

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission Development Authority	DIVISION: 5
DATE:	June 9, 2021	APPLICATION: PRDP20211117
FILE:	04333006	
SUBJECT:	School / Discretionary use, with no Variances	

APPLICATION: Existing School (Khalsa School), construction of an eight (8) classroom modular addition.

GENERAL LOCATION: Located in the hamlet of Conrich.

LAND USE DESIGNATION: Special, Public Service District (S-PUB)

EXECUTIVE SUMMARY: This proposal is for the construction of a 719.63 sq. m (7,746.03 sq. ft.) eight-classroom modular addition to the Khalsa School. The existing school is approximately 5,055.50 sq. m (54,417.00 sq. ft.) in size. The private school includes the original building along the west side of the property, a 14 classroom modular addition to the south, and a gymnasium addition to the east. The proposed addition would be attached to the existing modular, the exterior finished in blue and orange metal siding, and it would meet the maximum height and minimum setback requirements. All technical considerations are addressed in the proposed condition set. Administration has no concerns with this proposal.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

Option #1: THAT Development Permit Application PRDP20211117 be approved with the conditions noted in Attachment 'A'.

Option #2: THAT Development Permit Application PRDP20211117 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Sandra Khouri, Planning & Development Services

**APPLICATION EVALUATION:**

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • City of Calgary/Rocky View County Intermunicipal Development Plan; • Conrich Area Structure Plan; • Land Use Bylaw C-8000-2020; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: <i>School</i> is a discretionary use in the S-PUB district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission

Payments and Levies

APPLICABLE FEE/LEVY	AMOUNT OWING (ESTIMATE)
TRANSPORTATION OFFSITE LEVY (TOL)	\$1,764.54 (\$9,803/acre at 0.18 acres)

- TOL was not previously collected on previous permits, with the most recent (2011-DP-14559) being issued in 2011.
- In 2011, the TOL bylaw included an exemption for when building area increased by 25% or less. As such, TOL was not collected at the time.
- The current TOL bylaw (C-8007-2020) does not include this exemption, and as it is a private school it is subject to TOL; however, TOL has only been calculated for the new building area.
- If TOL for the entire site is to be taken, the calculation would be \$9,803/acre at 9.54 acres = \$93,520.62.

Additional Review Considerations

Conditions were set based on the following items:

Parking

- Required parking: 2.25 stalls per classroom (elementary); 33 classrooms * 2.25 = 74 stalls;
- Proposed parking: 79 stalls existing.

Landscaping

- Existing Landscaping: (based on 2007 DP) 41,556 sq. ft. landscaped area, 55 deciduous trees, 35 coniferous trees;
- Proposed Landscaping: to remove some existing trees.



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- **Prior to Release:** to provide a landscape plan indicating 2007 DP landscape requirements are being met.

Stormwater

- **Prior to Release:** the applicant/owner will be required to update the existing Site-Specific Stormwater Implementation Plan to account for the new modular additions and other hard surfaces, in accordance with the Conrich Master Drainage Plan and the County Servicing Standards.

Servicing

- The site is serviced by way of cisterns and sewage holding tanks. Administration does not have any further concerns.

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

SK/llt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



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ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Description:**

1. That the construction of a modular addition to an existing School (Khalsa School) may take place on the subject property in accordance with the approved drawings, prepared by DAAS Architecture (Project No. 20-024), as amended. This approval includes:
 - i. An eight (8) classroom modular addition, approximately 719.63 sq. m (7,746.03 sq. ft.) in size.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a landscape plan, in accordance with the approved landscaping for 2007-DP-12499, which includes 3,860.68 sq. m of landscaped area, 55 deciduous trees, and 35 evergreen trees/shrubs.
3. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
4. That prior to release of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy, in accordance with Transportation Offsite Levy Bylaw at time of approval, for the total area of the addition (0.18 acres).
5. That prior to release of this permit, the Applicant/Owner shall submit an updated site-specific stormwater implementation plan (SSIP), prepared and stamped by a Professional Engineer, to account for the new modular additions and other hard surfaces. The plan shall be in accordance with the Conrich Master Drainage Plan and the County Servicing Standards.

