



## Memorandum

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To: **Ben Ang** Date: **January 28, 2020**  
Cc: Project No.: **27175**  
Reference: **LOC2018-0231**  
From: **Sue Paton**  
Subject: **Engagement Summary (Applicant Hosted Events)**

This memo provides a record of engagement initiatives and input received during the Springbank Hill (St. Moritz) Land Use Amendment application process.

Key engagement opportunities provided for public input included:

**December 20, 2018** – Meeting with Ward Councilor 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.

**January 23, 2020** – Information Meeting with adjacent residents to provide updated proposed Direct Control district and listen to feedback from the community.

Invitations, presentation materials and feedback from attendees are attached.

## **January 2019 Public Engagement**

1. Invite to residents for January 23, 2020 Information Meeting #1 (with mailing list)
2. Poster boards presented at Information Meeting
3. Attendee sign-in sheet
4. Attendee feedback form
5. E-mail feedback from attendees (3)

# INVITATION

**What:** Information Meeting

**Where:** Heartland Agency, 1919 Sirocco Drive SW

**When:** 7pm, Thursday January 31, 2019

Wells and Associates, landowners of 131 St. Moritz Drive SW, are currently evaluating development options for their lands in the Springbank Hill area as shown on the plan below. As neighbouring property owners you are invited to join us for an information and brainstorming meeting to be held on **January 31, 2019 at Heartland Agency, 1919 Sirocco Drive SW.**

The parcel is immediately south of the future St. Martins Church site and the lands are currently zoned S-C1 and DC. Heartland Agency has been approved on the DC portion of this site for a child care facility.

The remainder of the site is zoned S-C1, but we feel this may not be the most appropriate type of development for the community. Prior to approaching Council for a land use amendment, we would appreciate input from you in determining mutually acceptable uses for the site and identifying regulations such that the neighbouring parcels are not negatively impacted by the development.

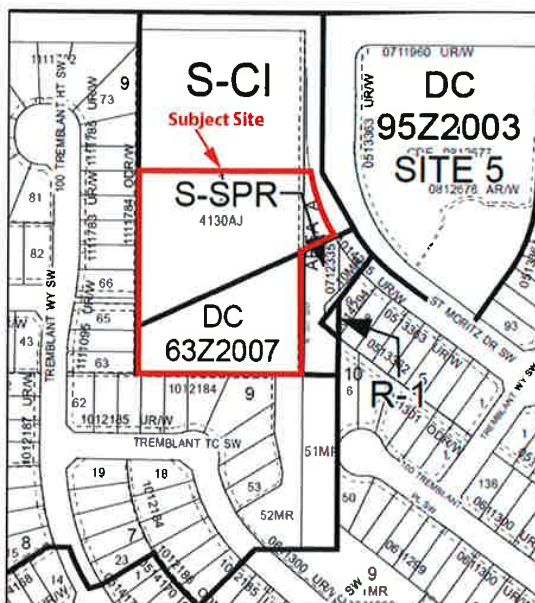
Please join us so we can share our vision for the lands and hear your thoughts in making this a valuable addition to the community.

Wells values their relationship with the community and welcomes the opportunity to discuss future plans with their neighbours.

**RSVP:**

We would appreciate an rsvp to Ms. Ilona Boyce at [IBoyce@heartlandagency.org](mailto:IBoyce@heartlandagency.org) if you are planning to attend.

