

ROYAL OAK
(Ward 1 - Alderman Hodges)



RECOMMENDATION:

CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL:

That Council:

1. **ADOPT** the proposed redesignation from DC Direct Control District **to** S-CI Special Purpose – Community Institution District at 81 Royal Elm Drive NW, to accommodate a Place of Worship, but further, recommend that Council consider amending the bylaw to DC Direct Control District based on S-CI District that address community concerns as identified in the community's correspondence of September 28 and November 11, 2009; and
2. Give three readings to the proposed Bylaw.

Moved by: G. Lowe

Carried: 9-1

Opposed: M. King

PROPOSAL:

To redesignate 4.11 ha \pm (10.15 ac \pm) located at 81 Royal Elm Drive NW (Plan 0214387, Block 1, Lot 1) from DC – Direct Control District to S-CI Special Purpose – Community Institution District.

(Map 21NW)

APPLICANT:

Tom Parker Realty

OWNER:

The President of the Lethbridge Stake

CURRENT DEVELOPMENT: Place of Worship

ADJACENT DEVELOPMENT:

NORTH: Low density residential housing

SOUTH: Vacant, place of worship

EAST: Royal Elm Drive NW, Low density residential housing

WEST: Rocky Ridge Road NW, Low density residential housing

SUMMARY OF CIRCULATION REFEREES

SPECIAL REFEREE(S)
Municipal District of
Rockview

No objection

COMMUNITY
ASSOCIATION

Rocky Ridge Royal Oak
Community Association

Objection (see letter in Appendix II)

PLANNING EVALUATION

Introduction

This application seeks to redesignate the subject site from DC Direct Control District to a district which accommodates the development of a second place of worship on the subject site.

The existing Direct Control Bylaw allows for two comprehensively designed place of worship complexes with a maximum building height allowance of 15 metres, with the exception of steeples, to a maximum of 22 metres from grade. Building height guidelines were based on the design concept anticipated at the time of passage of the bylaw. The existing place of worship building was constructed in accordance with the Direct Control requirements on the northeast quadrant of the subject lands. The second place of worship now being contemplated, for the northwest quadrant, does not comply with the existing Direct Control height provisions and a land use amendment is required.

Site Context

The subject site is located within the northwest quadrant of the City within the Community of Royal Oak. Rocky Ridge Road NW and low density residential housing exists west of the subject site. Royal Elm Drive NW and low density residential housing exists east of the subject site. Low density residential development exists to the north and directly adjacent to the subject site. Adjacent lands to the south contain a place of worship under a separate land use designation.

Proposed Land Use District

The original application was submitted with a request for a Direct Control District with height guidelines specific to the recently contemplated development. Administration has been provided with specific direction from Council through Bylaw 1P2007 as well as through Council approved guidelines on the use of Direct Control Districts. Accordingly, a Direct Control District is not required or appropriate in this case as the contemplated development can be accommodated on the site through a land use amendment to the S-CI district.

The S-CI Special Purpose – Community Institution District has specific provisions for height that varies depending on building location, such that maximum building height increases with distance from property lines and adjacent context. Bylaw 1P2007 also contains building height provisions to exempt “ancillary structures” from the building height requirements, including architectural features commonly associated with places of worship, i.e. steeples. As such, a Direct Control district is not necessary to facilitate a development decision for the contemplated development.

A place of worship is also a discretionary use within the S-CI district. The Development Authority therefore has the ability to exercise its discretion to minimize or mitigate the impact of any proposed development, including being more restrictive than standard district requirements or creating restrictions where none exist within the district. If revised designs are not forthcoming as a result, a proposed development can be refused. There is also no “certainty of use” within Bylaw 1P2007. Discretionary development proposals can be refused on the basis of use, regardless of whether it complies with district rules. The Development Authority may also approve a proposed development with relaxations of district requirements if it meets the test for relaxation within Bylaw 1P2007 regarding impact. All discretionary permits also require advertisement and are afforded the right of appeal.

For these reasons, the district being recommended by Administration is the S-CI Special Purpose - Community Institutional District.

Site Characteristics

The subject site is sloping to the south.

Legislation & Policy

The subject property is currently identified as Future General Urban Use by the Municipal Development Plan (Calgary Plan).

The subject property falls under the Rocky Ridge Area Structure Plan (ASP). The subject property is identified as "Residential and Related Uses" within the ASP. This policy area allows for single detached, semi-detached, duplex and multi-family dwellings along with related uses such as local commercial areas, neighborhood shopping centers, churches, child care facilities, police and fire stations, libraries and neighborhood parks.

Using a standard district recommendation complies with Section 20 of Bylaw 1P2007 concerning the use of Direct Control Districts as well as the associated guidelines for the use of Direct Control Districts.

Site Access & Traffic

Right-in right-out access is currently available from Rocky Ridge Road NW whereas all turns access is provided from Royal Elm Drive NW. These access requirements are contained within the existing Direct Control district. There is no requirement to incorporate further access specifics into the proposed land use. All future access will be reviewed at the time of development permit.

Parking

A parking study was not required for the purposes of this application.

Site Servicing for Utilities

No site servicing issues have been identified.

Environmental Site Assessment (ESA)

An ESA was not required for the purposes of this application.

Community Association Comments

The community association is not in support of the recommended land use district, as indicated in the attached letter (see Appendix II). However, the community association is in support of the contemplated development and the increased heights relative to the existing Direct Control guidelines.

Adjacent Neighbour Comments

A number of letters of opposition were received with the following concerns:

- traffic congestion
- regional not local draw
- parking
- inappropriate land use adjacent to residential
- height
- façade colour
- construction noise
- obstruction of views
- garbage disposal
- hours of operation
- lighting

CONCLUSION:

The proposal is supported for the following reasons:

1. The proposed land use is in compliance with the existing Rocky Ridge Area Structure Plan.
2. The proposed land use is compatible with adjacent land uses.
3. The proposed land use allows for appropriate use and development of the site, both now and in the future, that is compatible with adjacent development through the discretionary development process.

CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: **APPROVAL**

Recommend that Council **ADOPT**, by bylaw, the redesignation of 4.11 hectares ± (10.15 acres ±) from DC Direct Control District to S-CI Special Purpose – Community Institution District.

PLANNING COMMISSION DECISION:

2009 November 26

1. **DIRECT ADMINISTRATION** to prepare a suitable DC District for consideration by Council at the 2010 January 14 Public Hearing of Council; and
2. that the Applicants submissions and Community Correspondence be included in the material submitted to Council.

Moved by: G. Lowe

Carried: 9-1

Opposed: M. King

David Galoska
2009/November

APPLICANT'S SUBMISSION

EXISTING LAND USE DESIGNATION

The existing land use designation is DC with Permitted and Discretionary Use Rules of the PS Public Service District with added guidelines to allow “two comprehensively designed Churches” with maximum roof height of 15 meters and a church steeple of 22 meters maximum height. This amendment was approved by City Council in June 2003 to accommodate the first of the two churches, and was written specifically for the Church (Meetinghouse) that was proposed, as the second Church building (Temple) had not yet been designed. The existing Meetinghouse Church building is a 1,530 sq. meter, single storey Church that meets the guidelines of the current land use designation.

