

Applicant Submission

2024 April 15



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On behalf of First Assembly Church, B&A Studios submits this application for a land use amendment for 8.09 hectares (20 acres) from a Direct Control (DC) District to a Direct Control (DC) District to allow for a community hub. This community hub will provide the surrounding existing, developing and future communities with a central gathering space and amenity. The entire community hub will be developed in phases and will include a place of worship and a school.

An Area Structure Plan is not currently in place; however, the proposed land use is aligned with overarching policies in the Municipal Development Plan, the New Community Design Guidebook and the East Regional Context Study. As noted in the East Regional Context Study, land use amendments prior to an ASP approval will be considered premature; however, exceptions to that can be made by Council for essential public services or uses that will not compromise future urban growth. The subject site is located within the Residential area as per Map 3 of the East Regional Context Study and identified as located within planning cell G. Recreational, institutional, public, local commercial and accessory uses may be permitted within the Residential area where determined to be compatible and complementary to residential development.

The rationale for allowing this land use amendment is as follows:

- **Contextually Appropriate:** a place of worship is a unique use, appropriate in both rural and urban contexts. A church in this location would provide a transition between the developing community to the north and rural areas. When this area develops in the future, the community hub will have the ability to be compatible with the community, as it develops, and provide an appropriate entranceway into the community and transition between Stoney Trail and the rest of the community.
- **Alignment with Future Design:** the site design for this proposed community hub will allow them to integrate into the future design of the community.
- **Cost Rationale:** the cost to purchase planned and serviced land within the city is substantial. For this reason, places of worship often locate in rural and suburban areas because these are the only locations that are financially feasible. This

proposal allows for a financially viable site for the First Assembly Church and their congregation in the near future, yet a location that will continue to be a community amenity and become more accessible and walkable over time.

We feel confident that approval of this application, in advance of an ASP for the area, would not negatively impact future planning of the area. We are looking for support from Administration, Calgary Planning Commission and City Council for this land use amendment.