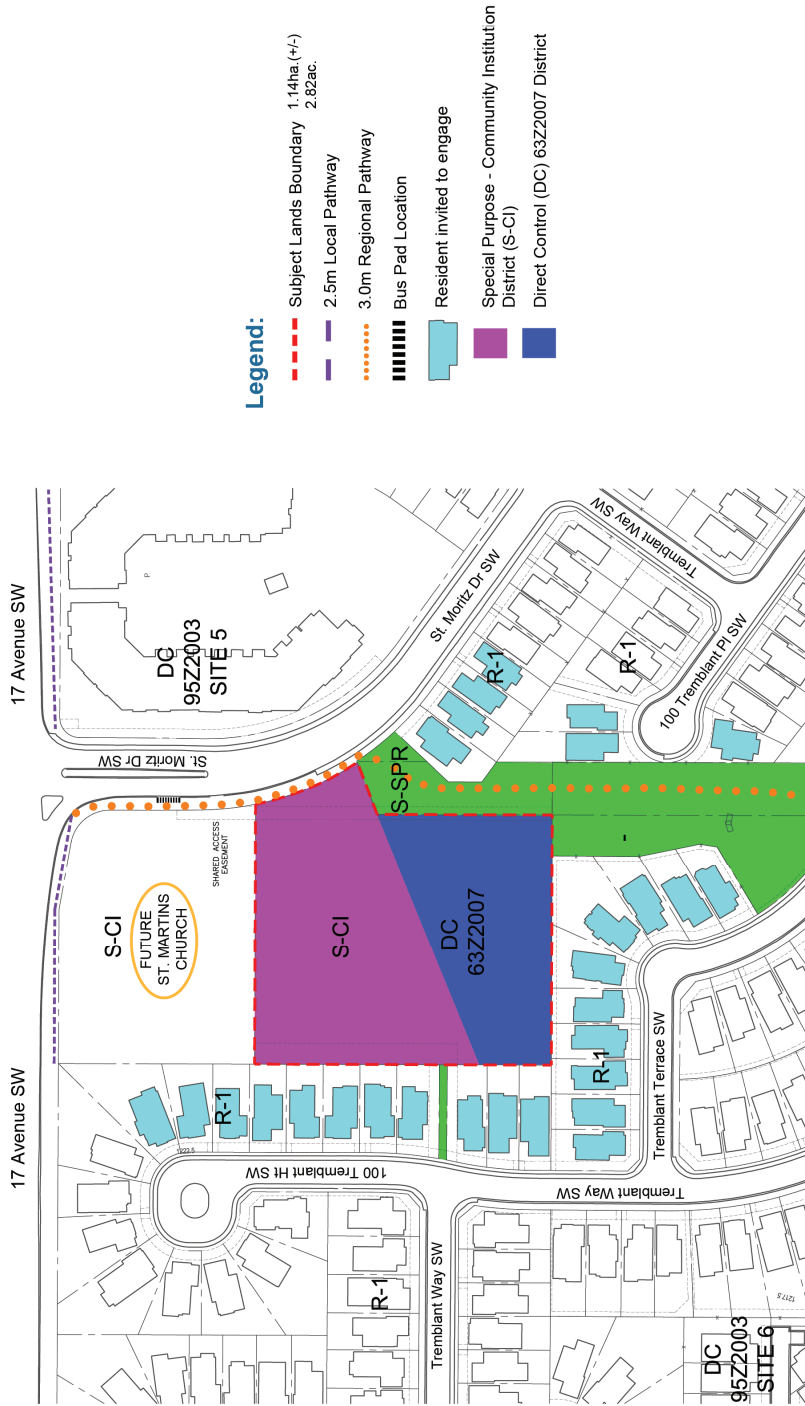
If January 31 is not a convenient time for you, please let us know and we can send you further updates as the project progresses.



- 1 - 133 Tremblant Heights SW
- 2 - 129 Tremblant Heights SW
- 3 - 125 Tremblant Heights SW
- 4 - 121 Tremblant Heights SW
- 5 - 117 Tremblant Heights SW
- 6 - 113 Tremblant Heights SW
- 7 - 109 Tremblant Heights SW
- 8 - 105 Tremblant Heights SW
- 9 - 285 Tremblant Way SW
- 10 - 283 Tremblant Way SW
- 11 - 281 Tremblant Way SW
- 12 - 5 Tremblant Terrace SW
- 13 - 9 Tremblant Terrace SW
- 14 - 13 Tremblant Terrace SW
- 15 - 17 Tremblant Terrace SW
- 16 - 21 Tremblant Terrace SW
- 17 - 25 Tremblant Terrace SW
- 18 - 29 Tremblant Terrace SW
- 19 - 33 Tremblant Terrace SW
- 20 - 37 Tremblant Terrace SW
- 21 - 41 Tremblant Terrace SW
- 22 - 137 Tremblant Place SW
- 23 - 121 Tremblant Place SW
- 24 - 117 Tremblant Place SW
- 25 - 159 St. Moritz Drive SW
- 26 - 163 St. Moritz Drive SW
- 27 - 167 St. Moritz Drive SW
- 28 - 171 St. Moritz Drive SW

Applicant Engagement Summary

# Springbank Hill Lands



# Springbank Hill Lands

## Direct Control 63Z2007 (DC 63Z2007) District

The **Direct Control 63Z2007 District** was created to facilitate a:

- (a) Child Care Facility
- (i) a maximum building area of 929 square metres; and
- (ii) a maximum building area of 93 square metres for accessory buildings.

### Land Use

The Permitted and Discretionary Uses of the R-1 Residential District of Bylaw 2P80 shall be the Permitted and Discretionary Uses Respectively, with the addition of a child care facility as a Discretionary Use.

### Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the R-1 Residential Single-Detached District shall apply to Permitted Uses and the Discretionary Use Rules of the R-1 Residential Single-Detached District shall apply to Discretionary Uses, unless otherwise noted.

## Special Purpose – Community Institution (S-CI) District

The **Special Purpose – Community Institution District** is intended to:

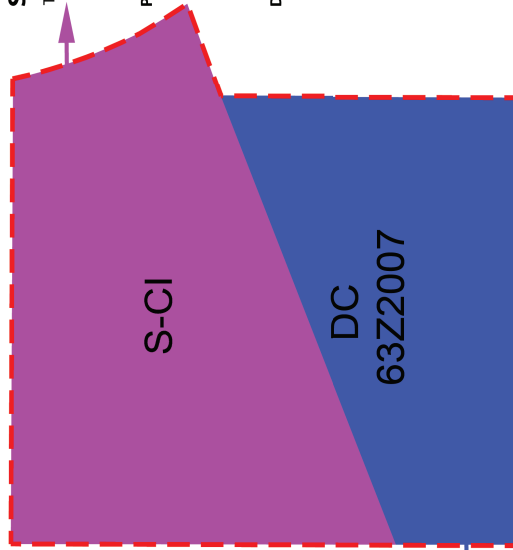
- (a) provide for large scale culture, worship, education, health and treatment facilities;
- (b) provide for a wide variety of building forms located throughout the city; and
- (c) be sensitive to the context when located within residential areas.

### Permitted Uses

- (a) Home Occupation – Class 1
- (b) Natural Area
- (c) Park
- (d) Power Generation Facility – Small
- (e) Protective and Emergency Service
- (f) Sign – Class A
- (g) Sign – Class B
- (h) Utilities

### Discretionary Uses

- (a) Addiction Treatment
- (b) Cemetery
- (c) Child Care Service
- (d) Columbarium
- (e) Conference and Event Facility
- (f) Crematorium
- (g) Custodial Care
- (h) Food Kiosk
- (i) Home Occupation – Class 2
- (j) Hospital
- (k) Instructional Facility
- (l) Library
- (m) Museum
- (n) Performing Arts Centre
- (o) Place of Worship – Large; Medium; and Small
- (p) Post-secondary Learning Institution
- (q) Power Generation Facility – Medium
- (r) Residential Care
- (s) School – Private
- (t) School Authority - School
- (u) Service Organization
- (v) Sign – Class C; Class D; and Class E
- (w) Social Organization
- (x) Spectator Sports Facility
- (y) Utility Building
- (z) Wind Energy Conversion System – Type 1; and 2



