

LAND USE AMENDMENT
ST. ANDREWS HEIGHTS (WARD 7)
SOUTH OF 13 AVENUE NW AND EAST OF KINGSTON STREET
NW
BYLAW 337D2017

MAP 19C

EXECUTIVE SUMMARY

This application proposes redesignation of lands from DC Direct Control District to Residential – Contextual One Dwelling (R-C1) District to allow for a Child Care Service use within the existing school building.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 September 07

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

That Council hold a Public Hearing on Bylaw 337D2017; and

1. **ADOPT** the proposed redesignation of 0.87 hectares ± (2.16 acres ±) located at 2634 – 12 Avenue NW (Plan 0313499, Block R, Lot 2) from DC Direct Control District to Residential – Contextual One Dwelling (R-C1) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 337D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1 district is compatible with the established character of the community and will allow for the continued use of the site as a school. In addition, the proposal conforms to the relevant policies of the Municipal Development Plan, the parcel is in close proximity of transit and can accommodate the proposed use within the existing building.

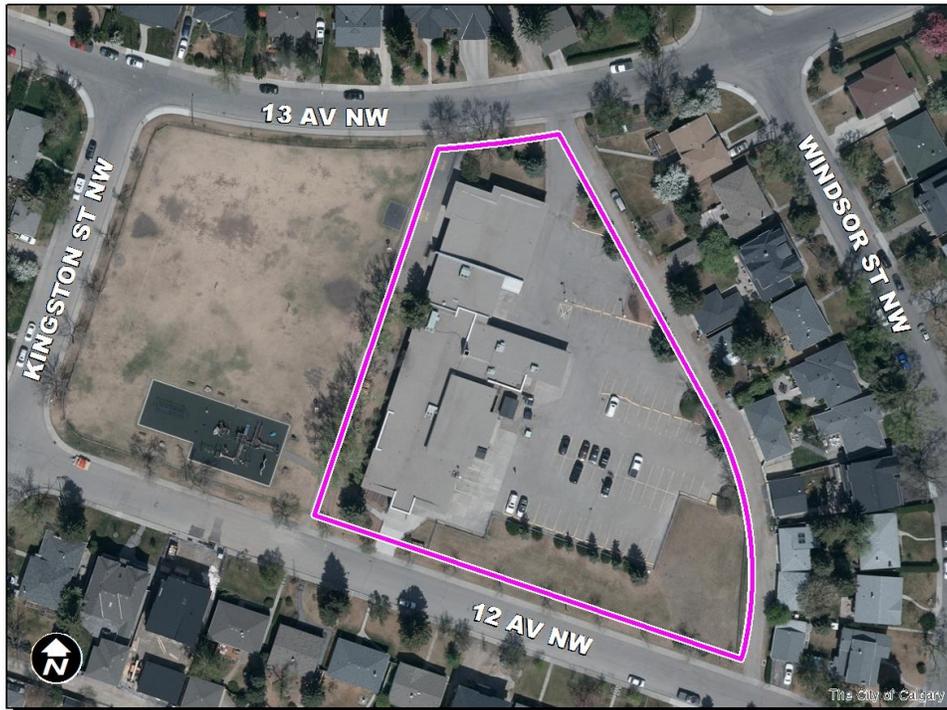
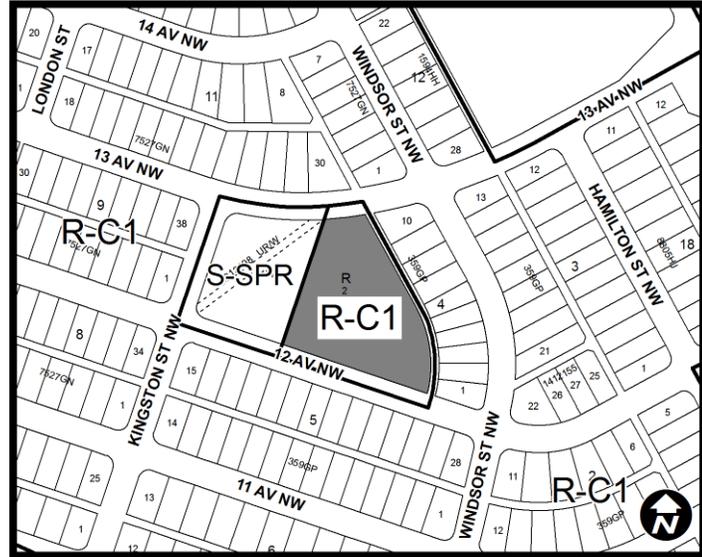
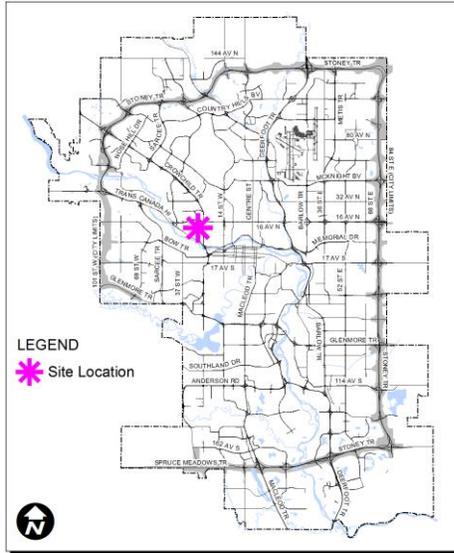
ATTACHMENT

1. Proposed Bylaw 337D2017

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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 0.87 hectares ± (2.16 acres ±) located at 2634 – 12 Avenue NW (Plan 0313499, Block R, Lot 2) from DC Direct Control District **to** Residential – Contextual One Dwelling (R-C1) District.

