

**LAND USE AMENDMENT  
TEMPLE (WARD 5)  
NORTH OF TEMPLE DRIVE AND EAST OF 52 STREET NE  
BYLAW 8D2016**

**MAP 35E**

**EXECUTIVE SUMMARY**

This proposed Land Use Amendment seeks to allow for the redesignation of a 0.64 hectare (1.59 acres) parcel situated in the community of Temple from Special Purpose – Community Institution (S-CI) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2015 November 19

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 8D2016; and

1. **ADOPT** the proposed redesignation of 0.64 hectares  $\pm$  (1.58 acres  $\pm$ ) located at 244 Templemont Drive NE (Plan 7910737, Block 50, Lot 1) from Special Purpose – Community Institution (S-CI) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 8D2016.

**REASON(S) FOR RECOMMENDATION:**

The recommendation for approval of this proposed Land Use Amendment is based upon a good contextual fit for the site, compliance with relevant policies and provision of uses which add to the site in the long term.

The proposed M-C2 Land Use District will allow for mixed use, multi-residential which is in line with the applicant's current vision for the site as an assisted living facility.

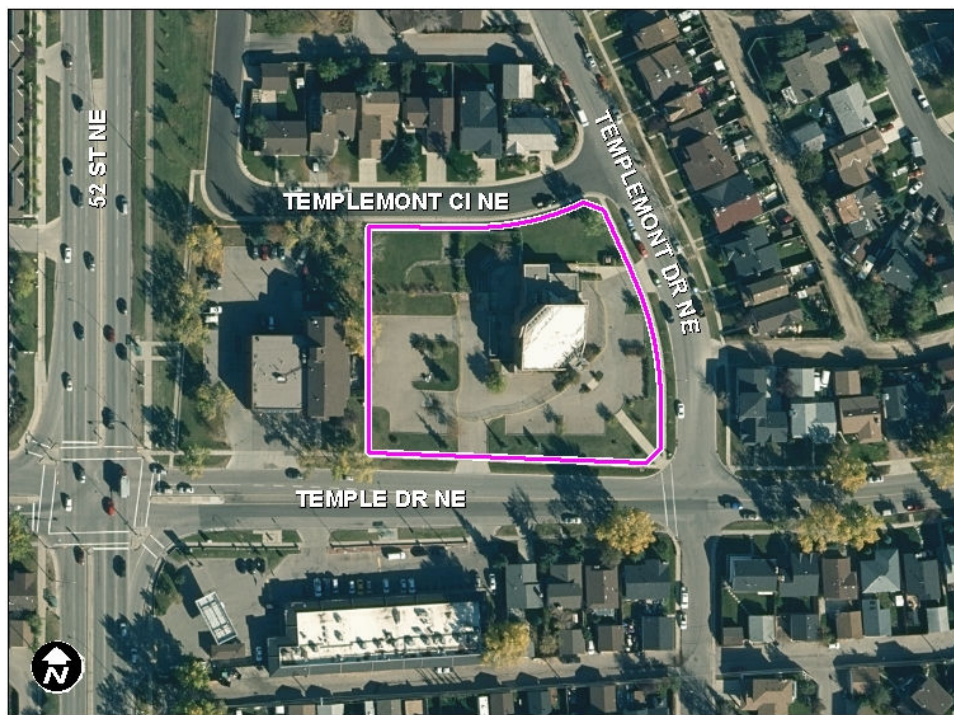
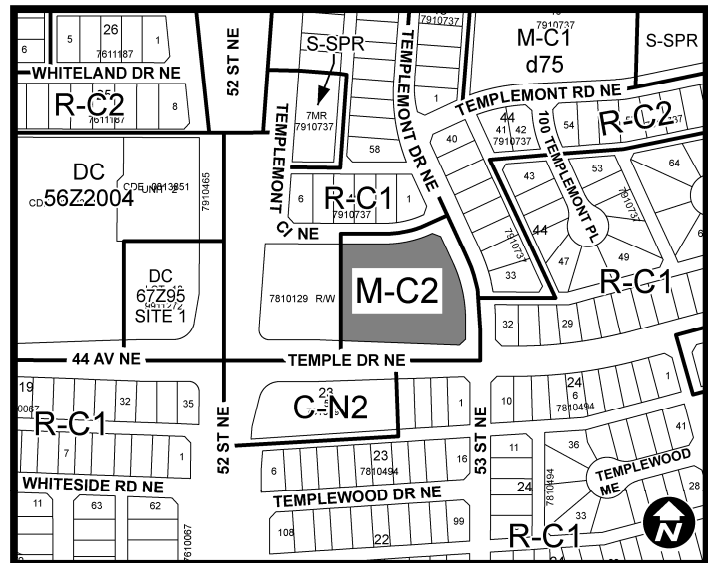
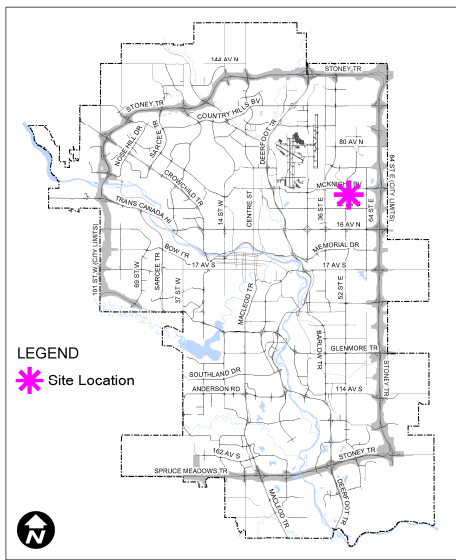
**ATTACHMENT**