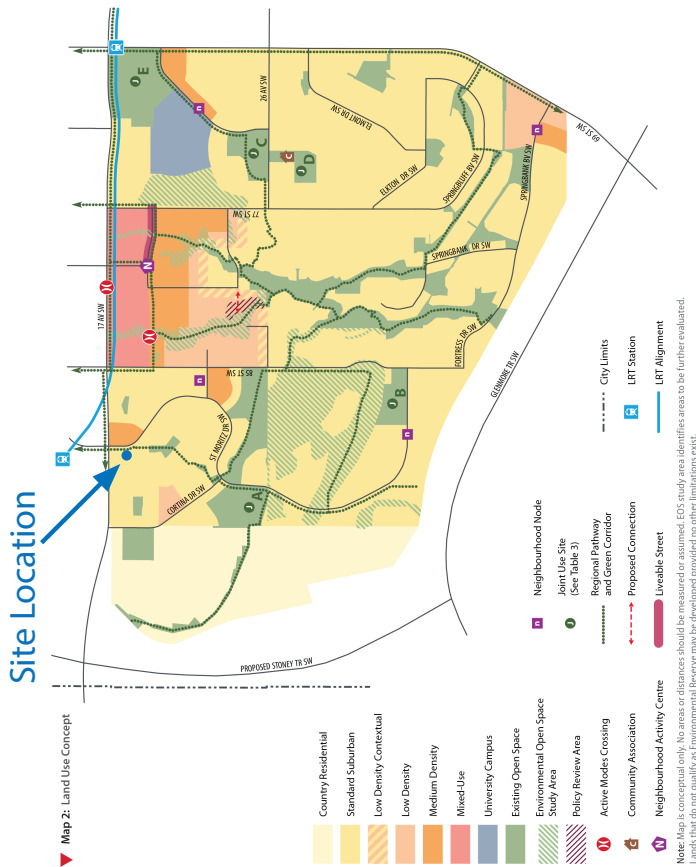
# Springbank Hill Lands

## 3.1.3 Standard Suburban (7-17uph)

Standard Suburban areas represent a development pattern that existed prior to the adoption of the MDP. This includes a limited range of residential housing units, as well as institutional and recreational uses.

### Policies

1. Densities shall range between 7 to 17 units per gross developable hectare.
2. Developments should accommodate single detached and semi-detached housing.
3. Institutional or recreational uses should be located on development sites larger than 2 hectares (5 acres) and in close proximity to corridors and nodes.
4. Where institutional or recreational uses are proposed, the impacts of the use on the surrounding areas should be assessed when evaluating the application (e.g. traffic, parking, privacy, noise).



# Springbank Hill Lands





RECEIVED THURSDAY  
31 JANUARY 2019

# Springbank Hill Lands



Y	N	ACCEPTABLE USES
	<input checked="" type="checkbox"/>	Anti-aging services including Hyperbaric Oxygen
	<input checked="" type="checkbox"/>	Artist's Studio
	<input checked="" type="checkbox"/>	Assisted Living (with limited on-site health Care providers)
	<input checked="" type="checkbox"/>	Catering Service
<input checked="" type="checkbox"/>		Child Care service
	<input checked="" type="checkbox"/>	Drinking Establishment
	<input checked="" type="checkbox"/>	Financial Institution
	<input checked="" type="checkbox"/>	Fitness and Nutrition
	<input checked="" type="checkbox"/>	Fitness Centre
	<input checked="" type="checkbox"/>	Food Kiosk
	<input checked="" type="checkbox"/>	Geriatric Consultative Services
	<input checked="" type="checkbox"/>	Hair Salon
	<input checked="" type="checkbox"/>	Health Services Laboratory
	<input checked="" type="checkbox"/>	Instructional Facility
	<input checked="" type="checkbox"/>	Juice and Coffee Bar
	<input checked="" type="checkbox"/>	Medical Offices