PROPOSED LAND USE DESIGNATION

The Church of Jesus Christ of Latter-day Saints (Owner) has now designed the second of the “two approved churches”, designated by the Owner as a Temple, which is two storeys above grade with a foot print area above grade of 826 sq. meters (below grade area is 1,047 sq. meters). The building takes advantage of the existing sloping grade with a walk out basement area opening to the south. The roof/parapet height is approximately 16 meters above existing grade and the Church steeple is a total of approximately 36 meters above existing grade. To accommodate this proposed design it is the Owner's desire to amend the existing DC Discretionary Rules to allow the increased roof height and steeple height and has applied for a new DC District. The City Planning Department, Land Use Amendment Services, after reviewing the application, has recommended the re-designation of re-zoning the site to the new By-law S-CI District to accommodate the design intent referred to above. The owner and the community would prefer Direct Control designation to allow the proposed development of the second Church.

November 11, 2009

Subdivision Secretary
Development and Building Approvals #8072
PO Box 2100 Station M
Calgary, AB T2P 2M5

Via email – david.galoska@calgary.ca

Noting the recent e-mail communication from David Galoska, the Rocky Ridge Royal Oak Community Association wishes to comply with the comment that this is a Land Use Amendment Application not a development application; however the original application is wreathed in development terms. As a Direct Control District these conditions were permissible.

It would appear that the requested change from Direct Control to Special Purpose – Community Institution does not carry the same control over the development related clauses written in the original Bylaw 50Z2003 Amendment LOC2002-0116.

The Rocky Ridge Royal Oak Community Association does not support the change to an S-CI district.

In particular, in Part 9 Division 6, 1057 (5) seems to indicate that “there is no restriction on building height”. Notwithstanding the extant LOC2002-0116 amendment clauses on building height we believe rolling back the designation to S-CI could permit a loop hole for relaxation of these restrictions.

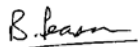
Referring again to the amendment LOC2002-0116 there is a clause titled “Access”, in which development references are made. We recommend either removing these access controls or amending them to permit left in and left out access from Rocky Ridge Road. If these restrictions are in the Land Use Bylaw the community will have difficulty in future recourse to challenge this access issue during the Development Application stage.

Referring to the building height and steeple height relaxations implied by LOC2009-0074 the Rocky Ridge Royal Oak Community Association has not objected to those changes in previous correspondence on this matter, nor wishes to object at this time.

If you have any further questions please feel free to call me at 730-1362 (work) or 547-5899 (home).

Yours sincerely

Rocky Ridge Royal Oak Community Association
Planning and Development Committee



Brian Pearson,
Chair

cc:

Alderman Dale Hodges – dale.hodges@calgary.ca

Tom Parker – tomparker@shaw.ca



November 25, 2009

City of Calgary
Municipal Building
P.O. Box 2100, Str. M.
Calgary, AB Canada T2P 2M5

Attention: Calgary Planning Commission
Ian Cope Secretary

Dear Sir:

RE: LOC – 2009 – 0074

Royal Oak

The above item is on the CPC Agenda for November 26th, 2009 and we request that the attached information be perused by all members of the Commission.

Items enclosed are:

- Coloured renderings of building elevations
- Coloured site plan
- Coloured photos superimposing the proposed Temple
- Site plan
- Elevations
- Letters from Community regarding Open House and DC guidelines approval

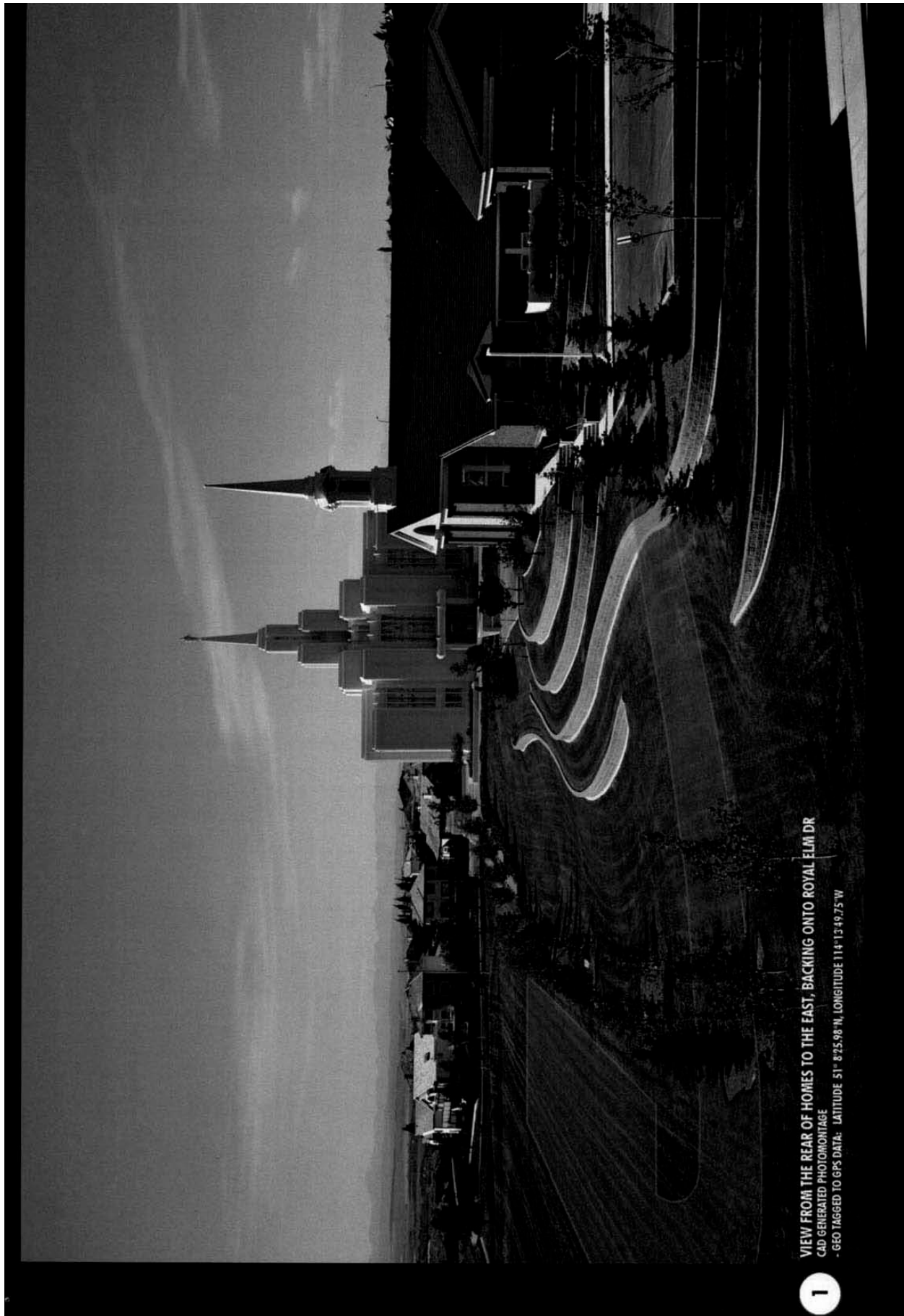
We contacted Rhonda and she advised us that we would need 14 copies of the items which we attach herewith.

