

LOC2018-0231

SBHCA and Effected Residents Presentation

CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER JUL 20 2020 ITEM: #8.1.7 CP2020-0521 Public CITY CLERK'S DEPARTMENT
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Concerns

- Lack of meaningful engagement and lack of adherence to planning principles
- Commercial Viability
- Residential Density / Integration / Green space / Social Gathering
- Traffic Concerns
- St. Martin's Anglican Church Lands

Lack of meaningful engagement

Meaningful Engagement = Expectation of material changes

- Multiple discussions but no changes to original design from the applicant and no acknowledgement that the applicant understood the communities concern
- “Wellness Centre” but no restrictions to ensure commercial development conforms.
- The applicant has previously attempted a similar development, with similar community engagement in Aspen.

LOC2007-0043 - DP2016-3813 overturned at SDAB

Lack of meaningful engagement

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

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

Alternatively, and without support. I will need to proceed as follows:

1. Immediately initiate the development of the daycare area and commence building as soon as the paperwork is complete.
2. Prepare the remainder of the land for sale under the current land use of SC-1. This means, real estate agents will seek out groups both wanting and needing that land use to house their service. It is worthy to note that this land use SC-1 is not that common and groups have great difficulty in acquiring this use. In all likelihood, there is a strong possibility, it could be bought by an individual or group looking to place those services on it that are outlined in the attachment. This is not intended to create fear - it is simply as statement of fact. Having been involved in this land quest myself for over a decade, I appreciate the difficulty and need by service organizations to acquire these type of sites.



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

Planning Principals

- Transition and Building Heights
 - Neighborhood Node in ASP - Should provide transition to adjacent residential that is complimentary in terms of form and scale
 - CN-1 - Neighbourhood commercial for commercial units 1 to 2 storey buildings.
 - Max building height – 10m
 - **DC Provides 12m – no transitions ???**
- No restriction on total sq ft of commercial FAR 1.0
- Restricting the size of units does not restrict uses
- Residential density – 45uph not in ASP
- No restriction on timing of different phases

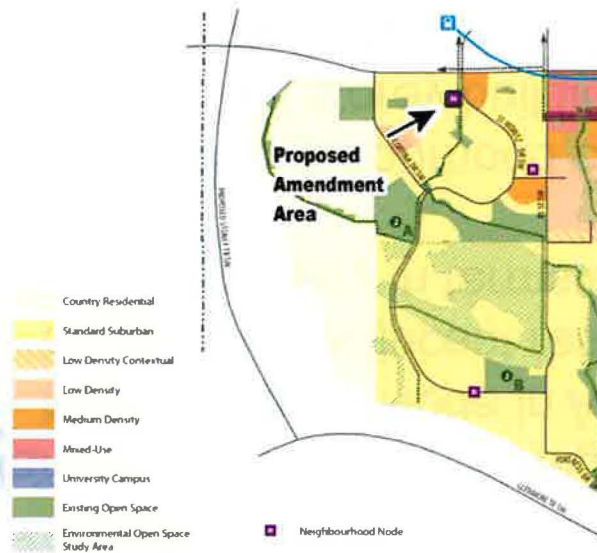
Concept Plan



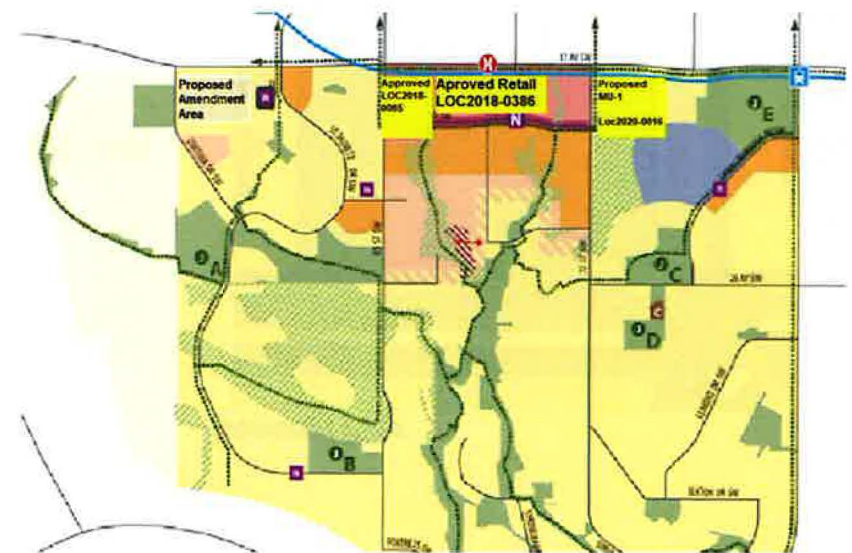
Commercial Viability

- Market study provided by applicant mentions the existing retail locations
- Does not mention approved additional 350,000 sq ft of retail
- Market study accepted by planning, but no resources to critique – accepted at face value

Applicant Submission



Actual



Commercial Viability

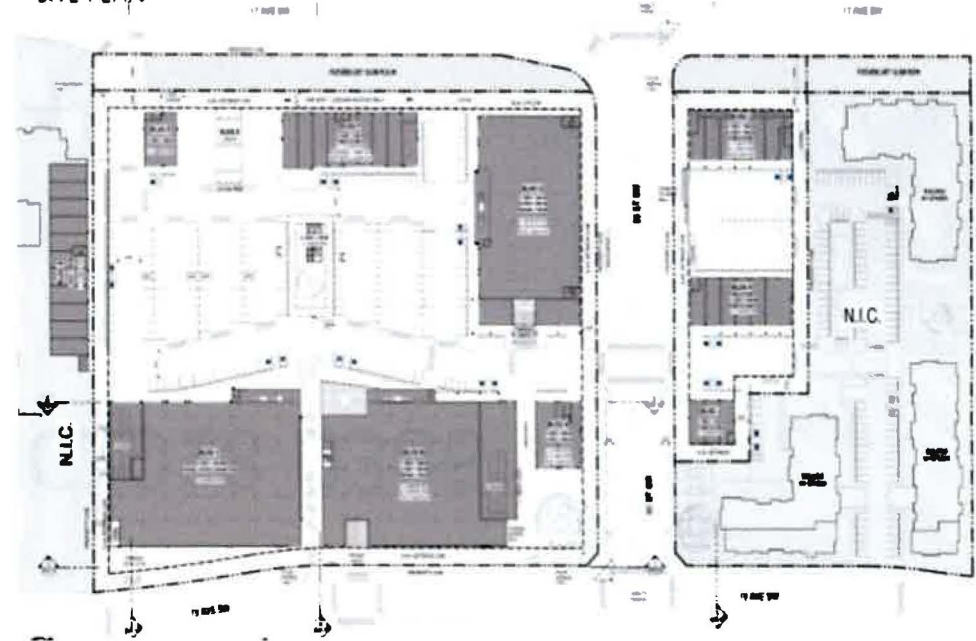
Springbank Hill Market - LOC2018-0386

240,000 sq ft of retail 600-800m from proposed development



SpringBank Hill Market

SITE PLAN



Commercial Viability

Springbank Hill Market - LOC2018-0386



Commercial Viability

Aspen Springs - LOC2018-0085

50,000 sq ft of retail in mixed use format 400 – 500m from application



Aspen Springs

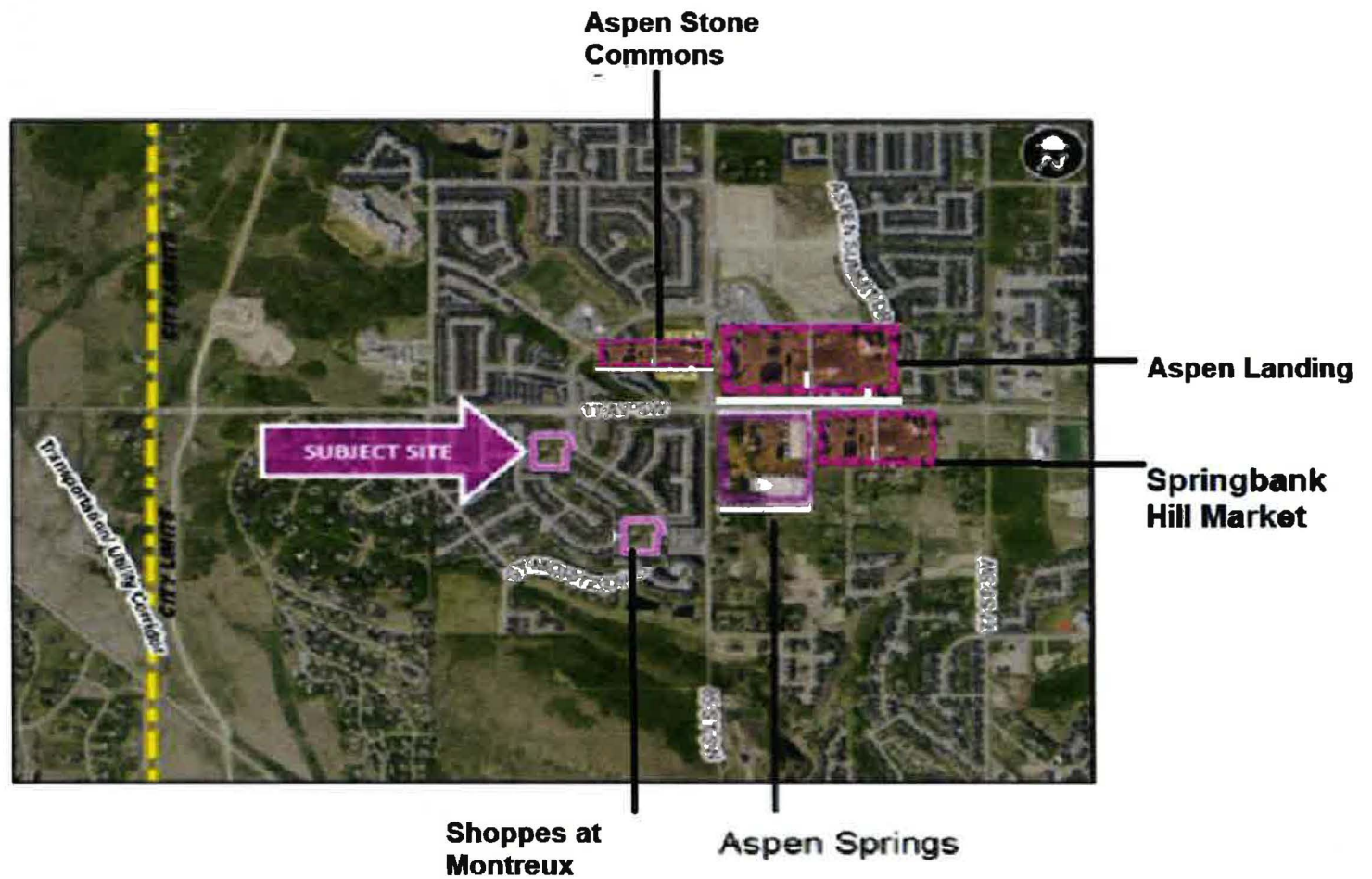


Commercial Viability

Aspen Springs - LOC2018-0085



Commercial Viability



Residential Density / Integration / Green space / Social Gathering

- Residential Density - 45 uph not in Springbank Hill ASP
- No max sq ft of retail commercial dev – FAR 1.0
- Pathway proposed on western edge of the development
No multimodal access into the development
- Applicant states the area could be used for community gathering - the only location would seem to be the parking lot.
- No MR allocation
- No integration in terms of density or buildform with existing R-1 west and south.



Traffic Concerns

- No TIA was completed for this application