	<input checked="" type="checkbox"/>	Nail Salon
	<input checked="" type="checkbox"/>	Naturopathic Medical Clinic
	<input checked="" type="checkbox"/>	Outdoor Cafe
	<input checked="" type="checkbox"/>	Pediatric Services
	<input checked="" type="checkbox"/>	Pet Care Service
	<input checked="" type="checkbox"/>	Professional Offices
	<input checked="" type="checkbox"/>	Psychology Services
	<input checked="" type="checkbox"/>	Restaurant – Food Service only
	<input checked="" type="checkbox"/>	Restaurant - Neighbourhood
	<input checked="" type="checkbox"/>	Restaurant Licensed - Small
	<input checked="" type="checkbox"/>	Row House Building
	<input checked="" type="checkbox"/>	Take-out Food Service
	<input checked="" type="checkbox"/>	Townhouses
	<input checked="" type="checkbox"/>	Veterinary Clinic
	<input checked="" type="checkbox"/>	Yoga Studio
<b>Y</b>	<b>N</b>	<b>OTHER USES:</b>

## **March 2019 Public Engagement**

1. Invite to Residents for March 4, 2019 Information Meeting #2
2. Applicant Summary of Information Meeting #2

**INVITATION #2****What: Information Meeting #2****Where: Heartland Agency – 1919 Sirocco Drive SW****Date : 7 pm, Monday March 4-2019****RE: Development of property at 131 St Moritz Drive, SW Calgary**

You are receiving this letter because you either:

- . attended a community meeting on January 31st at the Heartland Agency or
- . were unable to attend but requested information.
- . your home borders the developed area

The purpose of the January 31 - 2019 meeting was to:

1. Clarify the land use currently on the above property.
2. Outline the property development interests of the landowner and the accompanying land use changes that would be needed to accomplish it.
3. Solicit input from the community regarding the landowner's development interests and the community interest.

As the landowner, I was unable to attend the meeting but have had several requests to clarify the information.

I have attached the information that was presented as well as a third attachment that shows alternative classifications of sections for the parcel, that are designed to respond to some of the concerns of the original proposal.

In summary, the following relates to this parcel of land:

1. It is identified as a SC-1 ( Special Purposed District) use with a section reserved as Direct Control (DC). This DC was placed on this parcel previously and is specific to a child care facility - the scope of which is outlined in the attachment. Heartland Agency will be proceeding with this child care project and will provide a self standing building as well as a playground for this service.
2. The remainder of this parcel is identified as SC-1 and has a list of permitted and discretionary uses that you will find in the attachment.
3. The Landowner is interested in developing the land as follows:
  1. Child Care facility as stated ( #1 on revised attached map)
  2. A Health and Wellness complex - 2 stories in height, situated facing east ( St Moritz Drive). The services would encompass a Naturopathic medical clinic with HyperBaric Oxygen chamber capability that would service all rages of population - young children, victims of stroke to assist in recovery and those looking at anti-aging services. There would also be Fitness and Nutrition Services as well as other services that would be synergistic to this concept.(#2 on revised map)
  3. The remainder of the land would be classified residential. This section is located west and south and borders the current residential area. ( #3 on the attached map)

In order to achieve this concept, a land use change must occur from the SC-1 . The City has indicated that the 3 separate uses on the parcel ( DC – daycare; CN-1 for the Health and Wellness Centre and RG for the residential is a model that has been used on similar parcels with success. In addition, specific provisions could be incorporated on the residential lands for setbacks, trees etc.

As a Landowner, I will need to make a decision shortly on the direction that I am will take.

With support at all levels, I would proceed with the land use and concept I have outlined ( 1, 2,3)

At the March 4<sup>th</sup> meeting, we can take the opportunity to define the “uses” in the Health and Wellness complex, that are comfortable to the community.

I look forward to seeing you on March 4<sup>th</sup>. As well, please feel free to email me at [iboyce@heartlandagency.org](mailto:iboyce@heartlandagency.org)

Ilona Boyce

### **January 2020 Public Engagement**

1. Invite to Residents for January 23, 2020 Information Meeting #3
2. Poster board presented at Information Meeting
3. Attendee sign-in sheet
4. Summary of comments from Information Meeting
5. E-mails to Applicant post Information Meeting

## INVITATION

WHAT: Information Meeting

WHERE: The Heartland Agency, 1919 Sirocco Drive SW ( site of the former restaurant in Signal Hill Plaza)

WHEN: 7 PM, Thursday January 23, 2020

Wells and Associates, landowners of 131 St Moritz Drive SW, is hosting an Information Session to update the Community on the status of its Land Use application.

