

LAND USE AMENDMENT  
CEDARBRAE (WARD 11)  
EAST OF OAKFIELD DRIVE SW AND 30 STREET SW  
BYLAW 249D2016

MAP 18S

**EXECUTIVE SUMMARY**

This application is a Land Use Amendment to change the land use designation of an existing church to Special Purpose – Community Institution (S-CI) District, to allow for an addition to the existing building.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 July 28

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 249D2016; and

1. **ADOPT** the proposed redesignation of 0.52 hectares ± (1.28 acres ±) located at 11263 Oakfield Drive SW (Plan 7910660, Block 3, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Special Purpose – Community Institution (S-CI) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 249D2016

**REASON(S) FOR RECOMMENDATION:**

The proposed land use district is appropriate for the existing uses on site. The new land use designation will allow for the opportunity to expand the existing building and is appropriate within the context of the surrounding area.

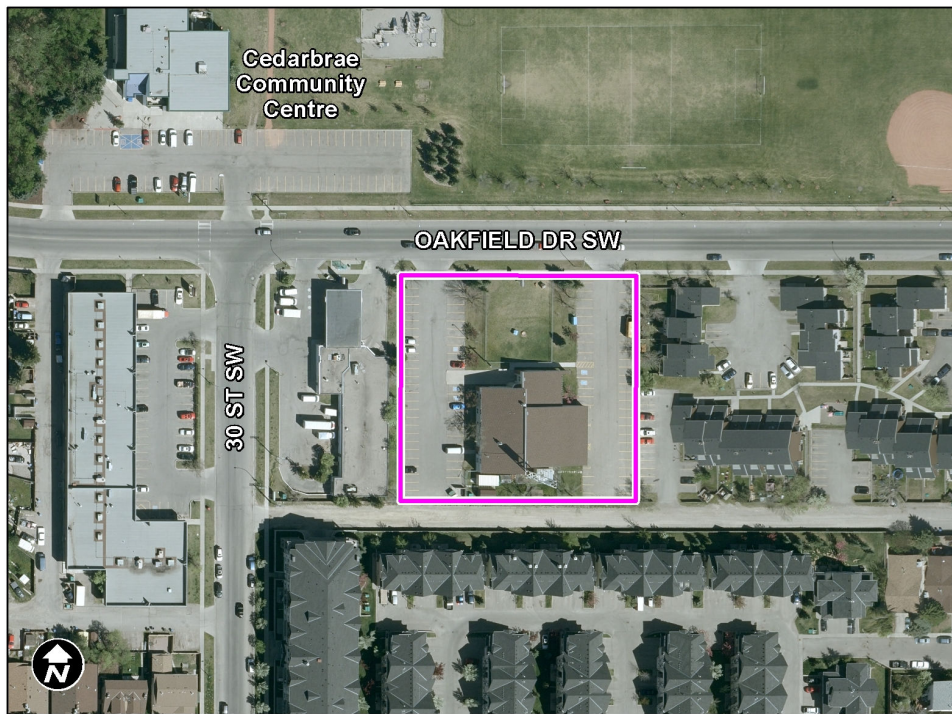
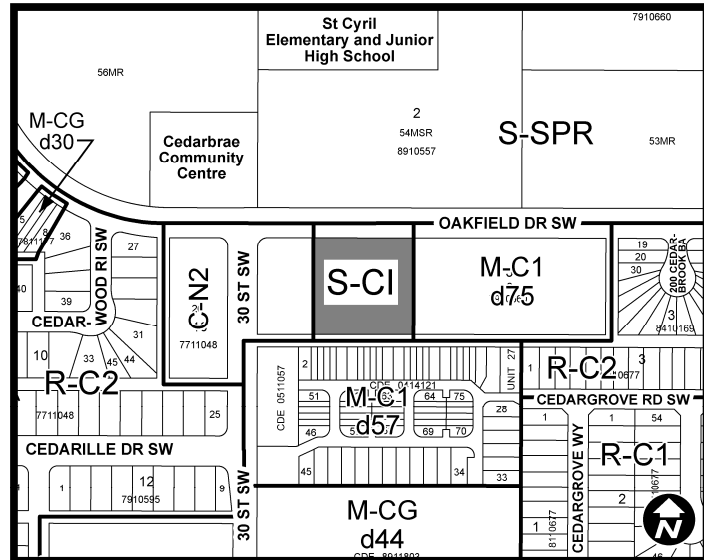
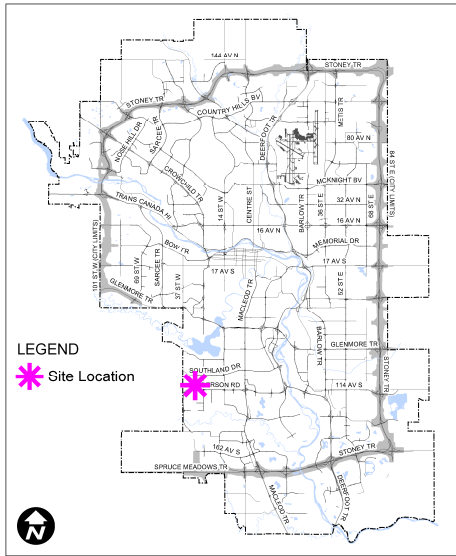
**ATTACHMENT**

