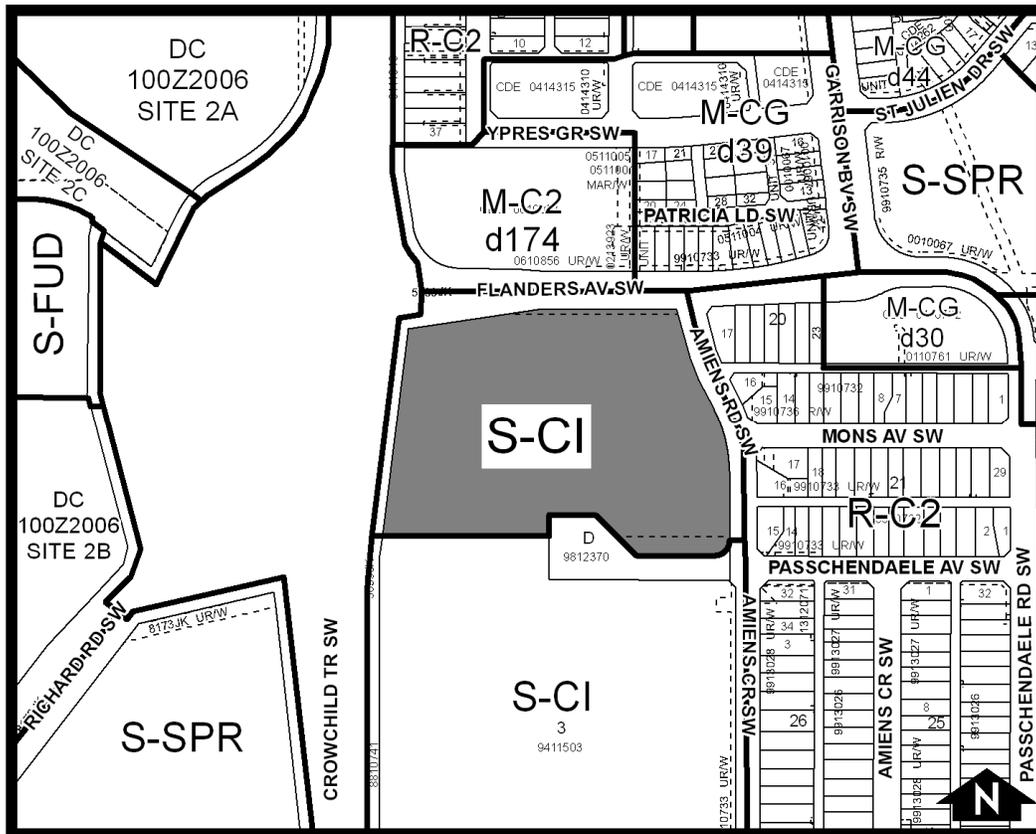


<b>LAND USE AMENDMENT</b>	<b>ITEM NO: 08</b>	
	FILE NO:	LOC2013-0059
	CPC DATE:	2013 December 19
	COUNCIL DATE:	2014 February 10
	BYLAW NO:	17D2014

ALTADORE  
(Ward 11 - Councillor Pincott)



**RECOMMENDATION:**

**CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:**

That Council:

1. **ADOPT** the proposed redesignation of 2.71 hectares  $\pm$  (6.69 acres  $\pm$ ) located at 4414 Crowchild Trail SW (Plan 8810824, Block 1) from DC Direct Control District **to** Special Purpose – Community Institution (S-CI) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: R. Honsberger**

**Carried: 7 – 0**

Absent: M. Logan

**PROPOSAL:**  
To redesignate 2.71 ha ± (6.69 ac ±) located at 4414 Crowchild Trail SW (Plan 8810824, Block 1) from DC Direct Control District to Special Purpose – Community Institution (S-CI) District.  
(Map 5C)

<b>APPLICANT:</b> Riddell Kurczaba Architecture	<b>OWNER:</b> Master's Academy Educational Society
<b>CURRENT DEVELOPMENT:</b> School and sports fields (DC District)	

**ADJACENT DEVELOPMENT:**

**NORTH:** Flanders Avenue SW and Multi-Residential Development (M-C2 & M-CG)

**SOUTH:** Large scale institution – Museum (S-CI)

**EAST:** Amiens Road SW and Single Detached Dwelling (R-C2)

**WEST:** Crowchild Trail SW, schools and other transitional uses in CFB buildings (S-FUD, S-SPR and DC Districts)

<b>SUMMARY OF CIRCULATION REFEREES</b>	
<b>CPTED ASSESSMENT</b> Crime Prevention Through Environmental Design	No objection to the application
<b>ENVIRONMENTAL MANAGEMENT</b>	Not applicable
<b>COMMUNITY ASSOCIATION</b> Marda Loop	The Marda Loop Community Association (CA) is in general support of the proposal and their comments are included under APPENDIX IV of this report.