The parcel is immediately south of St Martin's Church site and the lands are currently zoned S-C1 and DC. A portion of the site has already been approved for a Child Care Centre.

The remainder of the land is currently in the process of a Land Use application with the intent to create a Neighborhood Node. This node is intended to function as a small hub of residential, commercial and social activity.

The current plan is for a mix of residential, commercial and child care with Direct Control.

Please join us on January 23, 2020

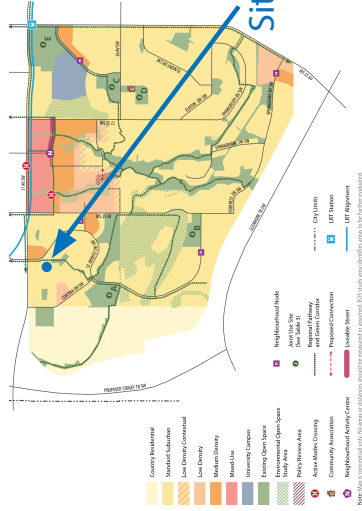
RSVP:

We would appreciate an rsvp to Ilona Boyce at [iboyce@heartlandagency.org](mailto:iboyce@heartlandagency.org) if you are planning to attend.

Thank you for your interest.

# Springbank Hill Lands

## Area Structure Plan Policy



## Site Location

### 3.1.3 Standard Suburban (7-17uph)

Standard Suburban areas represent a development pattern that existed prior to the adoption of the MDP. This includes a limited range of residential housing units, as well as institutional and recreational uses.

#### Policies

1. Densities shall range between 7 to 17 units per gross developable hectare.
2. Developments should accommodate single detached and semi-detached housing.
3. Institutional or recreational uses should be located on development sites larger than 2 hectares (5 acres) and in close proximity to corridors and nodes.
4. Where institutional or recreational uses are proposed, the impacts of the use on the surrounding areas should be assessed when evaluating the application (e.g. traffic, parking, privacy, noise).

## Direct Control District



### DC District

The Direct Control District is intended to:

- (a) accommodate a comprehensively designed mixed use development, with low density residential development in the form of semi-detached dwellings and townhouses, as well as limited neighbourhood commercial and a child care facility in the developing area;
- (b) buildings that are in keeping with the scale of nearby residential areas; and
- (c) provide enhanced landscaping in setback areas and promote preservation of existing tree stand that screen and is contextually sensitive to existing adjacent single detached dwellings.

#### Permitted Uses

The permitted uses of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the permitted uses in this Direct Control District.

#### Discretionary Uses

The discretionary uses of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the discretionary uses in this Direct Control District:

- (a) with the addition of:
  - (i) Semi-detached Dwelling;
  - (ii) Townhouse; and
- (b) with the exclusion of:
  - (i) Addition Treatment;
  - (ii) Brewery, Winery and Distillery;
  - (iii) Cannabis Counselling;
  - (iv) Cannabis Store;
  - (v) Drinking Establishment – Small; and
  - (vi) Liquor Store.





**SUMMARY OF COMMENTS FROM INFORMATION MEETING – 23 January 2020****Concerns regarding Invitation:**

- As the invitation had not indicated that the City File Managers would be present at the meeting, it was felt that this was deceptive and manipulative as many of the other residents would have participated had they known the City would be represented.
- The City Managers indicated that their attendance was not verified at the outset.
- The Applicant indicated that when she was aware of the City's participation, she spoke with the Community Association and they advised they would circulate and post on Facebook.
- It was not deemed to be sufficient that the Community Association had been informed through ongoing discussions with the applicant.
- While personal invitations were delivered directly to the residents adjacent to the proposed development and a sign was posted on site to advertise the event, it was thought that everyone in the community should have received an invitation directly.
- Several of the participants were concerned that the City and/or the Applicant were attempting to "sneak something past them".