1. Proposed Bylaw 8D2016

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BYLAW 8D2016

MAP 35E

LOCATION MAPS



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NORTH OF TEMPLE DRIVE AND EAST OF 52 STREET NE  
BYLAW 8D2016

MAP 35E

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.64 hectares  $\pm$  (1.58 acres  $\pm$ ) located at 244 Templemont Drive NE (Plan 7910737, Block 50, Lot 1) from Special Purpose – Community Institution (S-CI) District **to** Multi-Residential – Contextual Medium Profile (M-C2) District.

**Moved by: R. Wright**

**Carried: 6 – 0**

Reasons for Approval from Mr. Wright:

- I wish to compliment the Community Association in its thoughtful approach to redevelopment of a fairly large site. I trust its comments related to the development permit issues will be carried forward for staff to consider. The proposed uses will benefit the whole community, providing the ability for people to remain close to their neighbours and friends.

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BYLAW 8D2016

MAP 35E

**Applicant:**

Zeidler BKDI Architects

**Landowner:**

Trinity Place Foundation of Alberta

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site consists of a single parcel located on the corner of Temple Drive NE and Templemont Drive NE in the community of Temple.

The 0.64 hectare site is currently developed with an existing place of worship, the past home of St. George's Anglican Church. The building has been abandoned and vacant due to safety concerns.

The site is surrounded by roads on three sides creating a triple frontage situation. Temple Drive NE, a collector standard road bounds the site to the south. Local standard roads, Templemont Drive and Templemont Close NE bound the site on the east and north respectively.

Uses surrounding the site vary. On the west is City of Calgary Fire Hall Number 22. Low density residential development surrounds the site to the north and east. A community level commercial development is directly south of the site to the south.

Vehicular access to the site is currently available from both Templemont Drive NE and Temple Drive NE.

**LAND USE DISTRICTS**

The Multi-Residential – Contextual Medium Profile (M-C2) district allows for multi-residential developments, in a variety of forms, and is intended to accommodate multi-residential development of medium height and medium density in close proximity or adjacent to low density residential development.

The proposed land use is appropriate for the subject site as it allows for densification in a variety of housing forms and options with built in contextual sensitivity to the adjacent low density residential uses. The proposed land use will promote the use of public transit and a mix of housing options within the community.

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BYLAW 8D2016

MAP 35E

## LEGISLATION & POLICY

### Municipal Development Plan MDP: (Statutory)

Because no Area Redevelopment Plan (ARP) is in place for the subject site, the Calgary Municipal Development Plan (MDP) will be used for guidance as per MDP section 1.4.6

The subject site is identified on MDP Map 1: Urban Structure as an Established - Developed Residential Areas.

