lastly, St. Michael's Catholic Community is committed to continue to stay involved with any future policy amendment work for the area to ensure their future DP design work can be informed by these future processes.

Overall, this proposal is in line with the West Springs ASP and the Municipal Development Plan, and we respectfully request Council's support.

LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017

MAP 22W

APPENDIX II

LETTERS SUBMITTED



November 24, 2016

Jarred Friedman
Planning & Development
The City of Calgary
Floor 5, The Municipal Building
800 Macleod Trail SE
P.O. Box 2100, Station Main (#8075)
Calgary, AB T2P 2M5

Dear Mr. Friedman:

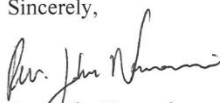
***LOC2016-0112: CONFIRMATION OF FUTURE ENGAGEMENT WITH ADJACENT
LANDOWNERS/DEVELOPERS***

This letter has been written to provide the appropriate City of Calgary Planning and Administration staff with confirmation that representatives of the St. Michael's Catholic Community will continue to engage with all landowners and/or developers adjacent to and in the vicinity of the St. Michael's Church properties located at 800, 782 & 842 85th Street SW. Such a confirmation is being provided in connection with LOC2016-0112.

The St. Michael's Catholic Community believes in maintaining positive working relationships with its neighbours and the overall West Springs community. With this in mind, the St. Michael's Catholic Community has every intention of engaging with its neighbours during future Area Structure Plan (ASP) and development permit sessions, as well as general design charrettes and workshops. Further to this, the St. Michael's Catholic Community would like to confirm its plans and intentions to both enhance and add to the existing connections that the Church site has with its adjacent neighbours and the community as a whole. These plans and intentions for enhancement also apply to the interface that the Church properties share with 85th Street SW.

Please do not hesitate to contact the undersigned if you have any questions or comments regarding this letter.

Sincerely,


Rev. John Nemanic
Pastor

Phone: (403) 249-0423 (ext. 108)

email: frjohn@saintmichael.ca

J. Friedman

LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017

MAP 22W

Jarred:

Thanks for your email, and providing a copy of the letter from Father Nemanic at St. Michael's.

If the file moves forward to CPC at the December 15 meeting, we will oppose it, due to the timing. We were informed by Councillor Pootmans this week, and then by David White from CivicWorks that a motion to commence a developer led LUA for this area will be voted on Monday, December 5.

This position is consistent with the conversation we had at the City with you and representative from IBI and St. Michael's on October 20. The small changes in wording that you provided at that time (as follows):

*"At the meeting the applicant and community association agreed to continue their dialogue in order to ensure that a future development:
contributes positively to 85 Street in terms of connectivity and design;
improves pedestrian connectivity within the site and to surrounding properties;
and has surface parking to the rear of the subject property."*

did not address our full concerns in any meaningful way.

All of your above notes were part of that discussion, but they do not address additional concerns we expressed about blending into the adjacent lands in the long term; creating a vibrant and pedestrian friendly entrance on the 85 Street corner (SE) of the St. Michael's property.

While we understand the wishes of IBI and their client to move forward with their rezoning, we feel that for the community as a whole, it would be better if all of this is done in context with a larger plan for surrounding and adjacent lands (which are now known as West District). The siting of buildings on the St. Michael's property and other adjacent parcels will be a significant portion of this area, and the context of any development there should be done in concert with these plans as much as possible. Hopefully it will bring been higher value to these lands and for the St. Michael's community.

Feel free to call me with any questions.

--

Lars Lehmann
Chair, WSCR CA Planning and Development
403.770.8585

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017**

MAP 22W



Suite 2236, 10 Aspen Stone Blvd SW
Calgary, Alberta, Canada T3H 0K3

P 403.240.3246
F 403.240.4570

22 March 2017

St. Michael's Catholic Community
800 85 Street SW,
Calgary, Alberta T3H 4C7

Re: Neighboring major landowner (Truman Development Corporation) review of LOC2016-0112
Address: 800-85 Street SW, 3.97 ac. +/-
Applicant: IBI Group
Landowner: Roman Catholic Bishop of the Diocese of Calgary (St. Michael's Catholic Church)

On the behalf of Truman Development Corporation (Truman), thank you for the opportunity to meet on 7 March to review the detailed design concepts intended to supplemental your Land Use Redesignation application.

Please accept this letter submission as our best thinking on our key areas of concern and where we hope to gain greater certainty through the Land Use Redesignation process, as a design concept has no weight in future Development Permit outcomes.

We believe a Direct Control District may be a good tool to consider in addressing the below areas of concerns, and it may need to be considered across the whole site based on the fundamental base District intent of the new M-H1 and S-CI areas. This is presented as we understand there is no Outline Plan or Subdivision intention and this will remain, in perpetuity, a single parcel and multi-building controlled facility by a common entity.

Generally:

1. We encourage urban design rules that support multi-modal connectivity along the shared future 83 Street SW edge and which fosters an active high-quality relationship to the street right-of-way, uses and building forms along the 83 Street SW within West District Master Plan area and related applications.