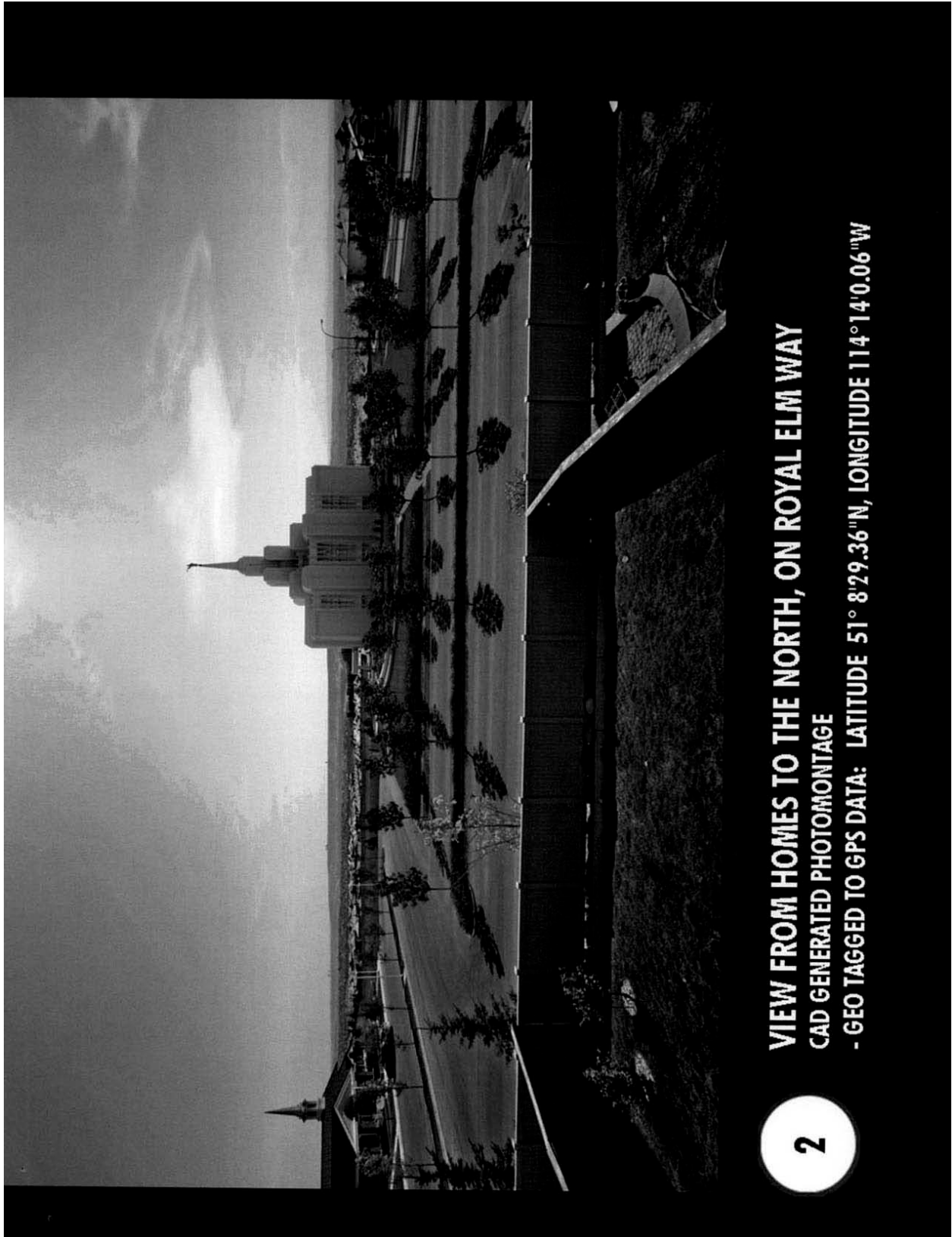
Many thanks for your attention to this.

Yours truly,
Camelot Realty Ltd.

Tom Parker









**VIEW FROM ROCKY RIDGE RD
CAD GENERATED PHOTOMONTAGE**

- GEO TAGGED TO GPS DATA: LATITUDE 51° 8' 26.95" N, LONGITUDE 114° 14' 3.54" W

3



VIEW FROM INTERSECTION OF ROYAL OAK DR AND ROCKY RIDGE RD
CAD GENERATED PHOTOMONTAGE
- GEO TAGGED TO GPS DATA: LATITUDE 51° 8' 18.72" N, LONGITUDE 114° 14' 4.38" W

4



VIEW FROM ROYAL OAK DR, AT ROYAL OAK VICTORY CHURCH
CAD GENERATED PHOTOMONTAGE
- GEO TAGGED TO GPS DATA: LATITUDE 51° 8' 19.80" N, LONGITUDE 114° 13' 52.80" W

5

**6****VIEW FROM INTERSECTION OF ROCKY RIDGE RD AND CROWCHILD TR****CAD GENERATED PHOTOMONTAGE****- GEO TAGGED TO GPS DATA: LATITUDE 51° 8' 7.14" N, LONGITUDE 114° 14' 4.26" W**

**7**

VIEW FROM INTERSECTION OF CROWCHILD TR AND STONEY TR
CAD GENERATED PHOTOMONTAGE
- GEO TAGGED TO GPS DATA: LATITUDE 51° 7' 56.28" N, LONGITUDE 114° 13' 50.76" W



Box 91009, RPO Royal Oak,
Calgary, Alberta T3G 5W6

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October 20, 2009

Subdivision Secretary
Development and Building Approvals #8072
PO Box 2100 Station M
Calgary, AB T2P 2M5

Via email – david.galoska@calgary.ca

Re: LOC2009-0074 - Draft DC Guidelines

The Association's Planning and Development Committee provides the following comments on the proposed DC Guidelines.

1. Land Use

The word "church" should be replaced with "Place of Worship" to conform to the Use and Use Definitions contained in Land Use Bylaw 1P2007 and should read:

The Discretionary Use shall be for a maximum of two comprehensively designed Place of Worship complexes only.

2. Development Guidelines

(a) *Building Height*

As there is already one church complex with a steeple conforming to the previous 22 metre height restriction, this rule should be amended to allow for only one additional church steeple to a maximum of 36 metres and therefore clause (a) (i) should read:

- (i) *A maximum overall height of 16 metres except to accommodate two steeples, one to a maximum*



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*of 22 metres and one to a maximum of 36 metres,
all measured from grade.*

(b) Access

Clauses b(i) and (ii) were created to eliminate site generated access/egress traffic conflicts on Rocky Ridge Rd, which at the time was the major north south access to the communities of Royal Oak, Rocky Ridge and the Rocky View County.

With the Council approved closure of the intersection of Rocky Ridge Road and Crowchild Trail now scheduled to occur in 2010, the reason of these clauses are not longer valid.

At the public meetings, residents living on Royal Elm Blvd and Royal Elm Dr expressed concern with the current traffic levels being generated by the existing church complex and felt the conditions would only worsen with the second complex if an alternate access from Rocky Ridge Road was not provided.