**Concerns regarding the Engagement Process:**

- The City File Managers provided information regarding the City's engagement policies, regulatory circulation requirements and the land use amendment process. They also outlined the opportunities available to the residents to provide input, including the circulation and the Public Hearing process.
- There were concerns that the previous subdivision application had not been circulated. The City advised that policy on subdivision did not require circulation.
- Residents felt the engagement process was not adequate, that it was not sufficient to provide information through the Community Association, and that having an opportunity to provide comments through the City's Notice Posting and Public Hearing were simply not good enough.
- Several of the participants felt the City and/or the Applicant were attempting to "sneak something past them" and there had been a lack of transparency.
- The Applicant advised that this meeting was the fourth meeting held in an attempt to have dialogue.
- There were concerns that when comments were sent to the City and the Ward Councillor, there had been no response.
- There were discrepancies in interpretation of "what was heard" at previous engagement meetings including some residents' perception that the Applicant had promised to sell the site if the residents did not support the application and suggestions that the Applicant had connections with the approval authorities which would ensure approvals.
- The Applicant indicated that she knew no one at City Hall and clarified that her comments on selling the land had been made in reference to the Special Services use.

**General concerns regarding development of the site:**

- Property values would decrease by 50%.
- Development will produce lighting pollution, and increased flooding.
- There was a difference of opinion on the viability of creating a condo development, consisting of only single family homes.
- Concerns were raised regarding safety, particularly with respect to children playing near the existing walkway that connects the west boundary of the site to the adjacent residential district.
- A resident provided a photo of a strip mall and multi-family development adjacent to Applicant's current daycare facility in Mayland Heights as an example of what they do not want to see in this area. It was noted by the Applicant that vacant land for the Mayland facility was purchased and the development around that land was in place many years prior to the Applicant's purchase and this was not an example of a comprehensively designed multi-use development and not what was proposed for the Springbank Hill site.

**Concerns regarding proposed Land Use:**

- The Applicant shared that the intent of the "retail" development was to focus on health and wellness and provide a restorative centre which would provide amenities to the neighbourhood.
- It was noted that the residents would prefer a specific and limited list of uses rather than basing the uses on the CN-1 Neighbourhood 1 District and excluding certain uses.
- One resident reflected that past discussions had included a conversation regarding a soccer field and that would bring value to the neighbourhood.
- Residents did not want to see any trees removed.
- Height was raised as an issue. The 12m proposed height was derived from the bylaw height for the adjacent R-1 Residential One Dwelling District where the height restriction is either 11m or 12m depending on the size of the parcel and the current maximum height for the existing CS-1 Community Institution District which is 12m as long as the building is 6m from the property line.
- When asked which uses would be acceptable the answer was "none of the above" and "no retail".
- It was suggested that basing the DC on the CN-1 Neighbourhood 1 District was allowing the Applicant to "make a fast buck".
- Residents purchased their homes knowing that the adjacent parcel was zoned DC District for a daycare and CS-1 Community Institution District for a Church. It was felt that this should not be able to be changed.
- It was noted by the Applicant that the current land use is non-residential, even though a previous land use had been R-1 Residential One Dwelling District.
- The residents noted that they were not concerned with the uses within the existing S-C1 Community Institution District as they were Discretionary Uses. It was noted by the Applicant that uses listed in the proposed DC District were also predominately Discretionary.
- There were concerns that re-designation of this parcel would set a precedent for future retail development, in the event that the Church is sold.

**Concerns regarding Market Feasibility Study:**

- It was felt that Urbanics had not considered some of the more recent development applications for non-residential uses in the area.
- Notwithstanding Urbanics' report, some of the residents felt that the site is not viable for the proposed uses and businesses will fail.

**NEXT STEPS:**

- The Applicant will provide a copy of the proposed DC guidelines to each of the residents who provided contact information.
- A summary of the items discussed at the meeting will be provided by the applicant.
- Comment forms were available at the meeting. Additional comments were requested from the residents by Tuesday January 28, 2020.
- No acceptable uses were identified at the meeting other than Parks and Medical Clinics. Residents will provide further feedback to the Applicant and copy to the City File Manager.