**PLANNING EVALUATION**  
**Introduction**

This land use amendment application seeks to redesignate the subject site from a Direct Control (DC) District to Special Purpose – Community Institution (S-CI) District to allow for the potential growth of the private school.

The existing land use district currently restricts development intensity on the site in terms of the number of students and maximum floor area allowed. This land use amendment application eliminates those restrictions so that incremental expansion could be determined through development permit applications and avoids unnecessary land use amendments. The proposal also updates the land use district from a 2P80 district to a 1P2007 district more suitable for the site.

Administration recommends support for the proposed redesignation.

## **Site Context**

The subject site of Master's Academy is situated on the south-eastern corner of the interchange between Crowchild Trail SW and Flanders Avenue SW in the community of Altadore.

Master's Academy, a private school, is situated among several other institutions along Crowchild Trail SW between Memorial Drive SW in the north and Glenmore Trail SW in the south. The majority of these institutions are situated on Crowchild Trail SW and are functioning as a transition zone between a high volume road and residential dwellings. Many of these institutions are situated adjacent to or in close proximity to an interchange on Crowchild Trail SW. Further, all the institutions are situated close to or directly across from primarily low density residential dwellings and are designated with standard land use districts of Bylaw 1P2007.

In the instance of Master's Academy, the school is situated between Crowchild Trail SW and the semi-detached dwellings (R-C2 District) to the east, but also adjacent to seniors housing and multi-residential developments (M-C2 and M-CG) to the north and other major institutions to the south.

## **Land Use History**

In 1997 March, Council approved a Direct Control District (21Z97) under Land Use Bylaw 2P80 to allow for Private Schools as a permitted use in existing buildings. The DC District was based on the PE Park, School and Recreation District.

In 1999 March, Council approved a Direct Control District (23Z99) under Land Use Bylaw 2P80 to allow for Private Schools as a discretionary use, with a maximum number of 600 students and 5,600 square metres of floor area.

In 2000 May, Council approved a Direct Control District (58Z2000) under Land Use Bylaw 2P80 to allow for an expansion of the private school to a maximum number of 750 students and 7,900 square metres of floor area.

Multiple development permits have been approved by the Development Authority to allow for the expansion of Master's Academy in line with the land use amendments above.

## **Proposed Land Use District**

### Existing Land Use District

The existing land use district on the subject site is a Direct Control (DC) District using the PE Public Park, School and Recreation District of Land Use Bylaw 2P80 as a base district to allow for a private school with the following key elements:

- it limits the floor area ratio to 7,900 square metres;
- it limits the total number of students to 750;
- it limits the height to two storeys;
- it restricts the location of buildings away from the eastern edge; and,
- it prohibits the use of portable classrooms.

### Proposed Land Use District

The proposed land use district for the subject site is the Special Purpose – Community Institution (S-CI) District of Land Use Bylaw 1P2007. The purpose of the S-CI District is to provide for larger scale institutional facilities, as well as to be sensitive to the local context when the facility is located within a residential area.

The permitted uses of the S-CI District are limited and not considered detrimental to residential land uses. The discretionary uses contain all the large scale institutional facilities, including School – Private. Approval of this land use redesignation does not constitute an approval of any of the discretionary uses or an intensification of these uses through a development permit. All development permit applications for a private school, or any other discretionary use, will be reviewed in full at the development permit stage to prevent or mitigate any potential detrimental impacts on adjacent residential developments.

### Planning Rationale for Redesignation

The existing DC District on the subject site has become dated from a land use bylaw and planning review process perspective. The DC District has also become cost and time consuming to Master's Academy, since this is the fourth land use amendment application to allow for the growth and expansion needs of the private school.

In the conversion from the DC (2P80) District to a 1P2007 land use district, Administration has reviewed numerous options with the S-CI District the most appropriate land use district to accommodate an institution such as Master's Academy.

The building footprint of Master's Academy has been established and is located along the Crowchild Trail SW property line of the site, with a large parking area and sports fields situated to the east of the building. Master's Academy has no intent to redevelop the sports fields or the parking area due to the bylaw requirement for on-site parking and student drop-off.

### **Site Characteristics**

The subject site is a flat, roughly rectangular shaped site with no restrictive characteristics.

### **Legislation & Policy**

#### Municipal Development Plan

The Land Use Typology for the subject site, in terms of the Urban Structure Map of the Municipal Development Plan (MDP), is *Inner City* in the *Developed Area*.