Therefore, clause b (i) and (ii) should be deleted and replaced with:

(i) Access to the site shall consist of two access points:

- (a) an all turns access point off of Royal Elm Drive*
- (b) a three point access off Rocky Ridge Road with a no left turn egress to southbound Rocky Ridge Road, and*
- (c) prior to any development of the site's second complex, a southbound left turn lane off of Rocky Ridge Road to be provided at the developer's expense.*



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In addition and for the record, the Association's comments to the original circulation follow and remain valid for this circulation.

Yours sincerely

Rocky Ridge Royal Oak Community Association

Planning and Development Committee

A handwritten signature in black ink, appearing to read "B. Pearson".

Brian Pearson,
Chair

cc:

Alderman Dale Hodges – dale.hodges@calgary.ca

Tom Parker – tomparker@shaw.ca



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September 28th, 2009

Subdivision Secretary
Development and Building Approvals #8072
PO Box 2100 Station M
Calgary, AB T2P 2M5

Via email – david.galoska@calgary.ca

Re: LOC2009-0074

The Planning and Development Committee (PDC) of the Rocky Ridge Royal Oak Community Association (RRROCA), in conjunction with Applicant and the Church of Jesus Christ of Latter Day Saints (LDS), held Open Houses on Friday September 25th and Saturday September 26th. Approximately 170 community residents attended over these 2 meetings.

The PDC determined that the requested amendment in steeple height could not be properly evaluated without some understanding of what sort of future development was being considered. Therefore, at the request of the PDC, the Applicant provided the meeting with preliminary elevations and contextual renderings of the proposed development (Temple building) for which this amendment is designed to accommodate. As a result, the general focus of discussion and comment was on the proposed Temple building's compatibility with the adjacent properties and character of the community in general.

The following is a summary of the attached comments made at these meetings with regards to the proposed Temple building's overall design and steeple/spire reaching 35.18 metres in height:

- is massive and Imposing on the adjacent properties and surrounding streetscapes,
- will dominate the escarpment's prominent horizon,



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-
- is out of context with the general character of the community and adjacent properties due to its design and exterior finishing materials,
 - will impede the views of adjacent properties,
 - no geodetic heights were provided to compare the requested amendment with the height of the existing steeple/spire,
 - is a refreshing improvement to the community's ubiquitous architecture,
 - is a beautiful piece of architecture,
 - will identify the community by creating an iconic landmark on the prominent escarpment.

In addition, the meeting was generally unimpressed with the traffic analysis provided as it was considered to be severely lacking in specific detail regarding:

- incremental increases in volume associated with the various activities and uses of the proposed Temple building,
- specific illustrations as to how these increases would impact volumes and flow on adjacent roads and at intersections,
- recommendations for remedial action to eliminate or mitigate the impacts of the identified increased traffic including a left turn lane on southbound Rocky Ridge Road,

From the open houses, the PDC notes that the requested amendment has the potential to afford a building envelope that may be incompatible with the character of the community. It also notes that the preliminary design which was provided to assist in understanding the context of the requested amendment is not part of this application, but will be subject to a future development permit application for which these comments will have more significance



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The PDC therefore recommends that the requested amendment to DC 50Z2003 be revised as follows:

Building Height

- i) that only one steeple/spire per church complex be permitted.
- ii) that the total height of a steeple/spire be measured from the adjacent finished grade and include any statuary elements.
- iii) that one steeple/spire may not exceed 22 metres.
- iv) that one steeple/spire may not exceed 36 metres above the finished grade of the other steeple/spire.

Access

- i) a left hand only turn lane be provided in the southbound lanes of Rocky Ridge Drive at the site's Rocky Ridge Road right-in right-out access point

Yours sincerely

Rocky Ridge Royal Oak Community Association

Planning and Development Committee

Brian Pearson,
Chair

CC:

Alderman Dale Hodges – dale.hodges@calgary.ca

Tom Parker – tomparker@shaw.ca



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ATTACHMENT

Summary of the Open House meetings 25th and 26th September 2009

The residents were notified of the meeting as follows:

- a) over 1000 e-mails to Community Association members,
- b) notice boards on the grounds of the Church
- c) notice boards on two of the roads into the community
- d) over 400 printed notices handed out door to door to the residents in the immediate vicinity of the site of the future development.

The first meeting attendance was approximately 120 residents and the second meeting attendance was approximately 50 residents.

The meetings were structured to disseminate the information on the Land Use Bylaw Amendment application and a contextual preview of the development plans the LDS Church will be applying for at a later date. The meetings consisted of graphical displays, a presentation by the applicant, a Q&A period, and a face to face question period.

The responses were varied; from fringe opposition to any structure of any size, to slight concerns about disruption of scenic views, to concerns about traffic impact, and also to praise to the LDS church for the structure they will be proposing for the development. There was some relief from residents that the footprint of the proposed Temple would be half of that of the current LDS Church on the site and not become a large structure as LDS Temples in other places have been.

There was some question of why the steeple height would increase by a major amount of approximately 13m but less general concern for the height of the first parapet of the building being 0.9m greater than the limit imposed by the existing Bylaw 50Z2003.



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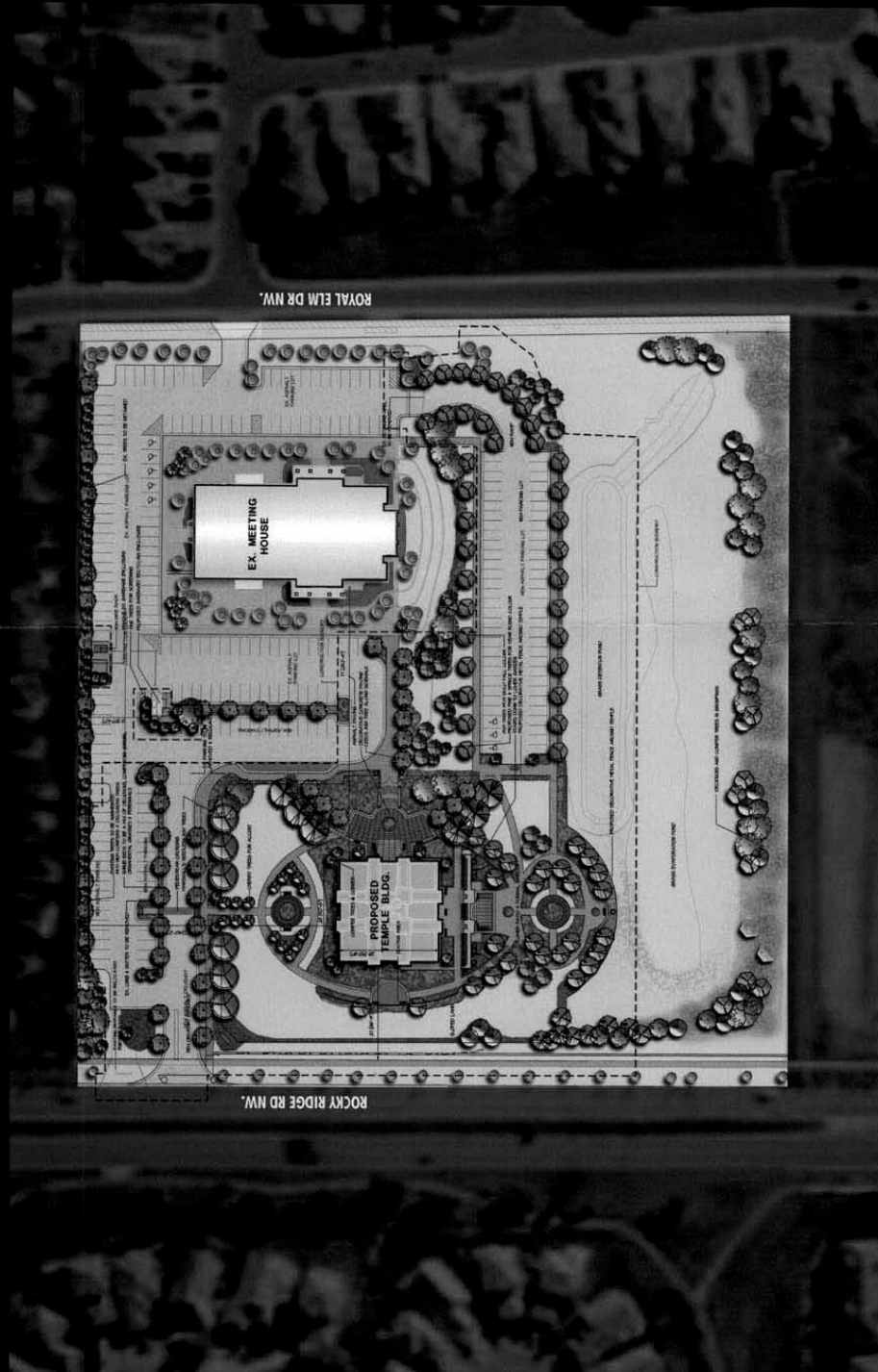
info@rrroca.com

The future proposed building's overall mass and height in relationship to its very prominent escarpment location and adjacency to residential developments are causing concern but the RRROCA Planning and Development committee believe that even the currently permissible heights, if imposed, would not alleviate those concerns.

The major concern during both meetings was on the traffic aspect and there was general feeling that the traffic analysis was not clear enough for the layman, and may not have taken account all of the pertinent factors such as:

- 1) Tourism
- 2) Future Rocky Ridge Road closure.
- 3) Future LRT generated traffic in the area.
- 4) Future planned development and growth of the adjacent Royal Oak Victory Church.
- 5) Access to the site being 75% from the neighborhood side streets (i.e. no access from southbound Rocky Ridge Road).
- 6) Traffic from the Southern Alberta community of LDS members.

The concerns will have to be addressed by the applicant during the development applications process.



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

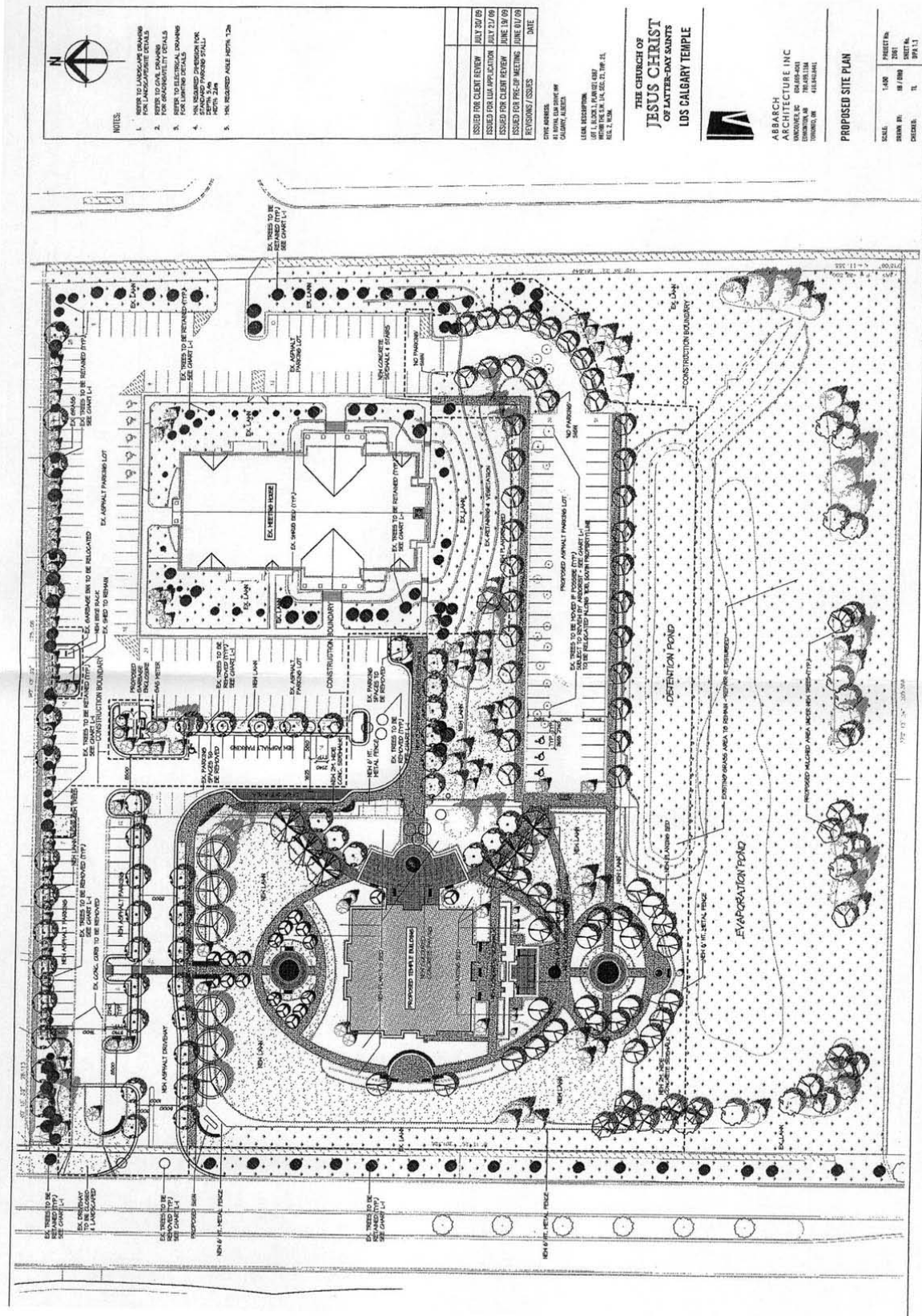
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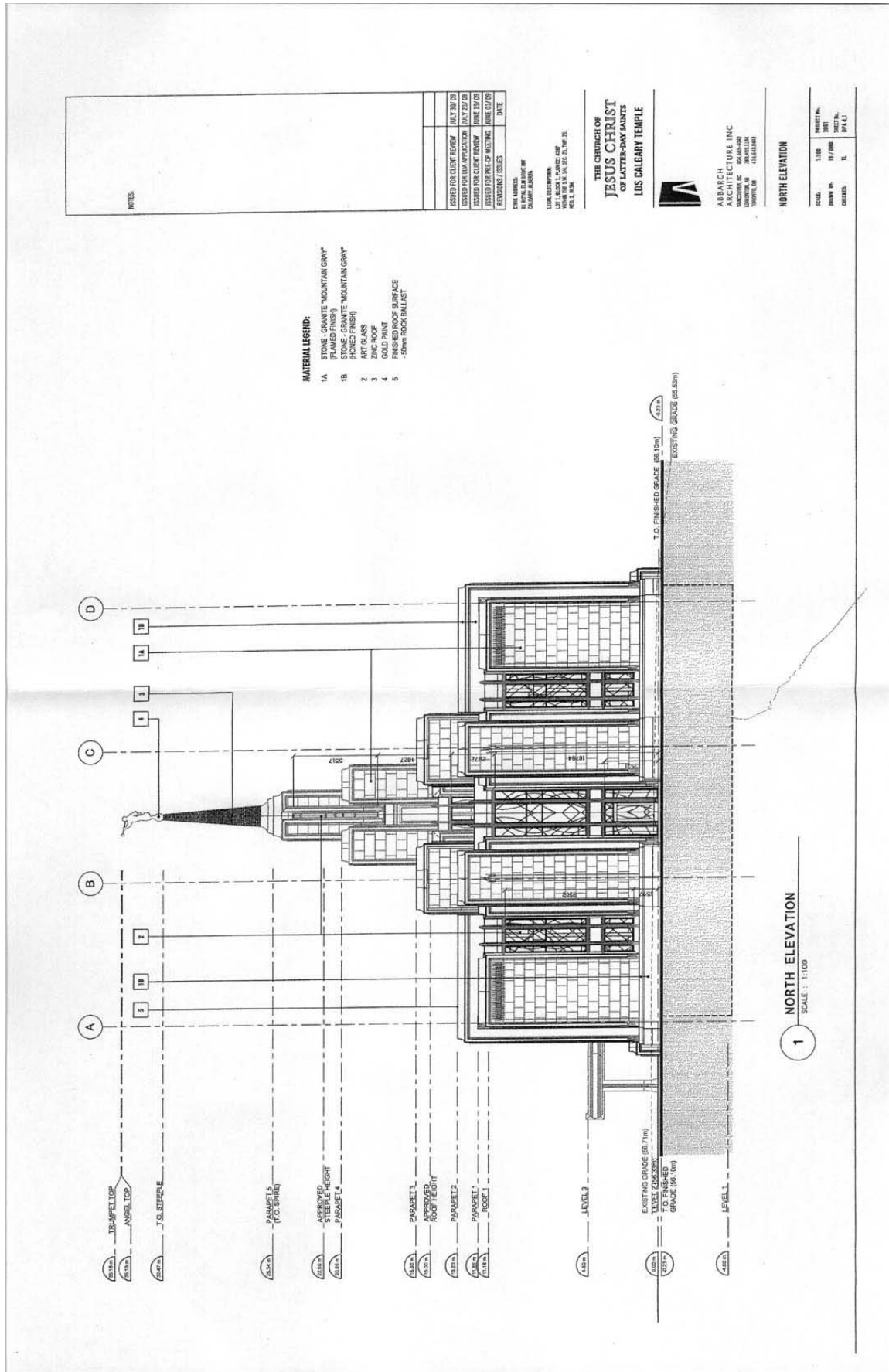
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landscape architects