Prior to Occupancy:

6. That prior to occupancy, all landscaping and final site surfaces shall be completed.
 - i. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
7. That prior to occupancy, the Applicant/Owner shall submit as-built drawings, certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings must verify (where applicable): stormwater pond volumes, trap low volumes, liner verification, irrigation systems, and any other information that is relevant to the SSIP and reasonably required by the County.
 - i. Following receipt of the as-built drawings, the County shall complete an inspection of the site to ensure the necessary servicing is in place and verify that the stormwater infrastructure has been completed.
 - ii. Should improvements to the onsite stormwater systems not be warranted, this condition shall be considered satisfied.



ROCKY VIEW COUNTY

Permanent:

8. That all conditions of 2007-DP-12499 and 2011-DP-14559 shall remain in effect.
9. That any plan, technical submission, agreement, or other matter submitted and approved as part of the development permit application or submitted in response to a prior to release or occupancy condition shall be implemented and adhered to in perpetuity, including any recommendations or requirements of the approved SSIP.
10. That during construction, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
11. That there shall be no parking at any time along the adjacent County road allowance.
12. That no topsoil shall be removed from the site.
13. That any dirt removed from the site during construction shall be hauled off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
14. That any site regrading work is not to direct any additional surface drainage into adjacent County road allowances, or negatively impact surface drainage patterns in the area.
15. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from any drainage alteration.
16. That a minimum of 79 parking stalls shall be maintained on-site at all times.
17. That any future signage will require separate Development Permit approval.
18. That all site lighting shall be downturned and shielded, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy and reduce glare. All development shall be required to demonstrate lighting design that reduces the extent of spillover glare and eliminates glare as viewed from nearby residential properties.
19. That the entire site shall be maintained in a neat and orderly manner at all times. That all garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers located within the building or adjacent to the side or rear of the building and screened from view from all adjacent properties and public thoroughfares. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
20. That the quality and extent of the landscaping shall be maintained over the life of the development and any deceased vegetation shall be replaced within 30 days or before June 30th of the next growing season.
21. That there shall be no potable water used for irrigation and landscaping purposes.
22. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void unless an extension to this permit shall first have been granted by the Development Officer.
23. That if this Development Permit is not issued by **February 28, 2022**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



ROCKY VIEW COUNTY

Advisory:

24. That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
25. That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
26. That a Building Permit and applicable sub-trade permits shall be obtained through Building Services, prior to any construction taking place.
27. That the site shall remain free of restricted and noxious weeds and maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 2017]*.
28. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



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ATTACHMENT 'B': MAPS AND OTHER INFORMATION

APPLICANT: Raphael Neuorohr (DAAS Architecture)	OWNER: Dashmesh Culture Centre
DATE APPLICATION RECEIVED: March 22, 2021	DATE DEEMED COMPLETE: March 24, 2021
GROSS AREA: ± 3.86 hectares (± 9.54 acres)	LEGAL DESCRIPTION: Block 1 Plan 5124 JK; NW-33-24-28-W04M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>September 14, 2011: Development permit issued for the construction of a 14 classroom portable addition.</p> <p>September 17, 2008: Development permit issued for one freestanding and one fascia sign.</p> <p>June 26, 2007: Development permit issued to convert Public School to Private School.</p> <p>August 8, 2001: Development permit issued for two portable classrooms.</p> <p>1999: Development permit issued for Public School and two portable classrooms.</p>	
AGENCY SUBMISSIONS: <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



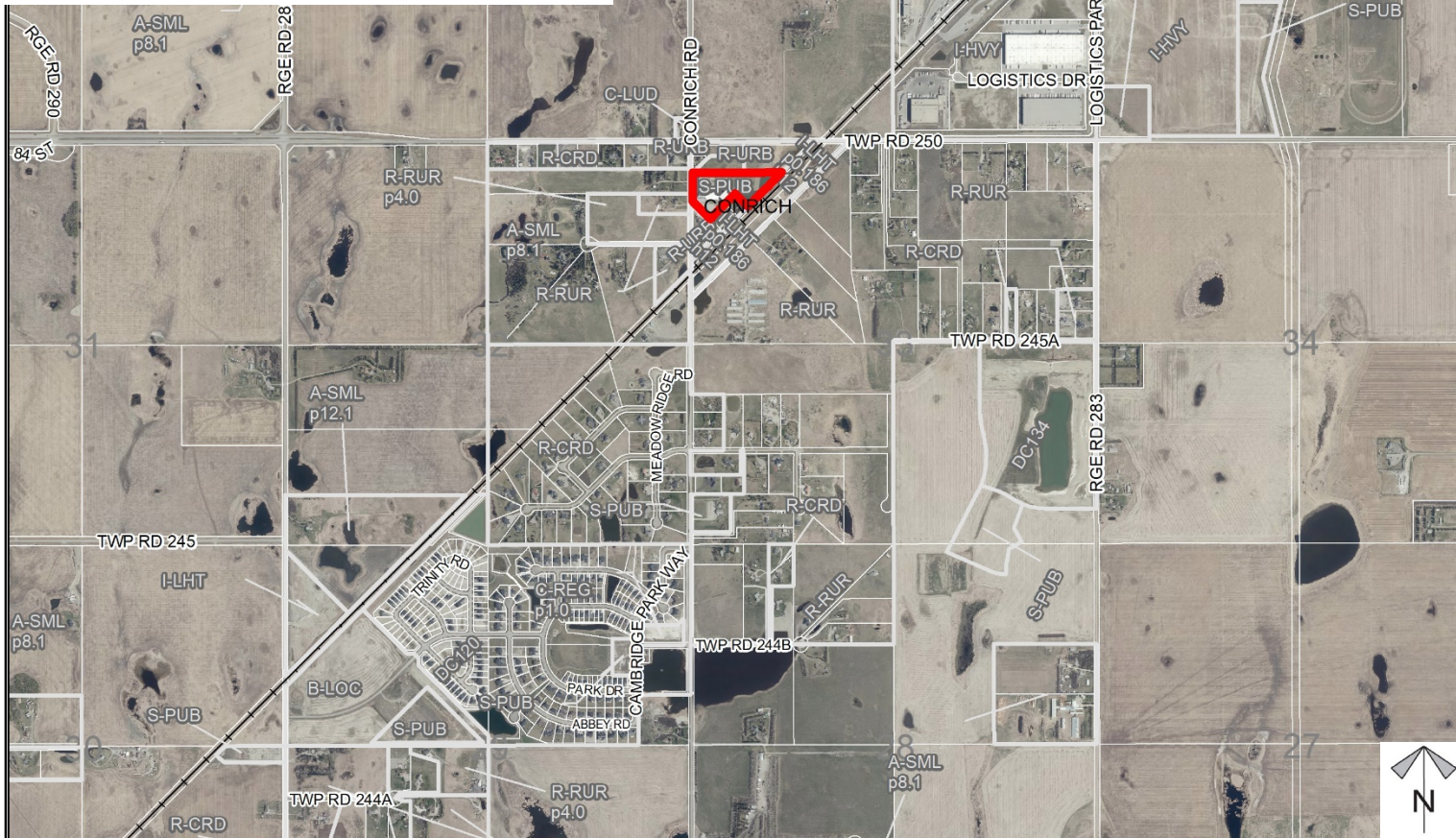
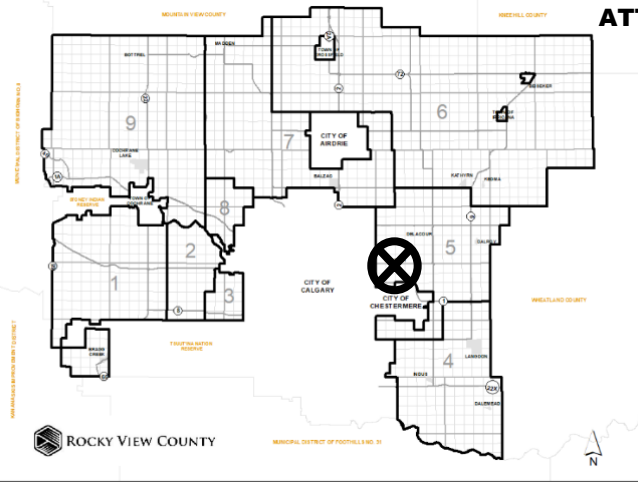
Location & Context

Development Proposal

existing School (Khalsa School), construction of an eight (8) classroom modular addition

Division: 05
 Roll: 04333006
 File: PRDP20211117
 Printed: April 22, 2021
 Legal: Block:1 Plan:5124 JK
 within NW-33-24-28-W04M

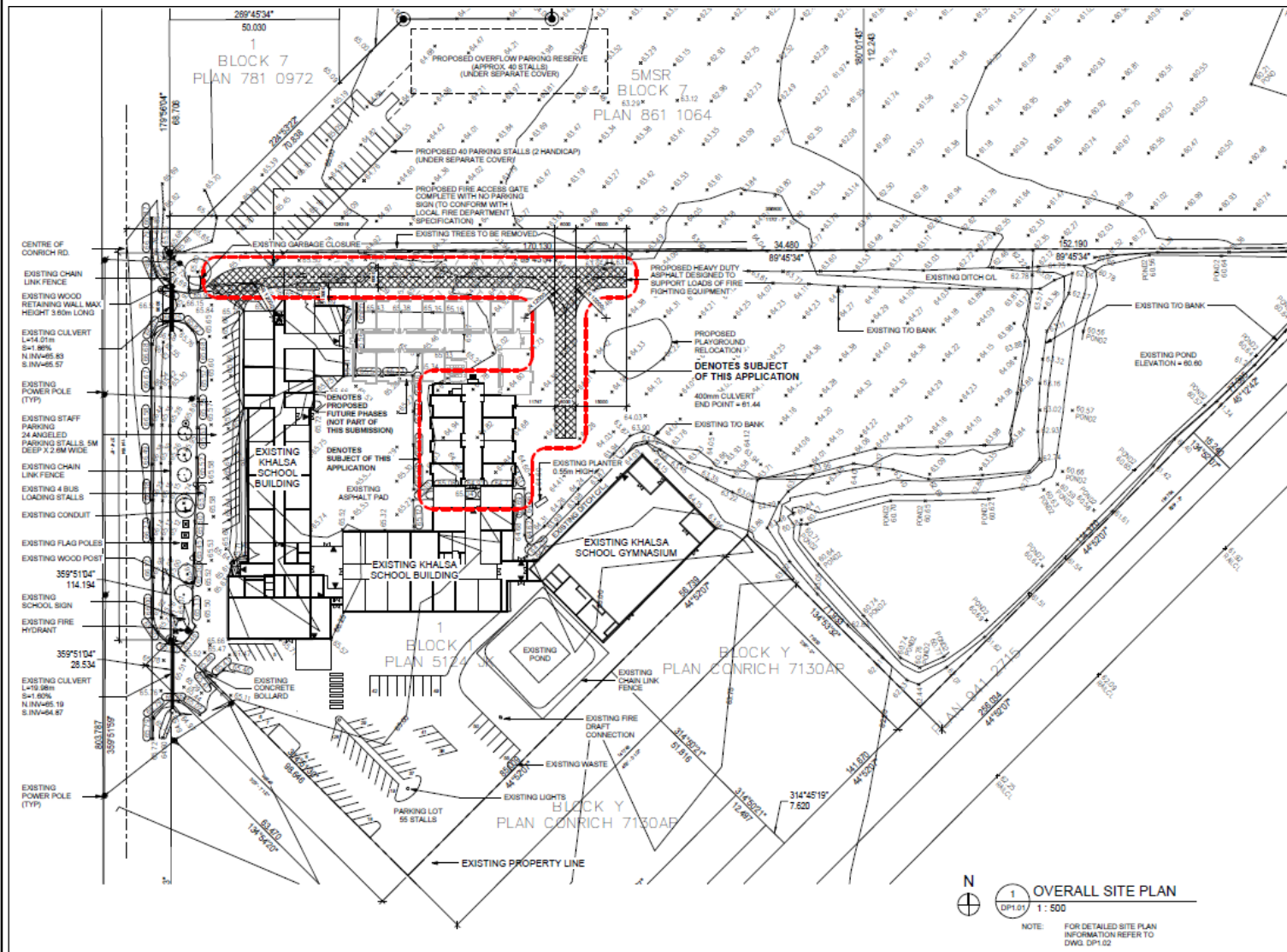
ATTACHMENT 'B': MAPS AND OTHER INFORMATION



Site Plan

Development Proposal

existing School (Khalsa School), construction of an eight (8) classroom modular addition

