

LAND USE AMENDMENT  
WEST SPRINGS (WARD 6)  
77 STREET SW SOUTH OF WESTON DRIVE SW  
BYLAW 27D2018

MAP 22W

**EXECUTIVE SUMMARY**

This land use amendment seeks to redesignate a ± 0.51 hectare (±1.26 acre) portion of a ±1.80 hectare (±4.45 acre) parcel from DC Direct Control to Special Purpose – Community Institution (S-CI) District to allow for a place of worship.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 November 16

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 27D2018; and

1. **ADOPT** the proposed redesignation of 0.51 hectares ± (1.26 acres ±) located at 821 – 77 Street SW (portion of Plan 4740AK, Block 48) from DC Direct Control District to Special Purpose – Community Institution (S-CI) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 27D2018.

**REASON(S) FOR RECOMMENDATION:**

The existing DC is essentially a holding district to prevent premature urban development. The proposed S-CI district is compatible with the established character of the community. The proposal conforms to the relevant policies of the Municipal Development Plan (MDP), and the West Springs Area Structure Plan (ASP), and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

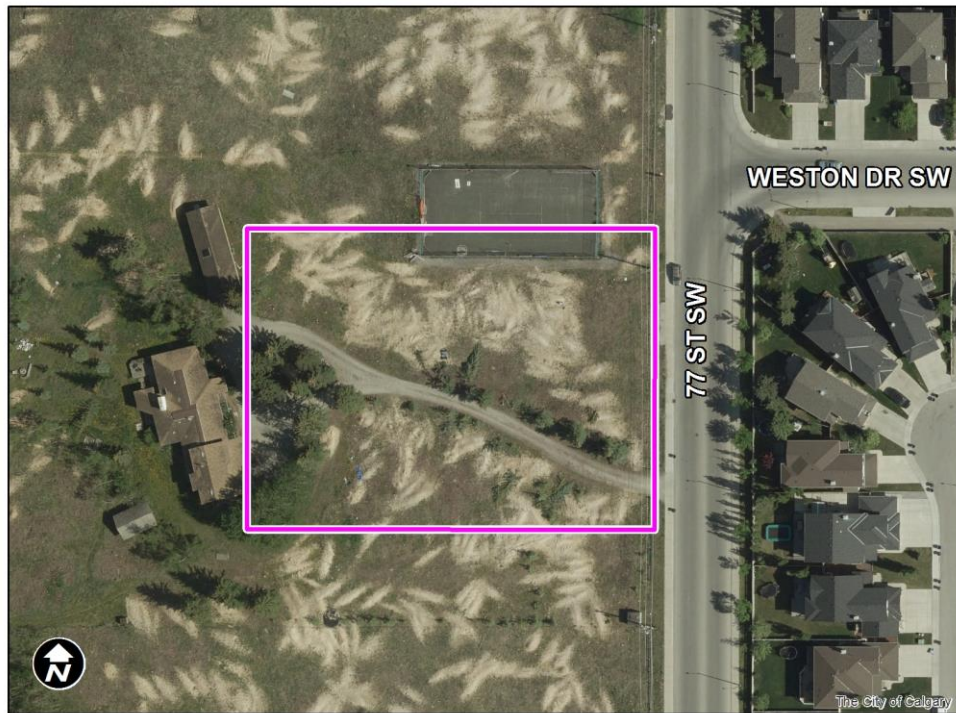
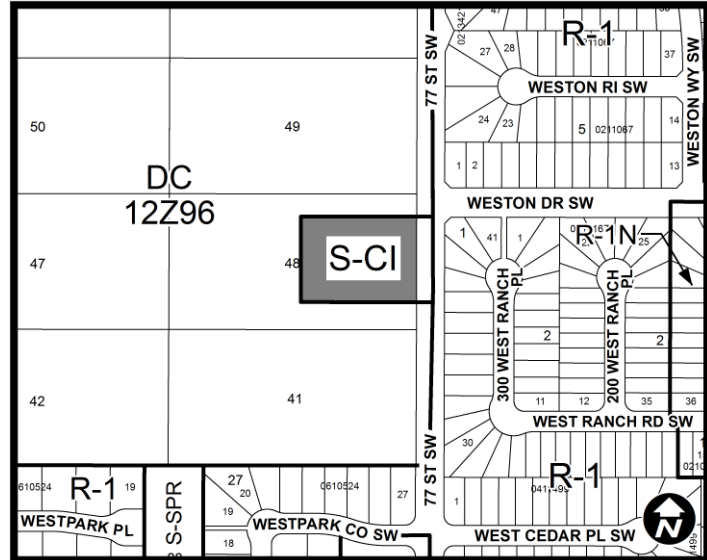
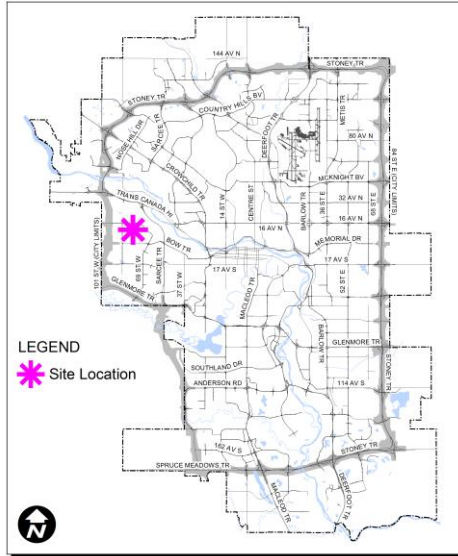
**ATTACHMENT**