#### Canadian Forces Base (CFB) East Community Plan

The Council approved plan for the area is the CFB East Community Plan (non-statutory), which designates the subject site for "Existing Recreational, Cultural and Institutional" uses and provides for the retention of these uses.

The Plan states "Any future expansion to the existing Master's Academy should occur within the existing site and be undertaken in a manner which is compatible with the adjacent residential component."

The area covered by the South Calgary / Altadore Area Redevelopment Plan (ARP) is situated directly east of the subject site. Although not directly applicable to the subject site, the ARP does address the need for educational institutions.

### **Site Layout & Building Design**

The Land Use Amendment application is not tied to plans.

All buildings of Master's Academy are situated directly along Crowchild Trail SW with the on-site parking area and school drop-off zone and sports fields to the east of the buildings, creating a transition zone to the semi-detached dwellings across Amiens Road SW from the subject site.

### **Site Access, Traffic & Parking**

A Traffic Impact Assessment (TIA) was not required for this land use amendment. The proposed S-CI District, however, could allow for an increase in student numbers through a development permit application beyond the existing DC maximum of 750 students.

With any future development permit applications to increase the number of students beyond 750, all tools available to Administration to review the effect of the intensification on the adjacent residential community may be utilised; for instance, a Traffic Impact Assessment and parking study may be required by Administration. A TIA should address any impacts on and improvements to the existing street network and intersections as well as address concerns of the community. The need for a TIA or parking study will be determined by the extent of the proposed intensification in student numbers.

Access to the subject site is from the cul-de-sac on Passchendaele Avenue SW. Access from Flanders Avenue SW will not be allowed due to its proximity to the existing and proposed future expanded Crowchild Trail SW interchange.

There is sufficient space available on the subject site for additional parking should that become necessary.

### **Site Servicing for Utilities**

The subject site is serviced by City utilities.

### **Environmental Site Assessment**

An Environmental Site Assessment was not required for this land use amendment.

### **Community Association Comments**

Master's Academy has been liaising with the Marda Loop Community Association regarding the future expansion of the private school. The Marda Loop Community Association is in support of this phase of the proposal.

## Adjacent Neighbour Comments

Two objections were received from adjacent neighbours, which can be summarized as follows:

- The proposed Special Purpose – Community Institution (S-CI) District does not provide the same protection to adjacent neighbours as the existing DC District in terms of restricting the maximum number of students and floor area.
- The proposed S-CI District does not restrict the development of buildings to the east of the building perimeter established in 1999 March.

Substantial engagement was undertaken by The City and the Applicant to address the objecting neighbour concerns. The objecting neighbours are not satisfied with the discretionary development permit review process of future applications to protect their interests in regards to the location of future buildings and increases in student numbers.

### CONCLUSION:

The proposal is supported for the following reasons:

1. It conforms to all applicable Council approved policies and direction;
2. It has minimal impact on existing adjacent residential developments; and,
3. It provides for needed institutional facilities in an inner city community.

### **CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION:      APPROVAL**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.71 hectares ± (6.69 acres ±) located at 4414 Crowchild Trail SW (Plan 8810824, Block 1) from DC Direct Control District **to** Special Purpose – Community Institution (S-CI) District.

Giyana Brenkman  
2013/December 19

## APPLICANT'S SUBMISSION

Riddell Kurczaba Architecture is representing Master's Academy and College on the Land Use Amendment application for Master's Academy and College at 4414 Crowchild Trail SW, Calgary.

Master's Academy Educational Society is a non-profit entity that owns and operates a K-12 school of Profound Learning (Master's Academy and College), under agreement with Palliser Regional School District Alternative School Program. The vision of Master's Academy and College is to prepare students to be innovators, creators, and leaders of change - to be FUTURE READY citizens.

Master's FUTURE READY Model of education requires learning spaces with significantly larger area per student than was designed into the early 50's industrial age model of school. Master's intent is to renovate, enhance and increase amenity spaces such as multi-purpose rooms, larger classrooms, a cafeteria, specialty areas for music and physical education as well as a small auditorium or theatre. Through retaining elements of the existing building together with new construction, Master's vision is to redevelop our current school into a world-class educational institution.

To attain this vision, we propose to amend the land use from Direct Control (DC58Z2000) to Special Purpose – Community Institution (S-CI) District. This classification suits the current and future use of the Master's Academy Site under the current bylaws.

The future expansion of Master's Academy will take into consideration the following constraints -

1. The design of the future expansion will be sensitive to its surroundings and the requirements of the community.
2. The design will comply with all relevant bylaws.
3. The existing green playing field along the eastern boundary of the site will remain as a buffer between the future development and the neighbouring residential area.