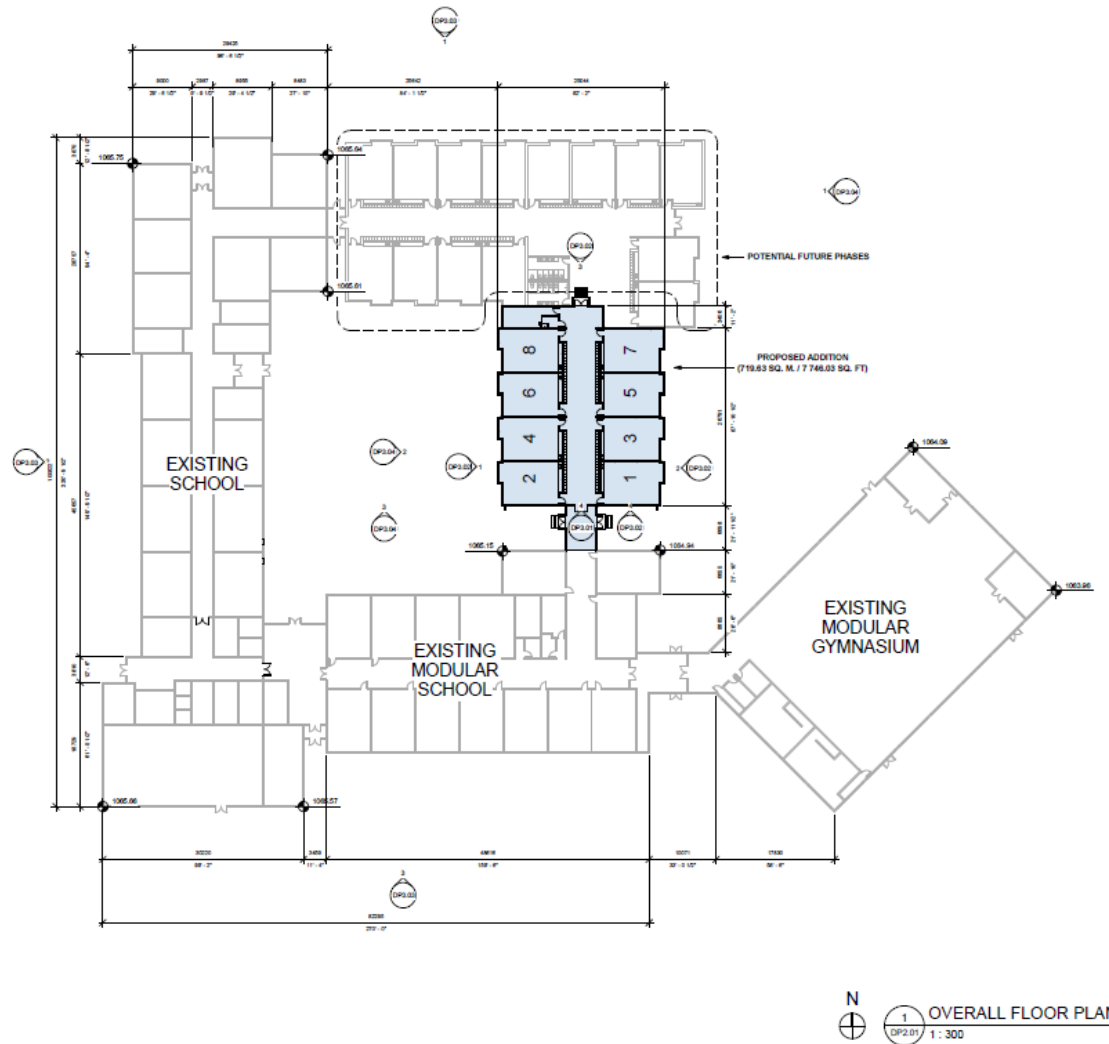


Division: 05
Roll: 04333006
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Floor Plan

Development Proposal

existing School (Khalsa School), construction of an eight (8) classroom modular addition

