

LAND USE AMENDMENT
PANORAMA HILLS (WARD 3)
EAST OF PANATELLA SQUARE NW AND SOUTH OF STONEY
TRAIL NW
BYLAW 162D2015

MAP 34N

EXECUTIVE SUMMARY

This proposed Land Use Amendment seeks to allow for the redesignation of a single parcel situated on Panatella Square NW in the community of Panorama Hills from Special Purpose-Future Urban Development (S-FUD) to Residential One/Two Dwelling (R-2) District.

The purpose of this Land Use Amendment application serves two purposes:

- To allow for the existing abandoned building to be used as a small place of worship for the immediate future.
- To allow for low density residential redevelopment on the site over time.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 August 13

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 162D2015; and

1. **ADOPT** the proposed redesignation of 0.40 hectares \pm (0.98 acres \pm) located at 133 Panatella Square NW (S/W 1/4 Section 34-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One / Two Dwelling (R-2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 162D2015.

REASON(S) FOR RECOMMENDATION:

The recommendation for approval of this proposed Land Use Amendment results from a creative solution to allow for a Place of Worship – Small on a site which is intended for low density residential development.

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The proposed R-2 land use district will allow for the renovation and reuse of the existing vacant building on the site which the applicant would like to use for a place of worship.

The proposed land use limits the future potential expansion of the use into Place of Worship – Medium or Large which are not compatible with the adjacent low density residential uses.

The proposed R-2 Land Use District will also allow for low density residential redevelopment at a scale and form appropriate to the site and in compliance with area policy.

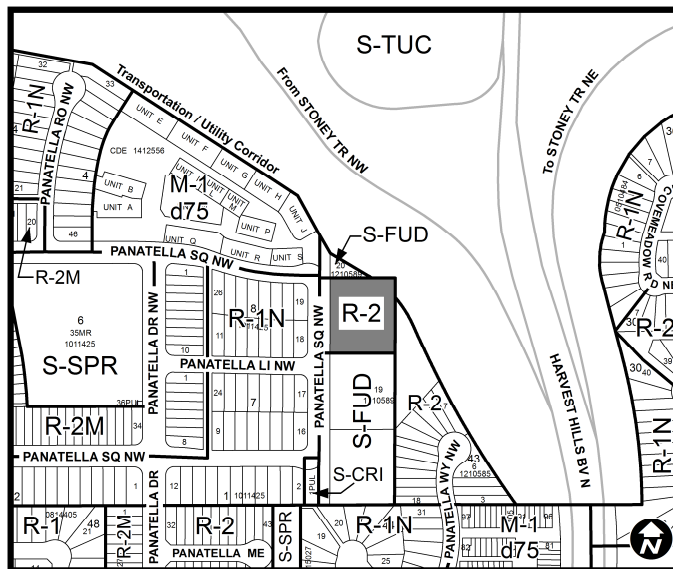
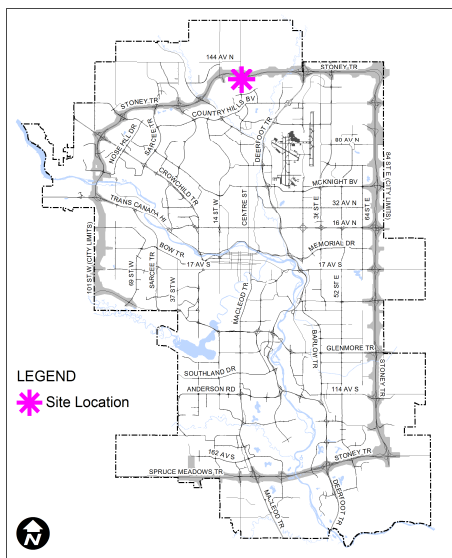
ATTACHMENT

1. Proposed Bylaw 162D2015
2. Public Submission

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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 0.40 hectares \pm (0.98 acres \pm) located at 133 Panatella Square NW (S/W 1/4 Section 34-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – One / Two Dwelling (R-2) District.

Moved by: J. Gondek

Carried: 8 – 0

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Applicant:

Permit Masters

Landowner:

The Redeemed Christian Church of
God (Living Faith Chapel) Calgary

Planning Evaluation Content	Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	6
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	7
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	7
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	8
Public Engagement <i>Were major comments received from the circulation</i>	No	8

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PLANNING EVALUATION

SITE CONTEXT

The subject site consists of a remnant parcel adjacent to the Harvest Hills Boulevard and Stoney Trail NW interchange in the developing community of Panorama Hills.

The site is rectangular, approximately 68 metres x 59 metres with an approximate area of 4040 square metres. The site is generally flat with grades increasing north towards Stony trail and west towards northwest corner of the site.

The site is bound to the north by a separate triangular remnant parcel designated (S-FUD), east by the Stoney Trail and Harvest Hills NW interchange designated (S-TUC), south by an undeveloped S-FUD parcel and west by Panatella Square NW.

In the immediate vicinity of the subject site are newer single-detached dwellings to the east. A multi-residential complex to the northwest and semi-detached dwellings to the southeast.

The site is currently developed with an abandoned structure which the applicant would like to renovate and convert into a Place of Worship- Small. This building has been most recently used as a private club by Calgary Professional Rodeo Association.