1. Proposed Bylaw 249D2016

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.52 hectares ± (1.28 acres ±) located at 11263 Oakfield Drive SW (Plan 7910660, Block 3, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Special Purpose – Community Institution (S-CI) District.

**Moved by: M. Foht**

**Carried: 6 – 0**

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**Applicant:**

Parker Seminoff Architects

**Landowner:**

Oak Park Church of Christ

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is currently developed as a Place of Worship – Small and has existed since 1988. To the north is St. Cyril School a Catholic elementary and junior high school. To the east and south is multi-residential development and to the west is commercial development.

**LAND USE DISTRICTS**

The applicant proposes to redesignate the subject site from Residential – Contextual One Dwelling (R-C1) District to Special purpose – Community Institution (S-CI) District. The proposed addition to the existing building would redefine the use as Place of Worship – Medium, which is not a listed use in the R-C1 district, hence the need for the Land Use Amendment application.

**LEGISLATION & POLICY**

**Municipal Development Plan (MDP)**

The site is designated as Residential Developed - Established area. The proposed land use redesignation is consistent with the policies of the MDP.

**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).

**TRANSPORTATION NETWORKS**

A Transportation Impact Assessment was not required. Parking requirements will be reviewed at the time of a development permit application.

**UTILITIES & SERVICING**

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The existing services would remain for the site.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**ENVIRONMENTAL SUSTAINABILITY**

Environmental sustainability features will be reviewed during the future development permit process.

**GROWTH MANAGEMENT**

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

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Cedarbrae Community League Association has no objections.

**Citizen Comments**

Two letters were received raising no objection and one letter was received raising the following issues:

1. The view of the Oakfield football court would be affected;
2. The application will reduce the market price of their property; and
3. The application will have an impact on the rental housing market around the area.

**Public Meetings**

No public meetings were held.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

We hereby submit application for a land use redesignation for the Oakpark Church of Christ at 11263 Oakfield Drive SW, Calgary, AB.

The current use of the site is "Place of Worship – Small" on a land use of R-C1. The primary purpose of this application is to support an addition to the existing building that will increase the size of the main gathering space and put the facility just slightly into the "Place of Worship – Medium" classification.

The owner seeks S-C1 land use designation to better facilitate ongoing programs and services in their community. Expanded gathering space, additional meeting rooms and more parking will allow the church to serve more community members. The church is already well-used during the week, so the main impact of any future building addition would be an increase of up to 33% more attendees on Sundays.

The church currently allows their parking lot to be used during the week by the general public free of charge when they take part in sports activities on the playing fields immediately across Oakfield Drive SW. They anticipate continued community use of their parking lot at its current size as well as its expanded size should the redesignation be granted.

Oak Park Church maintains good relationships with their immediate neighbours and has been a responsible member of the community since 1988. They hope to continue to provide valuable services to people in the Cedarbrae community and beyond for many years to come.