- Community is concerned about the increased traffic which houses many families with young children.
- Poor line of site on roadways around this development causes additional safety concerns
- Neighborhood node designation in ASP, specifically calls for multimodal access,
 - the concept design shows a walled off development
 - townhomes to the east
 - commercial to the west
 - large parking lot in the middle,
 - providing no connectivity to the existing neighborhood, other than vehicular transportation

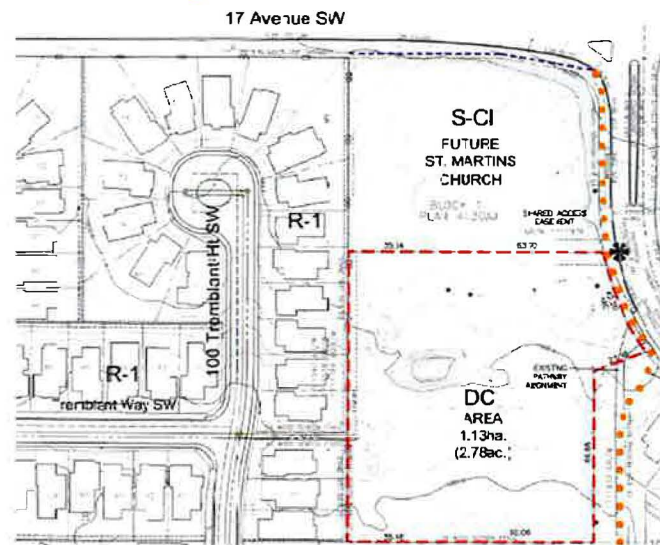
St. Martin's Anglican Church Lands

- Complicated design for this parcel of land – given shared access with St. Martin's Anglican Church Land

Existing Land Use:



Land Use Redesignation Plan



- At CPC the community provided information that the Church lands were for sale.
- Several commissioners noted the potential complications
- The applicant stated she had worked with the church to ensure a cohesive design.

St. Martin's Anglican Church Lands



- The Applicant has recently purchased the St. Martin's Lands and chose not to disclose this at CPC

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