Aerial Photo



## Community Association Comments



**Marda Loop Communities Association**

June 5th, 2013

To Whom It May Concern:

Re: Master's Academy Phase II

The Marda Loop Communities Association would like to express support for this phase of development and iterate that it reflects our previous letter and the understanding that Master's Academy will be able to operate to the capacity defined in the DC.

Master's Academy has been forthright with the Community Association about their intentions and has maintained a thoughtful and considerate approach to the redevelopment of their facility. We feel they are a great neighbour and wish them continued success.

Regards,

Danny Russell

Director of Civic Affairs

Marda Loop Communities Association

## Existing Direct Control District

**Amendment No. 99/132**  
**Bylaw No. 58Z2000**  
**Council Approval: 08 May 2000**

**SCHEDULE B**

## 1. Land Use

The Permitted and Discretionary Uses of the PE Public Park, School and Recreation District of Bylaw 2P80 shall be Permitted and Discretionary Uses respectively with the additional Discretionary Uses of private schools and public and quasi-public buildings.

## 2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the PE Public Park, School and Recreation District shall apply unless otherwise noted below:

## a. Additional Development on the Site

Additional buildings or additions shall be located west of the alignment of the easternmost wall of the building existing on the site at the time of the approval of this Bylaw.

- b. **Gross Floor Area**  
A maximum of 7,900 square metres (85,000 square feet ±).
- c. **Number of Students**  
The maximum number of students shall be 750, with no more than 200 Senior High School students at any time.
- d. **Building Height**  
A maximum of two storeys.
- e. **Portable Classrooms**  
No portable classrooms shall be allowed on this site.
- f. **Access**  
No direct vehicular access is permitted to or from Crowchild Trail SW and Flanders Avenue SW.
- g. **Development Plans**  
Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a Development Permit application.



4414 Crowchild Trail. S.W., Calgary, AB T2T 5J4  
Tel (403) 242-7034, Fax (403) 242-4629. [www.masters.ab.ca](http://www.masters.ab.ca)

September 6, 2013

## Master's Land Use Amendment Application

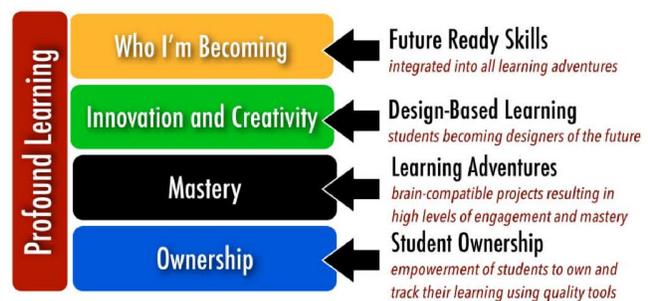
Master's Academy and College was founded in 1997 in Calgary, Alberta as an innovative K - 12 Christian school with the vision to prepare students to be innovators, creators, and leaders of change - to be FUTURE READY citizens.

Master's has an open admission policy without religious or academic limits. Master's signature is innovation and creativity, with the awareness that we are no longer in the industrial age and compliance and conformity must give way to the ability to see solutions where others see impossibilities.

Preparing all of our students for the future before us not only requires new curriculum, teaching methods, excellent teachers and highly motivated students, it requires equally innovative teaching/learning environments and new tools.

Back in the year 2000 when we applied for our current zoning our long-term plan was to build a completely new school in Rocky View County on nearly 70 acres of land we had purchased and still own. Over the past 13 years our parents have strongly indicated their preference to staying at our current location and in addition Master's Academy and College is now an integral part of the community. A few years ago, Master's board made a decision that our long-term vision was to remain at our current 4414 Crowchild Trail SW location and we would invest into major renovations of the nearly 65 year old current facility.

The Profound Learning model that has emerged at Master's over the past 16 years, has received both national as well as international recognition. Profound learning can be viewed as a 'three layered cake' with student *Ownership* as the foundation layer, followed by *Mastery* and *Innovation and Creativity*. The icing on the cake and between all the layers is *Who I'm Becoming*, which is the intentional development of students with



Future Ready skills. Master's Future Ready Model of education requires learning spaces with significantly larger area per student than was designed into the early 50's industrial age model of school.

Master's intent is to renovate, enhance and increase amenity spaces such a multi-purpose rooms, larger classrooms, a cafeteria, specialty areas for music and physical education as well as a small auditorium or theatre. Master's vision is to redevelop our current school into a world-class educational institution so as to better prepare our students to be FUTURE READY.

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