

Land Use Amendment in Residual Sub-Area 03W (Ward 3) at 16795 Centre Street NW, LOC2020-0157

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Refuse the proposed bylaw for the redesignation of 2.2 hectares ± (5.47 acres ±) located at 16795 Centre Street NW (Portion of N1/2 Subdivision 8 of SE1/4 Section 9-26-1-5,) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control District to accommodate additional uses including Place of Worship and Child Care Service, with guidelines (Attachment 2), and abandon the proposed Bylaw.

HIGHLIGHTS

- The application seeks to redesignate the subject site to a DC District to accommodate the existing uses of the S-FUD District with the addition of Place of Worship and Child Care Service. The current land use remains in place from when it was annexed into The City in 2007. The proposal is considered a permanent use.
- Administration is recommending refusal of the proposed DC District as the proposal is in advance of an Area Structure Plan (ASP) being in place, and it contravenes the *Municipal Development Plan (MDP)* and the *North Regional Context Study*.
- What does this mean to Calgarians? Refusal of this proposal is consistent with direction provided by Council. An ASP has not been initiated, and development in advance of this analysis is considered early and not recommended in the interim.
- Why does this matter? The area is not currently proposed to be developed or serviced by The City, and does not represent an active area for planning consideration within the City Planning and Policy Service line or within the foreseeable future. Without conceptual planning for the area, it is premature to determine the proposal's viability without wider plans for the future neighbourhood design. Consideration should be given to the overall growth of the area in advance of this proposal.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A well-run city.

DISCUSSION

This land use application, in the northern community of Residual Sub-Area 03W, was submitted by B&A Planning Group on behalf of the landowners, Allan and Brenda Pole, on 2020 October 29.

The subject site is approximately 2.2 hectares and is located on the west side of Centre Street N, north of 160 Avenue NW. The site is currently undeveloped and used for agricultural purposes. The Applicant Submission (Attachment 3) indicates the desire to build a place of worship and child care service on the site.

The proposed DC District is based on the S-FUD District with additional discretionary uses including Place of Worship, Child Care Service, Instructional Facility, Social Organization and Service Organization. Additional rules for required setbacks and building heights have also been included in the proposed district.

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Administration's recommendation of refusal was carefully considered and is based on the following:

- The proposal does not conform to the MDP or the *North Regional Context Study*.
- There is no approved local area policy plan (Area Structure Plan) to guide land use, development, and municipal infrastructure in the area.
- Growth Management considerations have not been reviewed for this application given that it has been advanced prior to an ASP for the area. Administration is currently using a business case review process to consider whether City investment is appropriate in any given proposed new community development, and this has not yet been undertaken for this area.
- Allowing for an early land use redesignation proposal in the absence of an approved local ASP could jeopardize the ability to realize efficient urban development in the future, and preclude the consideration of alternate mobility, land use, and development patterns for the area.
- Administration routinely reviews and recommends interim or temporary proposals in similar areas around the city. In this case the applicant has proposed a permanent structure for this development.
- The community layout and transportation network including transit facilities, for the area has yet to be determined through the ASP process.
- Site servicing for utilities are not available for the site.

No development permit application has been submitted at this time. However, the applicant has prepared a development concept for a place of worship and child care service that has been shared with Administration and the community (Attachment 4). This concept is subject to change.

A detailed planning evaluation of the application, including location maps and site context is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders was appropriate. The applicant held a public meeting on Zoom on 2021 January 28. Invitations were sent to adjacent landowners, and local community and resident associations in the developing area south of the subject site.

A summary of engagement completed by the applicant is included in Attachment 5.

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City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

There is no community association for the subject area. No letters were received from the public during the application review.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

While the proposal may provide an added space for members of the faith community and residents in north Calgary, development on the site is premature and may limit the future potential for other uses and development forms in the absence of a planned community. In addition, the proposed uses in this application are ideally considered in relation to the wider context, as these are uses generally integrated within communities, supported by transit and other business/community facilities nearby.

Environmental

Although some specific opportunities were discussed with the applicants regarding a low impact development approach to stormwater, and/or a commitment to utilize solar photovoltaic within a future development permit, no commitments were made at this time, and the application does not include any features that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged should the application reach the development approval stages.

Economic

This application seeks to allow development of the subject site which is supporting the development intent of the landowner but is not supported by existing Council policy. Development in advance of guiding policy and budget considerations impacts the future operating and capital budget of those services required for the site (fire, water, wastewater, sanitary, transportation, waste management, transit, etc.) and may influence the urban format for the area in a way that constrains the neighbourhood layout/land organization in the future.

Service and Financial Implications

Unknown at this time. Prior to approval of a land use for this area, The City should understand the budget requirements to implement the services required to realize development. This would occur through the Area Structure Plan and business case review process. However, the applicant is proposing interim site servicing which outside of Emergency Services response, would not require connection to city infrastructure services at this time.

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RISK

Approval of this land use amendment prior to local area policy, which guides financial considerations, land use, future development vision, and municipal infrastructure, may negatively impact the ability to realize efficient urban planning in the future and achieve the best outcomes. Though the conceptual site plan provided by the applicant may provide some mitigation, risk remains in approving permanent development in unserviced areas in advance of proper overall analysis and future consideration for the area.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Concept Plan
5. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform