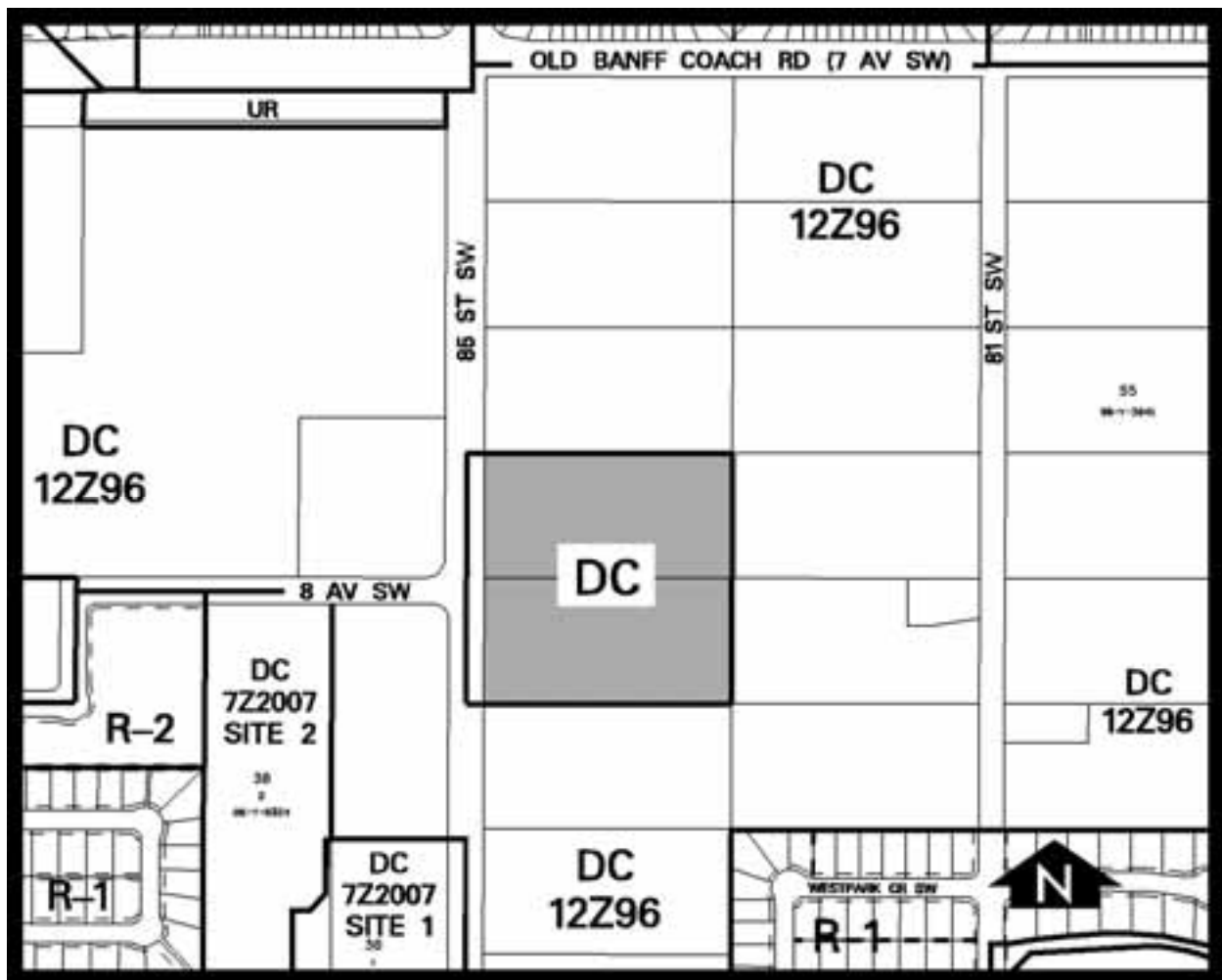


REPORT TO COUNCIL FROM CALGARY PLANNING COMMISSION

LAND USE AMENDMENT	ITEM NO: 23	
	FILE NO:	LOC2007-0035
	CPC DATE:	2007 November 29 2007 November 15
	COUNCIL DATE:	
	BYLAW NO:	

WEST SPRINGS
(Ward 6 - Alderman Connelly)



SUPPLEMENTARY REPORT

PROPOSAL:

To redesignate 3.89 ha \pm (9.62 ac \pm) located at 782 and 822 – 85 Street SW (Plan 4740AK, Block 45 and Block 52) from DC Direct Control District to DC Direct Control District to accommodate a comprehensively-designed church and apartment building complex. (Bylaw 2P80)

To redesignate 3.89 ha \pm (9.62 ac \pm) located at 782 and 822 – 85 Street SW (Plan 4740AK, Block 45 and Block 52) from DC Direct Control District to DC Direct Control District to accommodate a comprehensively-designed church and apartment building complex. (Bylaw 1P2007)

(Map 22W)

Background

This Land Use Amendment application seeks to accommodate a mixed-use development containing multi-dwelling units and a large church. The Direct Control District which was originally proposed has been modified to better accommodate the needs of the applicant while still complying with the provisions of the Area Structure Plan. Instead of simply limiting the density, the updated Direct Control District now also enshrines the location of the multi-dwelling residential as well as ensuring a strong interface with 85 Street SW.