No specific policies in the MDP cover the subject parcels, but various MDP policies for Developed Residential Areas, Creating great communities, and shaping a more compact urban form are met by this land use amendment.

### 2.2 Shaping a more compact urban form policies

- a. Neighbourhood Infill and Redevelopment* policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices. Section 2.2.5 (a)
- b. Strong residential neighbourhood policies* encourage higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities, and transit, appropriate to the specific conditions and character of the neighbourhood. Section 2.2.5 (c)

### 2.3 Creating great communities policies

- a. Increased opportunities for affordable housing* policies encourage recognition of affordable housing as an integral part of communities; the provision of an adequate supply of rental accommodation across the city. Section 2.3.1 (e,f)
- b. Housing diversity and choice policies* encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life-cycle and lifestyle needs of different groups. Section 2.3.1 (a) ii

### 3.5 Developed Residential Areas- Land use policies

- a. Recognize the predominantly low density, residential nature of Developed Residential Areas and support retention of housing stock, or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.* Section 3.5.1 (a)
- b. Redevelopment should support the revitalization of local communities by adding population and a mix of commercial and service uses.* Section 3.5.3 (c)

**LAND USE AMENDMENT  
TEMPLE (WARD 5)  
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BYLAW 8D2016**

**MAP 35E**

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**Calgary Transportation Plan:**

Section 1.4 of the Calgary Transportation Plan (CTP) covers sustainability principles and key directions for land use mobility. This application meets the intent of these policies through diversifying the housing options available, mixing land uses, and supporting compact development.

**TRANSPORTATION NETWORKS**

The site is adjacent to 52 Street NE which is identified in the CTP as part of the Primary Transit Network and is served by multiple bus routes with two bus stops; located outside the building and another on 52 Street NE approximately 200 metres away from the site.

Vehicular access to the site is from an existing all turn intersection on Templemont Drive NE and a right-in/right-out intersection on Temple Drive NE.

A TIA was received for this application and reviewed by Transportation Planning.

**UTILITIES & SERVICING**

No utilities and servicing issues have been identified in reviewing this application.

**ENVIRONMENTAL ISSUES**

An Environmental Impact Assessment was not required for this application.

**GROWTH MANAGEMENT**

No growth management issues were identified in review of this application.

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Temple Community Association responded with support of this Land Use Amendment Application. They indicate support for redevelopment on this site and the intended use with recommendations that any future development permit be sensitive to the adjacent low density residential development.

**LAND USE AMENDMENT  
TEMPLE (WARD 5)  
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**MAP 35E**

---

**Citizen Comments**

One letter from a citizen was written in regards to this application. This letter outlined a general support for the applicant and urged that the future development on the site would take into consideration traffic, and shadow impacts on the adjacent residential uses.

**Public Meetings**

While no public meetings were held under this application, the applicant group individually canvassed 139 homes prior to submission of the Land Use Amendment application. The applicant's summary results indicated 72 percent of respondents indicating support, 4 percent indicating non-support and 24 percent indicating uncertainty in regards to the proposal. Three letters of support were included in this package from the applicant.

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TEMPLE (WARD 5)  
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BYLAW 8D2016**

**MAP 35E**

**APPENDIX I**

**APPLICANT'S SUBMISSION**

The proposed land use amendment is to re-designate a 0.64ha (1.58ac) site from S-CI to M-C2 in the community of Temple in north east Calgary for Trinity Place Foundation of Alberta.

The site is currently designated as S-CI and is occupied by the St George's Anglican Church. Unfortunately the church building had been unsafe to occupy for some time due to extensive water damage and other defects and as such, the congregation has vacated the premises. Subsequently the property was sold to Trinity by the former owners, the Anglican Dioceses of Calgary.

As the new owners of the property, Trinity has recognized the need for suitable and affordable housing for Seniors in this quadrant of the City and are proposing to remove the existing church building and construct a seniors residence. Trinity Place Foundation of Alberta (TPFA) is Calgary's largest provider of self-contained seniors housing, managing 10 properties and 1172 suites. TPFA's properties include subsidized and affordable housing options, including one community that offers both affordable and market rental units.