As it relates to the proposed M-H1 area:

1. The stated seniors-oriented continuum of care housing intent should be the highest-order stated purpose of a District and specific permitted uses allowed to align with that purpose.
2. Maximum building height should reflect design concept intent of buildings being no greater than 6 storeys .
3. Maximum, limiting, setbacks (consider 4 meters) should be included along the 85 Street SW edge, as well as the future 83 Street edge with the expressed purpose of creating street-oriented active edges.
4. A minimum setback (consider 10 meters) along the shared north edge with Truman's Gateway development should be included to foster a healthy landscaped area and buffer zone between grade-oriented (multi-residential and other uses). Further, no vehicular circulation, parking, parkade access, loading, waste & recycling should be permitted in this setback area.
5. All vehicular circulation, parking (at-grade and structured), parkade access, loading, waste & recycling should be located along the southerly extents of the M-H1 area.

As it relates to the proposed new S-CI area:

1. We strongly encourage, by way of District rules, an increase in the size and depth of the non-parking areas along 85 Street SW edge and ASP-identified Mixed-Use Corridor to create opportunity for more substantive active uses. A columbarium and reflection landscape areas may not serve as an ASP-aligned active use

TRUMANHOMES.COM

J. Friedman

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017**

MAP 22W



along this mixed-use corridor.

2. New surface parking areas are encouraged, by way of District rules, to achieve enhanced landscaping, specifically more trees and tree canopy.

Sincerely,

TRUMAN DEVELOPMENT CORPORATION

George Trutina, President

cc: *Councillor Richard Pootmans, Ward 6
Scott Lockwood, Manager, Centre-West Community Planning, City of Calgary
Jarred Friedman, Planner II, Centre-West Community Planning, City of Calgary
Lars Lehman, Chair of Planning & Development, West Springs Cougar Ridge Community Association
Ben Lee, Planner, IBI Group*

**LAND USE AMENDMENT
WEST SPRINGS (WARD 6)
85 STREET SW AND 8 AVENUE SW
BYLAW 191D2017**

MAP 22W



IBI GROUP
500 – Meredith Block, 611 Meredith Road NE
Calgary AB T2E 2W5 Canada
tel 403 270 5600 fax 403 270 5610
ibigroup.com

April 5, 2017

George Trutina, President
Truman Development Corporation
Sutie 2236 - 10 Aspen Stone Blvd SW
Calgary, AB T3H 0K3

c/o David White
Principal
Civic Works
460, 5119 Elbow Drive SW
Calgary, AB, T2V 1H2

Dear Mr. Trutina:

**ST. MICHAEL CATHOLIC COMMUNITY LAND USE REDESIGNATION
(LOC2016-0112): RECEIPT & ACKNOWLEDGEMENT OF THE MARCH 22ND
LETTER RECEIVED BY TRUMAN DEVELOPMENTS**

The SMCC would like to thank Truman Development Corporation for their March 22nd letter, that was written as a follow up to our March 7th meeting held between the St. Michael Catholic Community (SMCC), IBI Group (representing the SMCC), Truman Development Corp., and Civic Works (representing Truman Development Corp.).

The SMCC has reviewed the letter thoroughly within our overall consideration of the proposed land use re-designation application - LOC2016-0112. The SMCC acknowledges the suggestions made in the letter and appreciates Truman Development Corporation's time and input.

At this time, the SMCC believes that the structure of the proposed land use as presented will be able to address the intent of the suggestions identified in your letter, and we are confident that the specific details will be finalized at the Development Permit stage to everyone's satisfaction through future consultation with Truman, the City and our neighbours.

The SMCC has deferred taking LOC2016-0112 to the Calgary Planning Commission (CPC) on several occasions during the last seven months to undertake additional design work and stakeholder consultation, as was requested. We believe these efforts have better clarified SMCC's intent, as well as identified the stakeholders' concerns and further confirmed that the proposal contains the necessary mechanisms to address these concerns; and that the proposal will fit well within the broader community context and the character of future anticipated development.

At this time, the SMCC would like to respectfully progress LOC2016-0112 to the April 20th session of CPC. Moving LOC2016-0112 forward is supported by City administration.

Again, the SMCC thanks Truman Development Corp. for their time and input with this matter. Furthermore, the SMCC looks forward to future consultation/engagement events with Truman Development Corp., the City and WSCR CA, as they relate to the West District initiative and our future DP application.

**LAND USE AMENDMENT
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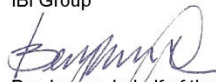
MAP 22W

IBI GROUP

2

Sincerely,

IBI Group



Ben Lee on behalf of the SMCC
Senior Associate

cc. George Trutina, Truman Developments
Peter Trutina, Truman Developments
Bill Tapuska, SMCC
Rodger Woods, SMCC
Father John Nemanic, SMCC
Art Beaubien, SMCC
Elvin Karpovich, IBI Group
Garrett Newman, IBI Group
Lars Lehman, WSCR CA
Jarred Friedman, City of Calgary
Councillor Pootmans, City of Calgary

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J. Friedman