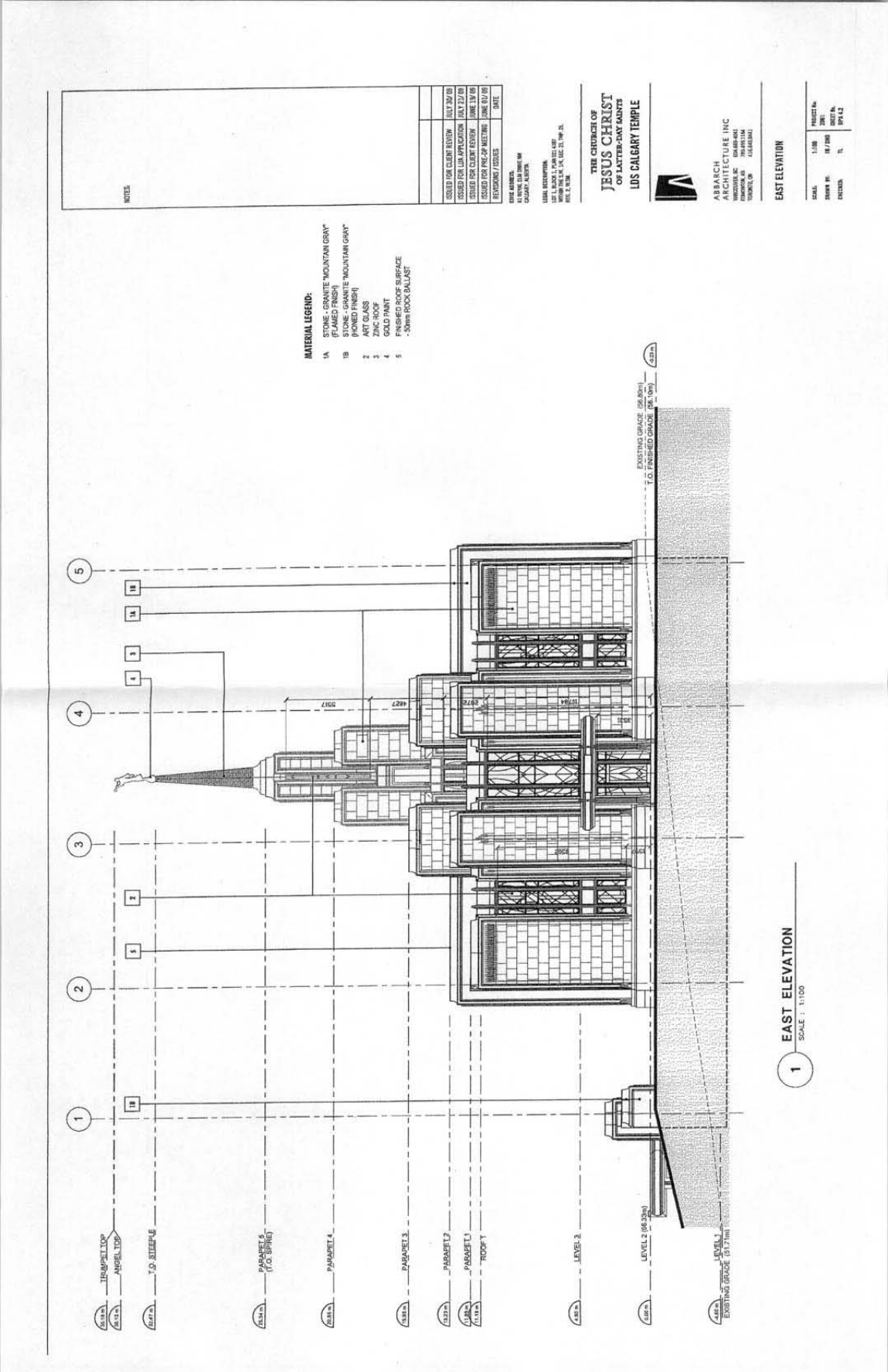


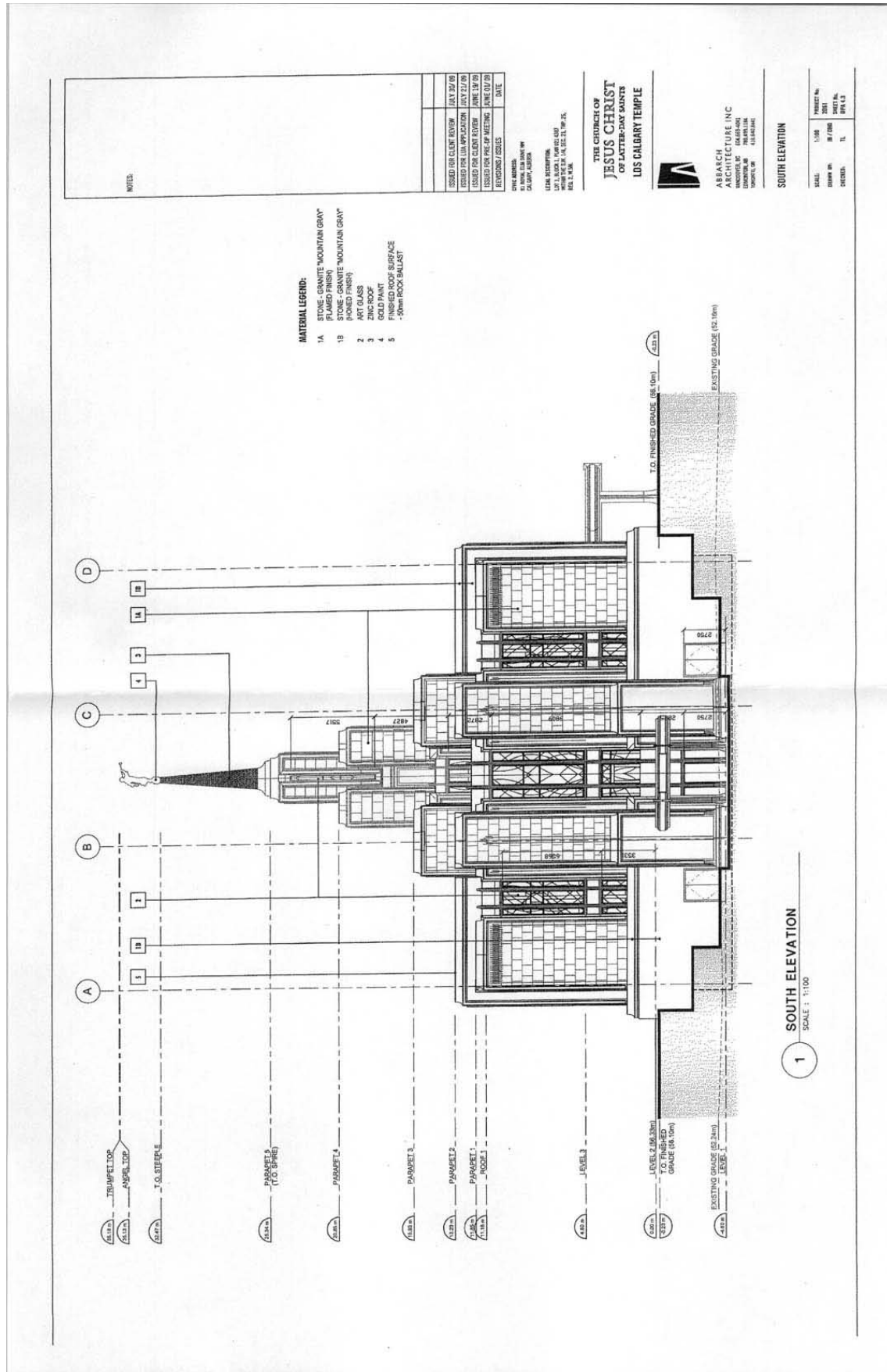
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ARCHITECTURE INC