TPFA's vision is to develop this piece of land at 244 Templemont Drive NE to accommodate and provide services to a supported and independent living community to align with TPFA's visions and goals. The seniors housing complex will consist of the following;

- 70 units of supportive care with supportive amenities such as laundry service, meals, and light housekeeping and will be designed and built to accommodate 24 hour staff, commercial kitchen, cafeteria, communal space, staff rooms, laundry rooms, building manager's office, storage etc.
- 40-50 affordable independent seniors units
- 150 person multi-use space for church use, teaching, local community use, etc.
- Surface and underground parking and landscaping.

Community engagement has played a key role in the past several months leading up to the land use amendment application. Several meetings were held and more are anticipated with key community groups both in the immediate and adjoining communities to ensure as many citizens as possible have the opportunity to hear what is being planned for the St George's site and to offer their feedback and support for the project. Information has also been provided via a door-to-door campaign where neighbours were further given the opportunity to learn about the project, ask questions and offer their thoughts. We are pleased to report that, throughout this process, the project has been highly endorsed by a great majority of those contacted.



LAND USE AMENDMENT  
TEMPLE (WARD 5)  
NORTH OF TEMPLE DRIVE AND EAST OF 52 STREET NE  
BYLAW 8D2016

MAP 35E

**APPENDIX II**

**LETTERS SUBMITTED**

An application has been put forward to redesignate the parcel at 244 Templemont Dr NE from the existing designation [Special Purpose - Community Institution District \(S-C1\)](#) to a proposed designation [Multi-Residential - Contextual Medium Profile District \(M-C2\)](#). I have met with the planner Jim Gordon and reviewed the application.

The Temple Community Association is in support of this land use redesignation application but with certain reservations and recommendations:

**Positive:**

1. The current Church site has been left empty due to the building being condemned. The site is becoming a bit of an eyesore at a prominent entrance to our community. Re-developing the site allows for the possibility of new and beneficial building and uses to our community.
2. The Municipal Development Plan is a guiding document on how Calgary and our Communities should be developed. In the MDP it states: "**3.3.1 Care Facilities** – A broad range of specialized accommodation and care needs should be provided for as needed throughout the community in a form that fits with local character." Temple does not currently have any opportunities for residents to "age-in-place" and remain part of our community, should the resident wish to do so.
3. This site is located in one of Temple's few Activity Centres. A senior's residence would benefit from close proximity at this site to a number of commercial amenities across the street on Temple Drive.
4. The site is located in very close proximity to a number of transit bus stops at 52 Street and Temple Dr. It is serviced by 7 different bus routes. This aligns very well with the MDP goal of providing Seniors Care Centres located along streets with transit routes and near a bus stop.

**Reservations/Recommendations:**

1. With an increased intensity of use, we can expect more parking will be required to accommodate resident, visitor and staff parking needs. There is a concern that this may impact the adjacent residential on-street parking in the community. Parking has become an issue in the adjacent community of Whitehorn. Community residents adjacent to the [Whitehorn Village](#) which is located across 52nd Street from this location have experienced overflow of parking from that site. The parking requirements of residents, visitors and staff needs to be adequately provided for on this site and we would expect to see this reflected in the Development Permit application.
2. We would suggest that the applicant orient the proposed building as a [street-oriented multi-residential building](#) along Temple Drive. This building orientation would realize the following benefits:
  - a) Decreased impact of shadowing effect from building mass on residential properties adjacent along Templemont Circle and Templemont Drive. If the future building is constructed towards

J. Gordon

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BYLAW 8D2016**

**MAP 35E**

---

the North or East of the site the shadowing impact on the residential homes adjacent would be very negative.

- b) Having a street-oriented building provides for better pedestrian interaction with the street along Temple Drive.
- c) Eliminate vehicles entering and exiting the property directly onto Temple Drive. This is a busy collector road and it would be safer to have traffic egress and access restricted all along Temple Drive.

Thank you,  
Derek Burnett,  
Community Relations Coordinator,  
Temple CA