1. Proposed Bylaw 27D2018

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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 0.51 hectares ± (1.26 acres ±) located at 821 – 77 Street SW (portion of Plan 4740AK, Block 48) from DC Direct Control District **to** Special Purpose – Community Institution (S-CI) District.

**Moved by: R. Wright**

**Carried: 6 – 0**

Absent: J. Gondek and E. Woolley

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**Applicant:**

CivicWorks Planning + Design

**Landowner:**

Truman Park Ltd.

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a country residential acreage setting in the community of West Springs, the parcel is approximately 100 metres by 182 metres in size and is developed with a 2-storey single detached dwelling and a garage. The area subject to the redesignation is approximately 63 metres by 84 metres. Access to the site is from 77 Street SW. Surrounding development consists of single detached dwellings within a R-1 setting to the east, and country residential development of 2 hectare parcels under Direct Control Bylaw (Bylaw 12Z96) to the north, west, and south.

The parcel is currently designated DC Direct Control Bylaw (Bylaw 12Z96). The current DC is restrictive in nature, allowing for only rural residential style development and a limited range of ancillary and public uses.

The subject site will ultimately be part of a larger proposed development in the area, colloquially known as "West District", and will eventually tie into a larger proposed road and utility servicing network.

The subject application will allow for the relocation of the West Springs Free Methodist Church from its current location just east of 85 Street SW and south of Old Banff Coach Road SW and facilitate the next phase of the "Gateway" development that is currently under construction in West Springs.

**LAND USE DISTRICTS**

The proposed S-CI district is intended to accommodate a variety of cultural, religious, educational, health and treatment facilities, with consideration for contextual sensitivity when located within residential areas. It may accommodate places of worship (in addition to other uses), and requires that building height is compatible with adjacent low density residential development through height chamfers.

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (2014)

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 (2009)

The site is located within a “Residential Developing – Planned Greenfield with Area Structure Plan (ASP)” area on the Urban Structure Map (Map 1) in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, the land use proposal is consistent with MDP policies including the Developing Residential Communities policies (subsection 3.6.1).

West Springs Area Structure Plan (2012)

The site is located within an “Urban Residential” area on the Land Use & Transportation Concept Map (Map 2) in the *West Springs Area Structure Plan* (ASP). Composition of Neighbourhood Areas’ policy 8.32(4) allows for places of worship to be located within the Urban Development area. Additional neighbourhood area policies encourage community oriented and other similar uses throughout the neighbourhood areas. No amendment to the ASP is therefore required to accommodate the use.

An amendment to the existing ASP to accommodate a significant development for the lands roughly bounded by Old Banff Coach Road, 85 Street and 77 Street SW (the “West District”) is currently under consideration by Administration. While the “place of worship” parcel is located within the lands being considered for this significant policy amendment, there are no implications relative to any of the proposed policy changes: the S-CI land use is appropriate under both the existing and future policy scenarios.