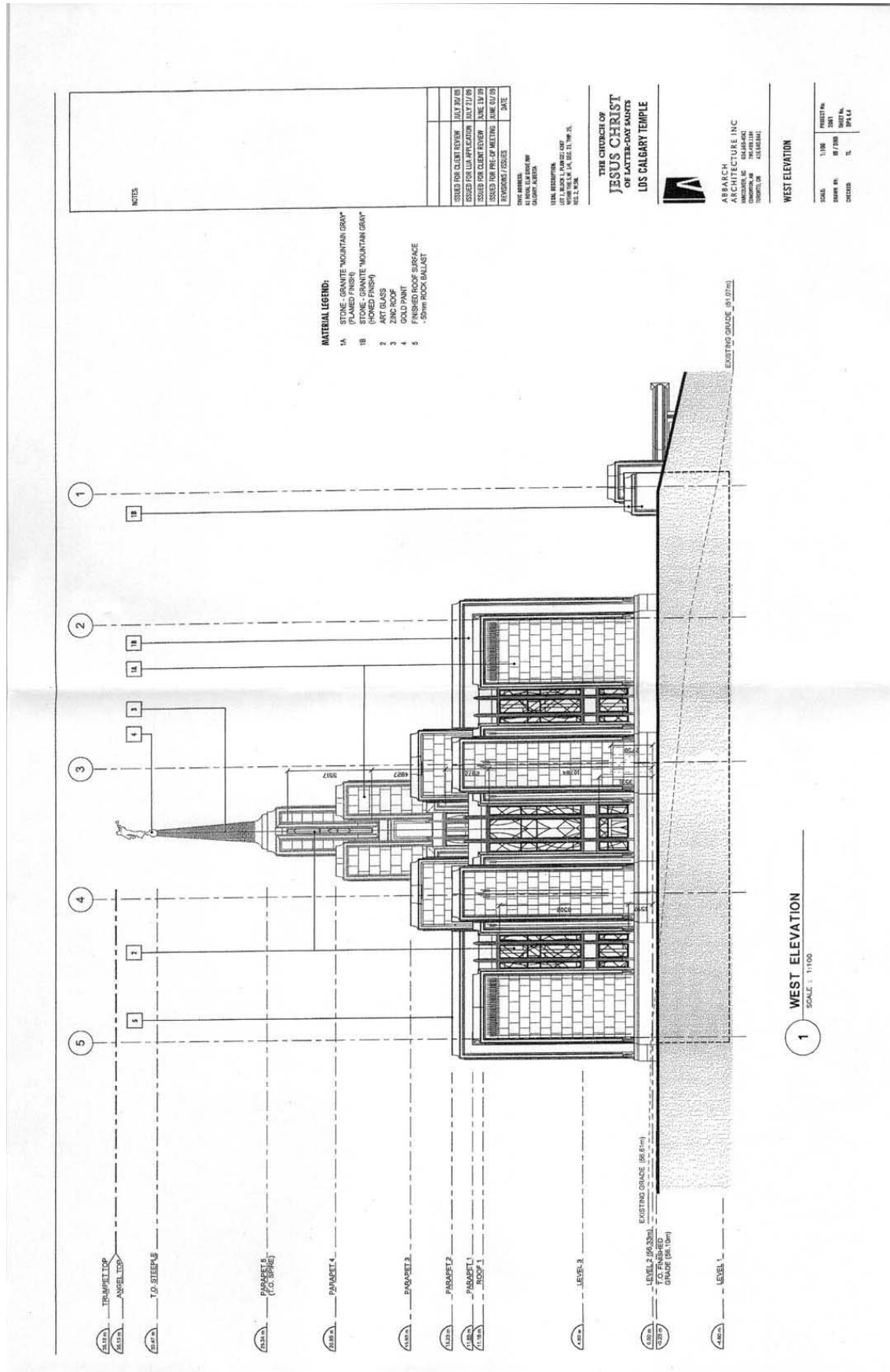
PROPOSED SITE PLAN
SCALE: 1:500

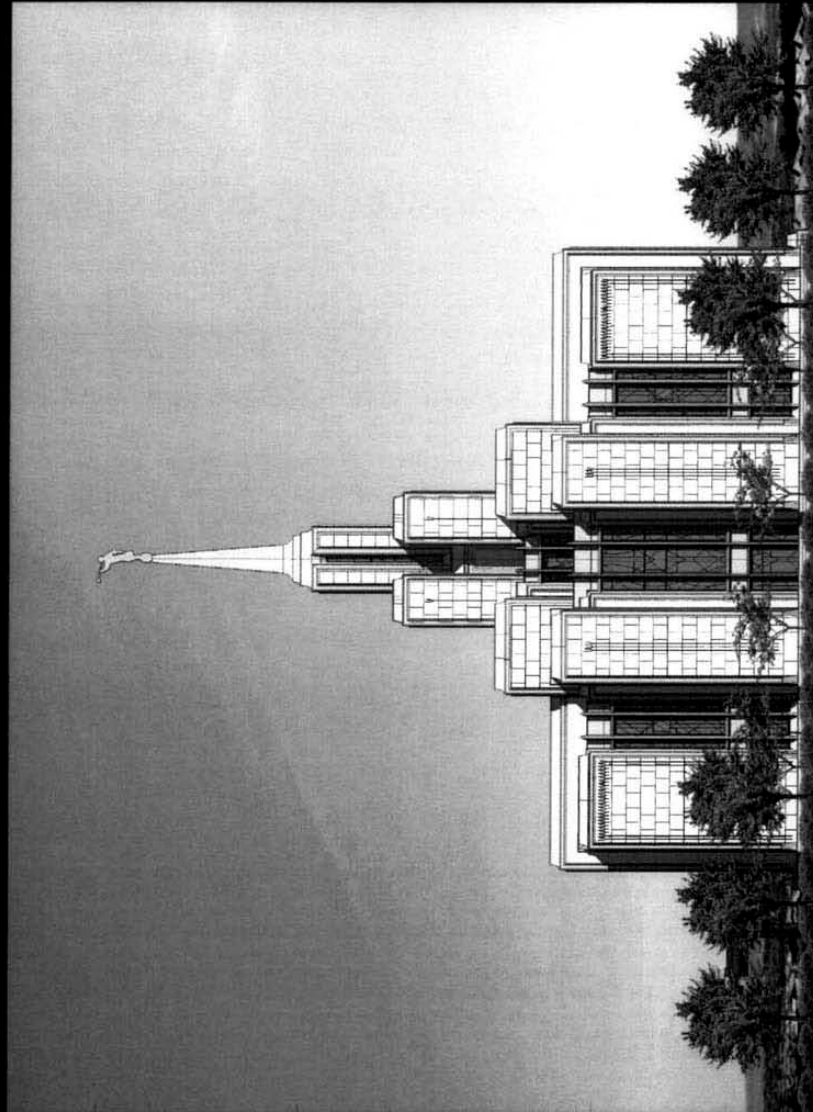












TEMPLE NORTH ELEVATION
SCALE: 1:100

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OF LATTER DAY SAINTS