Moved by: M. Tita

Carried: 7 – 0

Absent: Mr. Palmiere left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

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Applicant:

O2 Planning and Design

Landowner:

Maria Montessori Education Centre of
Calgary Ltd

PLANNING EVALUATION

SITE CONTEXT

The site is located in a low density residential R-C1 setting in the community of St. Andrews Heights. The parcel is currently developed with an existing school building with surface parking lot. Single detached dwellings exist to the north, south and east of the parcel. Immediately adjacent to the site, to the west is a park. The parcel is approximately 400 metres from a bus stop.

LAND USE DISTRICTS

The site is currently designated DC District based on the R-1 district of Land Use Bylaw 2P80 with the additional use of a private school. While this would accommodate the school use it does not allow for a child care service. The proposed R-C1 district would allow for a Child Care Service use if it is located in a building used as a school. The R-C1 district is also consistent with the surrounding community context.

LEGISLATION & POLICY

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).

Municipal Development Plan (MDP)

The subject site is located within a *Residential, Developed-Established Area* as identified on Map 1: Urban structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject sites, the land use proposal is in keeping of overarching MDP policies.

There is no local area plan for St. Andrews Heights.

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TRANSPORTATION NETWORKS

Pedestrian and vehicular access is available from 12 and 13 Avenues NW with vehicular access from 13 Avenue NW. The area is served by Calgary Transit with a bus stop located approximately 400 metres walking distance from the site along University Drive NW. Unrestricted on-street parking is allowed in the area.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with the MDP references associated with growth management matters.

PUBLIC ENGAGEMENT

Community Association Comments

The St Andrews Heights Community Association (CA) was circulated as part of this application and submitted a letter in support of the proposed land use amendment (APPENDIX III). The St Andrews Heights CA did raise concerns regarding traffic and parking issues for the proposed uses on the site.

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Citizen Comments

Two letters were received from the adjacent residents in opposition to the application. The letters expressed concerns with noise, traffic and parking issues.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

The subject parcel, a former CBE school site, was recently acquired by Maria Montessori Education Centre of Calgary with the intent of repurposing the property as a montessori school and child care service. Unfortunately, the 2003 DC which references the R-1 rules of Bylaw 2P80 with the added discretionary use of Private School, does not list Child Care Services as a permitted or discretionary use.

Accordingly, this application seeks to redesignate the property to R-C1 which lists Child Care Services and School - Private as discretionary uses if they are in buildings used, or previously used, as a School Authority - School. This redesignation will then serve the dual purpose of:

1. Removing an unnecessary Bylaw 2P80 direct control district; and
2. Allowing administration to consider a Change of Use Development Permit for the child care service.

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APPENDIX II

LETTERS SUBMITTED



ST ANDREWS HEIGHTS COMMUNITY ASSOCIATION

2504 - 13 Avenue NW, Calgary, AB. T2N 1L8
www.standrewsheights.ca
info@standrewsheights.ca

August 4, 2017

Steve Jones
Planning and Development
City of Calgary
P.O. Box 2100, Station M
Calgary, AB
T2P 2M5

Dear Sir:

This letter is submitted on behalf of the St Andrews Heights Community Association (SAHCA) for community comments regarding development permit application LOC2017-0194.

The applicant, Maria Montessori Education Centre, is requesting re-designation of the Chief Crowfoot School site from DC/R-1 to R-C1. The SAHCA has met with the new owner of the school regarding the site on several occasions, including after this application was submitted. Information regarding this development was circulated to community members and they were asked to submit any comments or concerns for inclusion in the community response.

In conjunction with the opinions of several residents who contacted the VP Non-residential for SAHCA, the Community Association is supportive of the site remaining a school.

Within that broad support there is a concern the majority of the Board wishes to have considered, i.e. the potential traffic patterns and their impact on the surrounding community. Unlike the original school which was designed (as were the surrounding streets) to serve primarily foot traffic, and the last school owner who used 5-6 buses to transport the majority of students, the current school owner said she is expecting approaching 300 trips of private vehicles per school day. If the land use zoning is changed to allow younger children on site, this volume of traffic will be compounded by the need to physically escort the approximately 100 younger children to and from the school, not simply drop them curbside.

This raises concerns about the ability of emergency services to access the community as well as the safe movement of school attendees and residents on school days.

We believe that the school has not yet effectively prepared for this and we request a commitment from both the school and The City to work with the community to resolve any issues that may arise. We have established an excellent relationship with the Maria Montessori Education Centre, look forward to having them in our community, and we anticipate that this will continue as we work together to address any possible traffic issues.

In summary, the SAHCA supports this application and ask that we have a commitment from all required parties to address any traffic and parking issues that may arise as the Maria Montessori Education Centre adjusts to its new home.

For the SAHCA Executive
Lea Meadows, Secretary SAHCA

S. Jones