

LAND USE AMENDMENT
COUGAR RIDGE (WARD 6)
NORTH OF OLD BANFF COACH ROAD SW AND
EAST OF 77 STREET SW
BYLAW 252D2016

MAP 27W

EXECUTIVE SUMMARY

This application proposes to redesignate a portion of land from DC Direct Control District to Special Purpose – Community Institution (S-CI) District. This proposed land use will align with the existing designation of the west portion of the parcel to accommodate the future expansion of the existing private school.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION

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 252D2016; and

1. **ADOPT** the proposed redesignation of 1.83 hectares \pm (4.5 acres \pm) located at 700 – 77 Street SW (Portion of Plan 1511399, Block 6, Lot 2) from DC Direct Control District to Special Purpose – Community Institution (S-CI) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 252D2016

REASON(S) FOR RECOMMENDATION:

The proposal conforms with the applicable policies of the Municipal Development Plan and the East Springbank Area Structure Plan. The proposed land use district matches the existing land use district on the remaining portion of the parcel and allows for a development that can be sensitive to adjacent low density residential developments. This application also allows for the expansion of an existing community amenity to accommodate more students and provide additional useable open space.

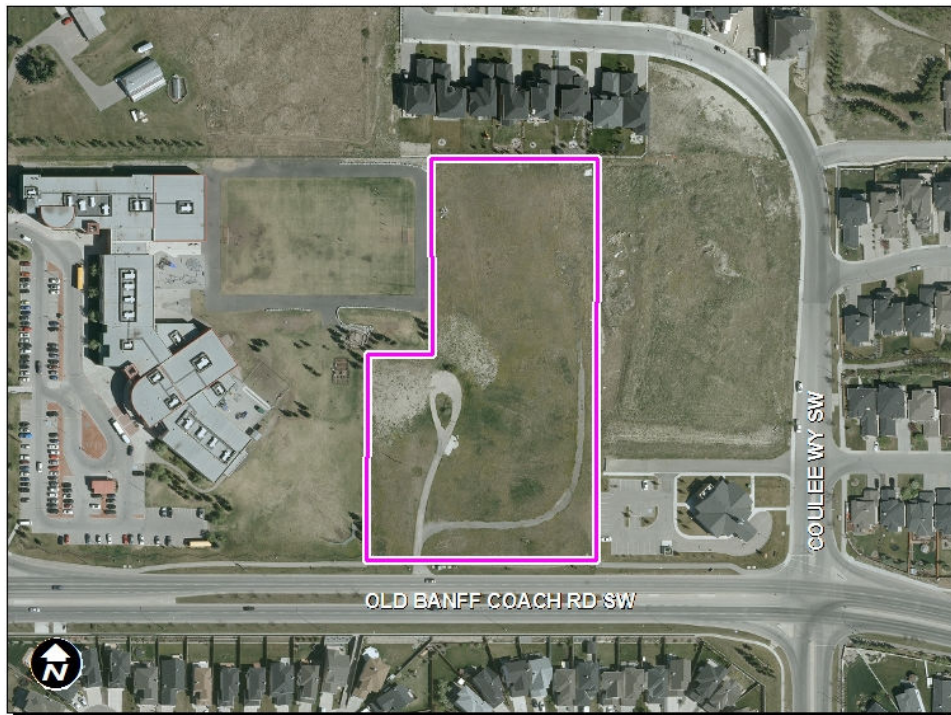
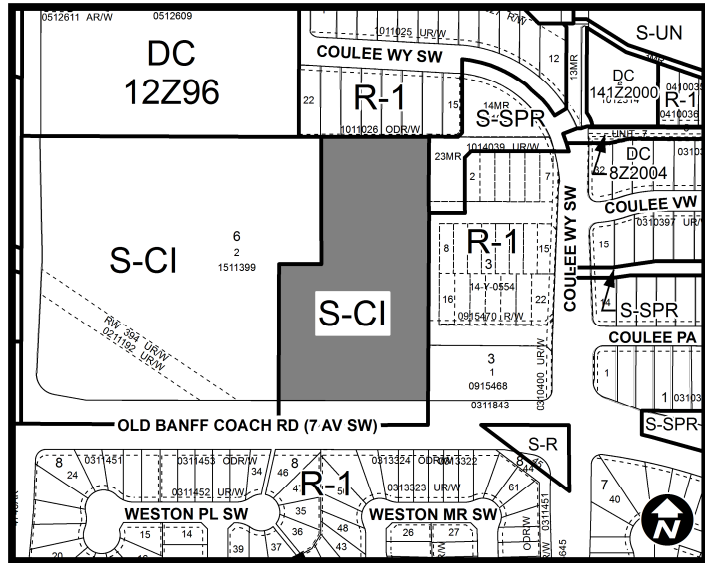
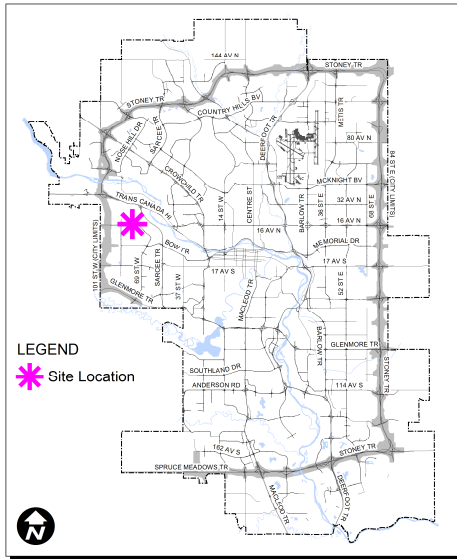
ATTACHMENT