Nevertheless, a housekeeping element to the future “West District” ASP amendment will update the subject site as one appropriate for a place of worship use.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from 77 Street SW, and will be fully determined through an evaluation at the development permit stage.

The area is served by Calgary Transit bus service with a bus stop location in front of the site on 77 Street SW.

On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system.

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A Transportation Impact Assessment will be required at the development permit stage to assess infrastructure improvements required to serve the site based on proposed uses and intensity.

**UTILITIES & SERVICING**

Deep services are available from 77 Street SW. Storm drainage will be maintained on site until storm pond infrastructure associated with the larger “West District” development can be constructed.

**ENVIRONMENTAL ISSUES**

No significant issues were identified.

**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 application was circulated to the West Springs/Cougar Ridge Community Association. No response was received by the time of writing.

**Citizen Comments**

One citizen comment was received, expressing concern about the propriety of a place of worship use in this location, both in general terms and in terms of traffic generation. As stated previously, the proposed use is acceptable within the bounds of the ASP. Further, Administration felt any potential traffic impacts will be best assessed at the Development Permit stage.

**Public Meetings**

No public meetings were held by the Applicant or Administration, specifically relating to this application. However, the site was included for discussion in larger public engagement sessions about the West District project. Though the site was not initially identified as one which would proceed on its own, it's proposed status as an S-CI parcel for a church use has been consistent through the process and has been subject to public scrutiny and attention for some time. No comments relative to the potential development of a place of worship have been received to date during the larger West District engagement sessions.

**CALGARY PLANNING COMMISSION  
REPORT TO COUNCIL  
2018 JANUARY 22**

**ITEM #5.1.26  
ISC: UNRESTRICTED  
CPC2018-027  
LOC2017-0279  
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APPENDIX I

APPLICANT'S SUBMISSION

**APPLICANT SUBMISSION STATEMENT**



Applicant: CivicWorks Planning + Design  
Landowner: Truman Park Ltd. (Truman Development Corporation)

Site Address: 821 77 ST SW, City of Calgary, Alberta

Located within the developed community of West Springs, the existing West Springs Free Methodist Church (WSFMC) is proposed to be relocated approximately 700 metres east and 250 metres south of the current address (742 - 85 Street SW) to a site approximately 0.51 hectares (1.25 acres) in size. The proposed site is located south of Old Banff Coach Road SW and west of the existing intersection of 77 street SW and Weston Drive SW on lands that have not developed to an urban standard.

Truman Development Corporation's (Truman) has formed a partnership to develop and build a new facility for the WSFMC. Relocation of the WSFMC is required prior to further phased construction of Truman's 2015 'Gateway' Land Use Redesignation and Outline Plan approval for the lands currently occupied by the WSFMC. The first two buildings that form part of Truman's 'Gateway' development are currently under construction.

The new WSFMC facility will be a place of worship, but also continue as a space used for community-focused and supportive partnerships (i.e., West Side Montessori Preschool). The relocation site is within a part of the 'West District' Plan Area. West District is approximately 94 acres (38 hectares) in size and is generally described as lands located south of Old Banff Coach Road SW, east of 85 Street SW, west of 77 Street SW and north of 9 Avenue SW that have not developed to an urban standard.

West District is proposed as a Activity Centre for west Calgary. It is envisioned as a higher-intensity, mixed-use, compact and transit-supportive node that is described in the Municipal Development Plan as an "urban centre" for a sub-region of the City that provides opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs. Truman owns a majority portion (approximately 70 percent, or 65 acres) within the greater West District Plan Area. Truman is undertaking a developer-led comprehensive Land Use Redesignation and Outline Plan (LOC207-0058), as well as a supporting Council-directed and developer-funded Area Structure Plan Amendment (West Springs ASP) collaborating with other landowners in the Plan Area to realize the vision.

The Plan Area is within a region of the City that has already been serviced to an urban standard. Deep servicing infrastructure has been established, with existing capacity and ability to tie-in to those regional systems. An excellent network of arterial roads exist and the regional transportation network will be further enhanced by the future development of the west leg of Stoney Trail. With its west Calgary location approximately 9 kilometers from the City Centre, the Plan Area has excellent commuting access to the City's primary employment hub.