CONCLUSION:

Based on the revised Direct Control District Bylaw: CPAG

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

A. Recommend that City Council amend Bylaw 2P80 and ADOPT, by bylaw, the redesignation of 3.89 hectares \pm (9.62 acres \pm) from DC Direct Control District to DC Direct Control District to accommodate a comprehensively-designed church and apartment building complex.

1. Land Use

The Permitted Uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the Permitted Uses, and the Discretionary Uses shall be as follows:

Comprehensively-designed church and apartment building complex
Power Generation Facility, Mid-scale
Power Generation Facility, Small-scale
Signs
Utility Building

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of the Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply, unless otherwise noted below.

(a) Density

The maximum number of dwelling units shall be 70.

(b) Location and Siting of Apartment Buildings

- (i) Apartment buildings shall only be located within 90 metres of the 85 Street SW right-of-way.
- (ii) The cumulative total length of all building façades that are adjacent to 85 Street SW shall be a minimum of 50% of the length of the west property line.
- (iii) Parking and loading stalls shall not be located between any apartment building façade and the 85 Street SW right-of-way.

(c) Open Space

An area of soft landscaping of approximately 0.39 hectares shall be provided adjacent to the east boundary of the site, and shall be subject to a Public Access Easement Agreement.

- B. Recommend that City Council amend Bylaw 1P2007 and ADOPT, by bylaw, the redesignation of 3.89 hectares \pm (9.62 acres \pm) from DC Direct Control District to DC Direct Control District to accommodate a comprehensively-designed church and apartment building complex.

PROPOSAL:
 To redesignate 3.89 ha ± (9.62 ac ±) located at 782 and 822 – 85 Street SW (Plan 4740AK, Block 45 and Block 52) from DC Direct Control District to DC Direct Control District to accommodate a church and multi-dwelling residential development. (Bylaw 2P80)

To redesignate 3.89 ha ± (9.62 ac ±) located at 782 and 822 – 85 Street SW (Plan 4740AK, Block 45 and Block 52) from DC Direct Control District to DC Direct Control District to accommodate a church and multi-dwelling residential development. (Bylaw 1P2007)

(Map 22W)

APPLICANT: Interplan Strategies	OWNER: Roman Catholic Bishop of the Diocese of Calgary
CURRENT DEVELOPMENT: Country Residential	

ADJACENT DEVELOPMENT:

NORTH: Country Residential

SOUTH: Country Residential

EAST: Country Residential

WEST: Country Residential

SUMMARY OF CIRCULATION REFEREES	
CPTED ASSESSMENT Crime Prevention Through Environmental Design	Review to be conducted at Development Permit stage.
ENVIRONMENTAL MANAGEMENT	Phase 1 ESA required prior to Third Reading
URBAN DESIGN REVIEW COMMITTEE	Not Applicable
COMMUNITY ASSOCIATION (West Springs/Cougar Ridge Community Association)	No Objections

PLANNING EVALUATION

Introduction

The application seeks to redesignate approximately four hectares in the community of West Springs to allow for a mixed-use development containing multi-dwelling units and a large church. The multi-dwelling units are intended to provide independent living for senior-aged members of the church. The proposed redesignation will require a minor amendment to the East Springbank Area Structure Plan. This ASP amendment appears as a separate item on this CPC agenda.

Proposed Land Use District

The proposed land use district under Land Use Bylaw 2P80 is a DC Direct Control district based upon the RM-4 Residential Medium Density Multi-Dwelling District. The RM-4 designation will allow both the public/quasi-public (church) use and the multi-dwelling use. The only deviation from the standard RM-4 rules would be limiting the density to a maximum of 70 units.

Site Context

The site is comprised of two 4.8 acre (1.9 hectare) parcels located in an area that remains largely in a rural residential state. An existing church is located two sites to the north at 742 - 85 Steet SW and was recently the subject of a Development Permit for an addition. The combined site straddles the intended location of 8 Avenue SW which was identified as a collector street in the East Springbank Area Structure Plan. It should be noted that no right-of-way has been established for this street and it would therefore need to be built entirely on land dedicated by the current landowners.

Site Characteristics

The site is fairly flat and is devoid of significant vegetation. There are no natural areas or environmentally significant areas located on site.

Legislation & Policy

The site is within the Standard Density Infill neighbourhood area of the East Springbank Area Structure Plan. This category allows a density of between 7.4 and 12.4 units per hectare (3.0 to 5.0 units per acre). The site is also shown as being within the boundaries of the ASP-designated core area.