LAND USE DISTRICTS

The Residential One/Two Dwelling (R-2) District is proposed and recommended for the entirety of the subject site. The R-2 district is intended to accommodate Semi-detached Dwellings, Duplex Dwellings, and Single Detached Dwellings within the developing area.

The proposed R-2 land use district will achieve two main objectives on the subject site:

First, it will allow for the proposed Place of Worship- Small to be applied for within the existing abandoned building. The R-2 land use district ensures that the assembly area of the proposed place of worship is kept under 300 square metres with no opportunity to expand past that area without a Land Use Amendment.

Second, the proposed R-2 land use district will allow for low density residential redevelopment of a scale and form appropriate to the site over the long term.

Generally a Special Purpose Community Institution (S-CI) Land Use District is associated with place of worship uses. Due to the location, access and area policies the listed uses of the S-CI land use district would be contextually inappropriate to this site.

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LEGISLATION & POLICY

Municipal Development Plan (MDP) - Statutory

The proposed Land Use Amendment application generally meets the intent of Municipal Development Plan (MDP). Both City-Wide policies and Typologies for Calgary's future urban structure apply to this application.

City-wide policies

City-Wide policies are broad in nature and give direction to growth and change in the city. While the scope of the proposed Land Use Amendment limits the majority of impact to the Community of Panorama Hills, the overall goals of these policies are met through the application.

The proposed Land Use Amendment aligns with these policy goals by adding an immediate community level institutional service in the form of the proposed place of worship while providing future redevelopment potential.

The following City-wide policies and how the proposed application aligns are as follows:

2.1 A prosperous economy: the proposed amendment provides more choice to residents of Panorama Hills, utilizes existing infrastructure, and is classified as a support service.

2.2 Shaping a more compact urban form: the proposed amendment uses helps to optimize infrastructure, and provides redevelopment potential with compatible uses.

2.3 Creating great communities: The proposed land use amendment provides amenity and service which help aid neighbourhood focused living. Low density residential redevelopment can be accommodated through the land use district.

Typologies for Calgary's Urban Structure

The proposed Land Use Amendment site falls within the Developing Residential Community typology within the MDP. The subject site is not located within a Community or Neighbourhood Activity Centre area. The proposed R-2 land use district follows the intent of policies guiding development in Developing Residential Community. Timing of the land use is appropriate, and no major impacts are perceived on the Community.

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The new community planning guidebook 3.3.2 Cultural facilities

The proposed Land use Amendment meets the intent of the cultural facilities policy within The New Community Planning Guidebook. The proposed land use district has restrictions limiting inappropriate and more intense uses. The redevelopment potential of this parcel would be restricted to appropriately suit low density uses through the proposed land use district.

Calgary North Community Plan Phase 2 (OC 2009) - Statutory.

The proposed Land Use Amendment is under the *Calgary North Community Plan Phase 2*. The site is located in a *Neighbourhood Area* in the plan. *Neighbourhood Area* policies (North Community Plan Phase 2, section 1.5) are generally met under the proposed land use amendment.

The proposed R-2 Land Use District gives low density redevelopment potential to the site. Through the review process the applicant submitted a redevelopment concept which conceptually demonstrated how redevelopment was possible on the subject and surrounding parcels.

Community Plan policy 2.2 calls for comprehensive redevelopment and Outline Plan/ Land Use Amendment applications to be submitted where possible. The scope of this application does not trigger and outline plan at this time but Community Plan 2.2.1 applies.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was submitted in support of the proposed application. Vehicular access to the site occurs primarily from Panatella Square NW (a Residential Standard Street). The closest Transit service is located adjacent to the intersection of Panatella Gate and Panatella Drive NW, approximately 425 metres walking distance from 133 Panatella Square NW.

UTILITIES & SERVICING

This application creates no utility or servicing issues.

ENVIRONMENTAL ISSUES

There are no environmental issues associated with this proposed Land Use Amendment.

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GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The Northern Hills Community Association has no objection to the proposed Land Use Amendment application.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No comments received by CPC Report submission date.

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APPENDIX I

APPLICANT'S SUBMISSION

This application purposes the redesignation of a 0.4 hectare parcel from a Special Purpose – Future Urban Development (S-FUD) District to a Residential – One/Two Dwelling District (R-2) to allow for a proposed Small Place of Worship use.

The site is located in the community of Panorama Hills in the city's northwest quadrant. The site is located south of Stoney Trail and west of Harvest Hills Boulevard. The area is residential in character with a mix of single and semi-detached dwellings and multi-family residences to the northwest and southeast. The site currently contains a single detached dwelling which will remain on the site and will be renovated for use by the church.

The existing building is approximately 200 square metres and would be appropriate for use as a small place of worship. The owners plan to renovate the space for use as a place of worship, with some space also dedicated to the administrative functions of the church. The site is large enough to accommodate all the parking required under the Land Use Bylaw.

The R-2 district allows for small places of worship under its discretionary uses. The owners' plan for the site is to renovate the existing building to use as a small place of worship in the short term, while looking at the potential for building a new structure in the long term. The current building is approximately 200 m², and would be classified as a small place of worship. R-2 is an appropriate district as it respects the residential character of the surrounding area and can accommodate a small place of worship as a discretionary use.