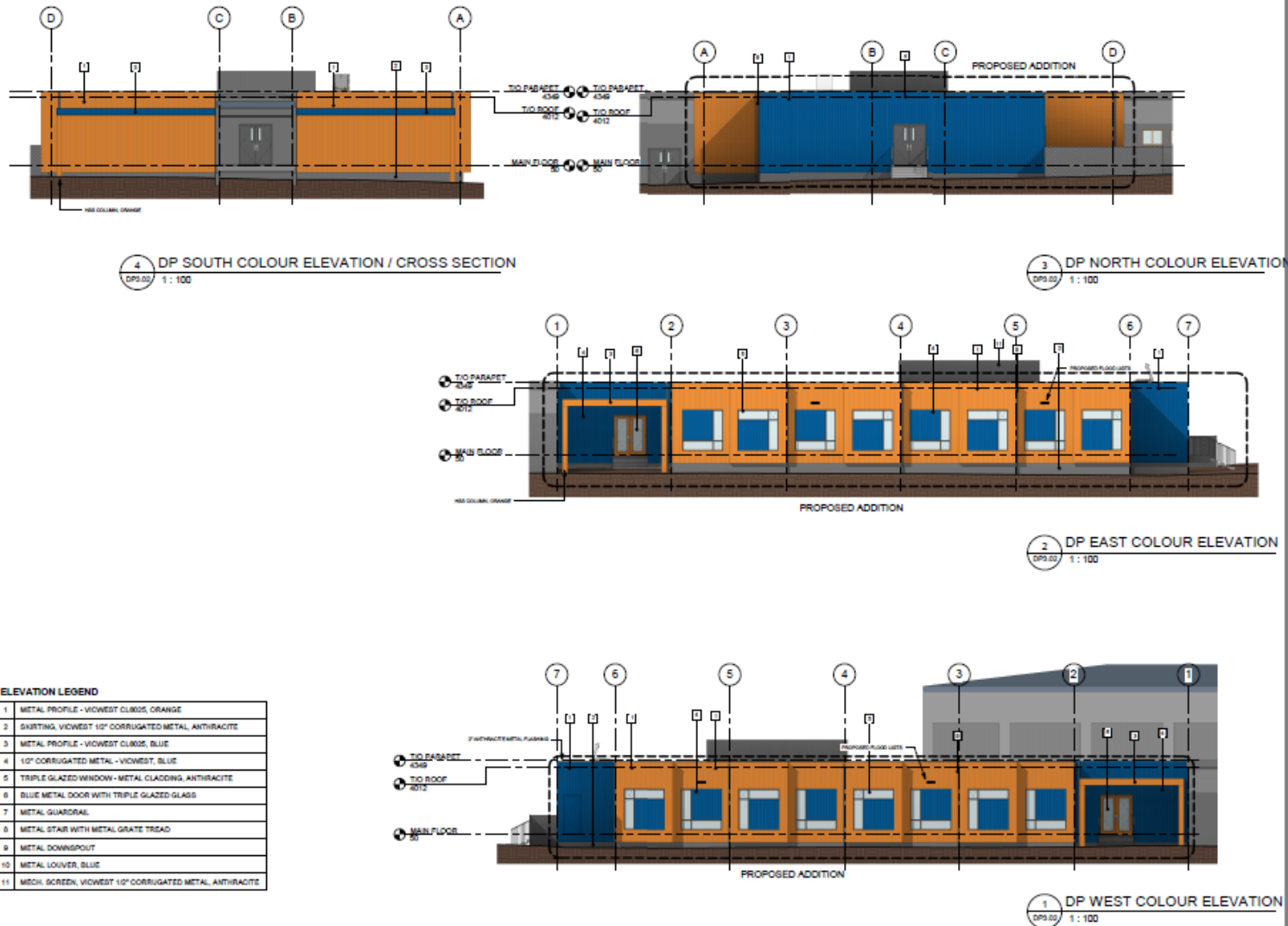


Division: 05
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Elevations

Development Proposal

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Site Photos

Development Proposal

existing School (Khalsa School), construction of an eight (8) classroom modular addition

NOTE: ALL PHOTOS WERE TAKEN IN OCTOBER 2020



A - VIEW LOOKING SOUTH TOWARDS EXISTING GYMNASIUM



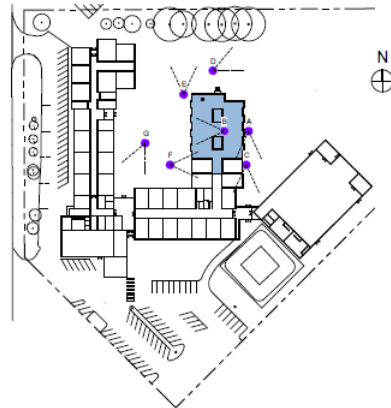
B - VIEW LOOKING WEST TOWARDS EXISTING SCHOOL



C - VIEW LOOKING SOUTH TOWARDS GYMNASIUM ENTRY



D - VIEW LOOKING NORTH EAST TOWARDS PLAYGROUND/FIELD



E - VIEW LOOKING NORTH TOWARDS PLAYGROUND



F - VIEW LOOKING EAST TOWARDS EXISTING GYMNASIUM



G - VIEW LOOKING SOUTH WEST TOWARDS EXISTING SCHOOL



H - VIEW LOOKING SOUTH TOWARDS GYMNASIUM ENTRY



DAAS DESIGN AND ARCHITECTURE STUDIO

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