With the 70 units contemplated for the site, the proposed density is 18 units per hectare (7.2 units per acre). This is at variance with the ASP density provisions, but is mitigated by the fact that the site is located partially within the community core. The intent of the core is to function as the "centre of public activity" for the community. To that end, the ASP policies for the core area allow for residential densities that are higher in close proximity to the core and for a range of dwelling units that include multi-family.

Since the proposed number of units does not greatly exceed that of any density category in the ASP, (the highest density category is Urban Development with a maximum density of 17.3 uph) having the proposed density within the core was felt to be appropriate and within the parameters of the ASP. Nevertheless, the number of units on site has been limited to 70 to ensure that the general low-density tone of the ASP is still maintained.

In addition, institutional uses such as churches were identified as desirable uses in the core area. The combined uses proposed therefore effectively fulfill the ASP intentions for the core.

The ASP identifies the sites as straddling a collector road (8 Avenue SW). Since 85 Street SW is identified as a major and thus has limited access, the future 8 Avenue SW was envisioned as providing easier access to 85 Street SW, especially for those adjacent properties which front onto 81 Street SW. This application does not provide for this collector road, nor does the applicant intend to provide it through the subdivision or Development Permit processes. Transportation has reviewed the related impact and has determined that there will not be any undue effects on adjacent properties or the road network. However, an ASP amendment is required to delete this portion of roadway from the map. The amendment accompanies this item elsewhere on the agenda.

Site Layout & Building Design

Buildings in the core area, according to the ASP, must provide high quality architectural design and building facades facing 85 Street SW, as well as strong pedestrian links to the street. These policies will be applied at the Development Permit stage.

Landscaping

At the Development Permit stage, the Development Authority will ensure that landscaping will be provided which will emphasize connectivity to the community open space network, other core area uses, and all bylaw requirements.

Site Access & Traffic

Site access will be from 85 Street SW directly opposite the future 8 Avenue SW. There was no Traffic Impact Study required. The applicant did however provide several shadow plans. These were designed to illustrate the access scenarios that result from the loss of the collector road through the site and that the adjacent properties would not be unduly impacted. Based on the submitted information, Transportation has no objections to the proposed access and traffic generation scenarios.

The Developer will be responsible for the construction of the east side of 85 Street SW.

Parking

No parking study was required.

Site Servicing for Utilities

All city services are available for the site. The Developer will be responsible for the construction of all utilities required to serve the development.

Environmental Site Assessment

A Phase 1 Environmental Site Assessment was required to be provided prior to third reading.

Community Association Comments

The West Springs/Cougar Ridge Community Association expressed no objections to the application.

Adjacent Neighbour Comments

Adjacent neighbours were concerned with the impact of the removal of the future 8 Avenue SW east of 85 Street SW on the access and future development potential of their properties. The applicant held an information session for adjacent landowners on 2007 October 17. The session outlined the implications of removal of the future 8 Avenue SW. No further objections to the proposal were raised.

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed density and built form are in compliance with the East Springbank Area Structure Plan.
2. The proposed land use is compatible with existing adjacent development.
3. The proposal will contribute to the creation of a vibrant core area for the community.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL

- A. Recommend that City Council amend Bylaw 2P80 and ADOPT, by bylaw, the redesignation of 3.89 hectares \pm (9.62 acres \pm) from DC Direct Control District to DC Direct Control District to accommodate a church and multi-dwelling residential development.

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of the Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply, unless otherwise noted below.

(a) Density

(i) Dwelling Units

The maximum number of dwelling units shall be 70.

- B. Recommend that City Council amend Bylaw 1P2007 and ADOPT, by bylaw, the redesignation of 3.89 hectares \pm (9.62 acres \pm) from DC Direct Control District to DC Direct Control District to accommodate a church and multi-dwelling residential development.

PLANNING COMMISSION DECISION: 2007 November 15

The Calgary Planning Commission **REFERRED** the application back to the Administration for the purpose of further review and negotiation, and to return to the Calgary Planning Commission no later than 2007 November 29.

Moved by: G. Lowe

Carried: 9-0

Absent: R. Zazelenchuk has left the room due to a pecuniary reason and abstained from voting.

Dino Civitarese
2007 November 7

Applicant's Submission

The proposed Land Use Amendment application containing approximately 9.62 acres (3.89 hectares) is located along 85 Street SW in East Springbank.

The East Springbank II Community Plan designates the area within which the subject site is located as "Standard Density Infill" which is intended for "a residential density of between 7.4 and 12.4 units per gross developable hectare (3.0 to 5.0 units per gross developable acre)".

Approximately 1/3 of the southerly portion of the subject site is within the "Core Area" which is intended to function as the centre for public activity in East Springbank and to accommodate a mix of dwelling units including multi-family housing of higher density.

The current land use designation is DC 12Z96. The purpose of this designation is to provide for rural residential development, which is consistent with the character of the existing rural area. A re-designation to an appropriate land use district is therefore required before a more intensive development can occur and is part of this application.

1P2007 Land Use Map