1. Proposed Bylaw 252D2016

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MAP 27W

LOCATION MAPS



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MAP 27W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.83 hectares ± (4.5 acres ±) located at 700 – 77 Street SW (Portion of Plan 1511399, Block 6, Lot 2) from DC Direct Control District **to** Special Purpose – Community Institution (S-CI) District.

Moved by: J. Gondek
Absent: S. Keating

Carried: 5 – 0

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MAP 27W

Applicant:

S2 Architecture

Landowner:

Calgary International Language
Foundation

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in a predominantly low density residential area in the community of Cougar Ridge and consists of the east portion of the parcel that was recently consolidated with the Calgary French and International School located directly to the west. Future low density residential and an existing church are located to the east of the subject site and existing low density residential developments are located adjacent to the subject site to the north and across Old Banff Coach Road to the south.

LAND USE DISTRICTS

The proposed land use is the Special Purpose – Community Institution (S-CI) District which matches the existing land use for the school on the west portion of the site. The S-CI District is intended to provide for large scale culture, worship, education, health and treatment facilities and to be sensitive to the context when located within residential areas.

LEGISLATION & POLICY

Municipal Development Plan (MDP) (2009)

The subject site is located within the Planned Greenfield with Area Structure Plan area as identified on map 1 of the MDP.

Section 3.6.1 (a) states:

The ASPs for Planned Greenfield Areas, in existence prior to adoption of the MDP, are recognized as appropriate policies to provide specific direction for development of the local community. Future reviews of, and amendments to, ASPs will be required to align with the policies of the MDP.

East Springbank Area Structure Plan (ASP) (1997)

The subject site is located within the *Urban Development Area* as identified on map 2 of the East Springbank Area Structure Plan. This area is *intended to accommodate fully serviced and comprehensively designed development of new residential*

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MAP 27W

neighbourhoods.

Section 2.1.3 (c) states:

Neighbourhood commercial, institutional (e.g., schools, churches) and similar uses which serve the convenience shopping, social, recreational and cultural needs of the resident population will be appropriate land uses within the Urban Development Areas.

The proposed land use which will accommodate the future expansion of the existing private school provides an amenity to the neighbourhood and complies with this policy in the ASP.

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 combined Transportation Impact Assessment (TIA) and parking study was submitted with this application. The study provides an analysis of the operation of the existing school parking lot and the anticipated operation of a new parking lot with an added access from Old Banff Coach Road SW. Although Transportation does not support direct access from Old Banff Coach Road SW and parking that is not tied to a specific (additional) use, this will be reviewed at the Development Permit stage.

UTILITIES & SERVICING

Water, sanitary, and storm are available adjacent to the site from 77 Street SW.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

An analysis of features related to environmental sustainability will occur at the Development Permit stage.

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MAP 27W

GROWTH MANAGEMENT

The proposed amendments do not trigger capital infrastructure investment and therefore, there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

No comments received by CPC Report submission date.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The following submission is a proposal for a Land Use Re-designation at 7550 Old Banff Coach Road Southwest. Currently zoned under Direct Control, 12Z96, the proposal going forward for the parcel must be identified to support the intended use of a private school. Re-designation to S-CI is intended to match the adjacent property, as per pre-application comments received from CPAG.

The property is adjacent to an existing property to the West, the Calgary French & International School (CFIS), 700 77 Street Southwest, under the S-CI land use. On May 27, 2015, the two parcels were consolidated under one title. The client with ownership of this property is looking to expand their campus by adding another school, provide more parking and expand the playfields to the parcel. But the first phase towards moving towards expanding the campus is changing the land use to S-CI.