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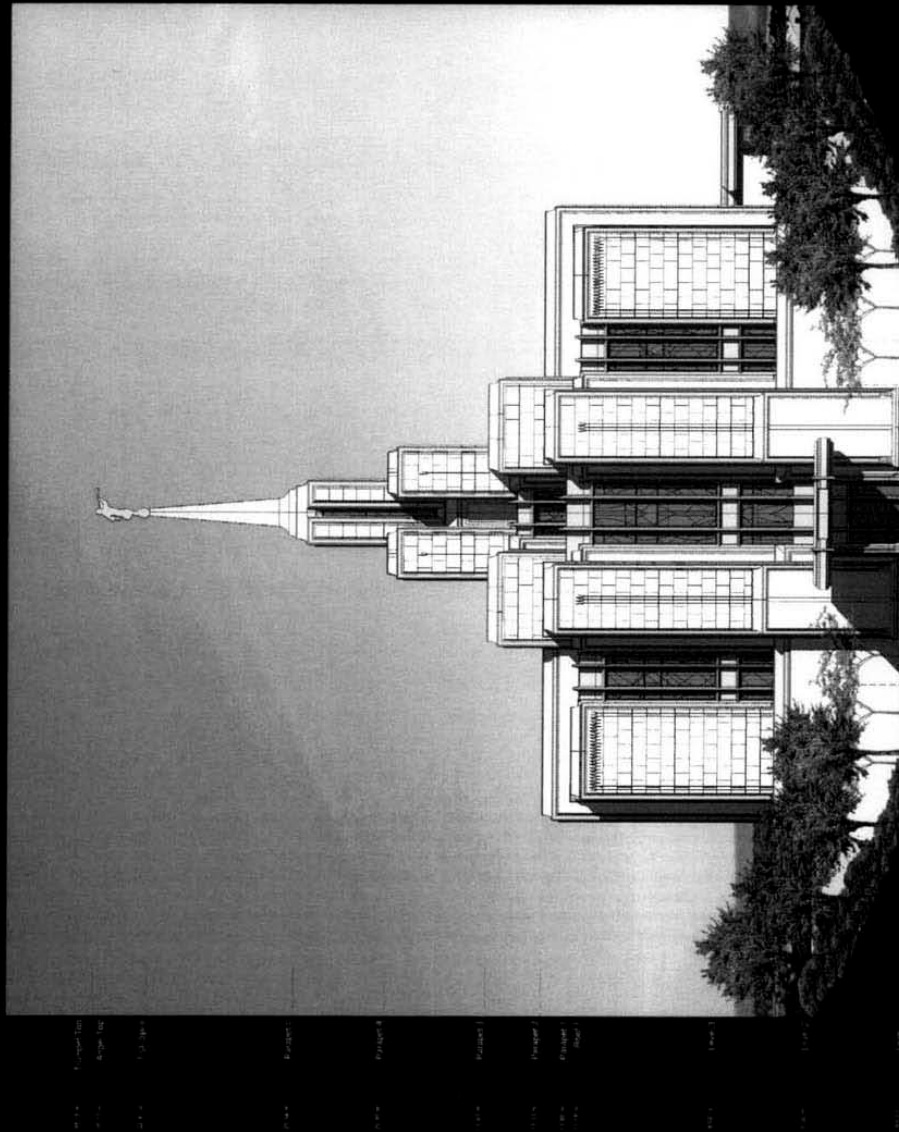
TEMPLE EAST ELEVATION
SCALE: 1:100



DMG



ABBARCH
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TEMPLE SOUTH ELEVATION
SCALE: 1:100

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