

Planning & Development Report to
Calgary Planning Commission
2019 July 04

ISC: UNRESTRICTED
CPC2019-0821

Disposal of Reserve in Kingsland (Ward 11), 7710 – 4A Street SW, SB2019-0160

EXECUTIVE SUMMARY

The disposal of reserve application was submitted by Global Raymac Surveys on behalf of the landowner Trico on 2019 June 13. The application proposes to dispose of approximately 0.62 hectares (1.54 acres) of an existing Community Reserve (Attachment 2) located in the community of Kingsland.

A disposition of reserve form signed by Council is required at the Southern Alberta Land Titles Office as part of the registration process for approved subdivision application SB2018-0367. The 0.62 hectare (1.54 acre) parcel is labelled as “Community Reserve” on Plan 1706HQ.

The proposal is intended to facilitate a pending land exchange between The City and the landowner. In addition, the proposed disposition of reserve is intended to accommodate an associated subdivision application which seeks to create a new Municipal Reserve parcel (park) on lands that have been recently redesignated by Council to the Special Purpose – School, Park and Community Reserve (S-SPR) District on 2018 September 10 (Bylaw 230D2018).

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0821) to the 2019 July 29 Combined Meeting of Council to the Public Hearing portion of the Agenda; and
2. Recommends that Council hold a Public Hearing; and
 - a. **ADOPT**, by Resolution, the proposed disposition of 0.62 hectares, (1.54 acres) located at 7710 – 4A Street SW (Plan 1706HQ, Block B) with no compensation to the Reserve Fund; and
 - b. **DIRECT** a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Community Reserve designation.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 July 04:

That Council hold a Public Hearing; and

1. ADOPT, by Resolution, the proposed disposition of 0.62 hectares, (1.54 acres) located at 7710 – 4A Street SW (Plan 1706HQ, Block B) with no compensation to the Reserve Fund; and
2. DIRECT a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Community Reserve designation.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

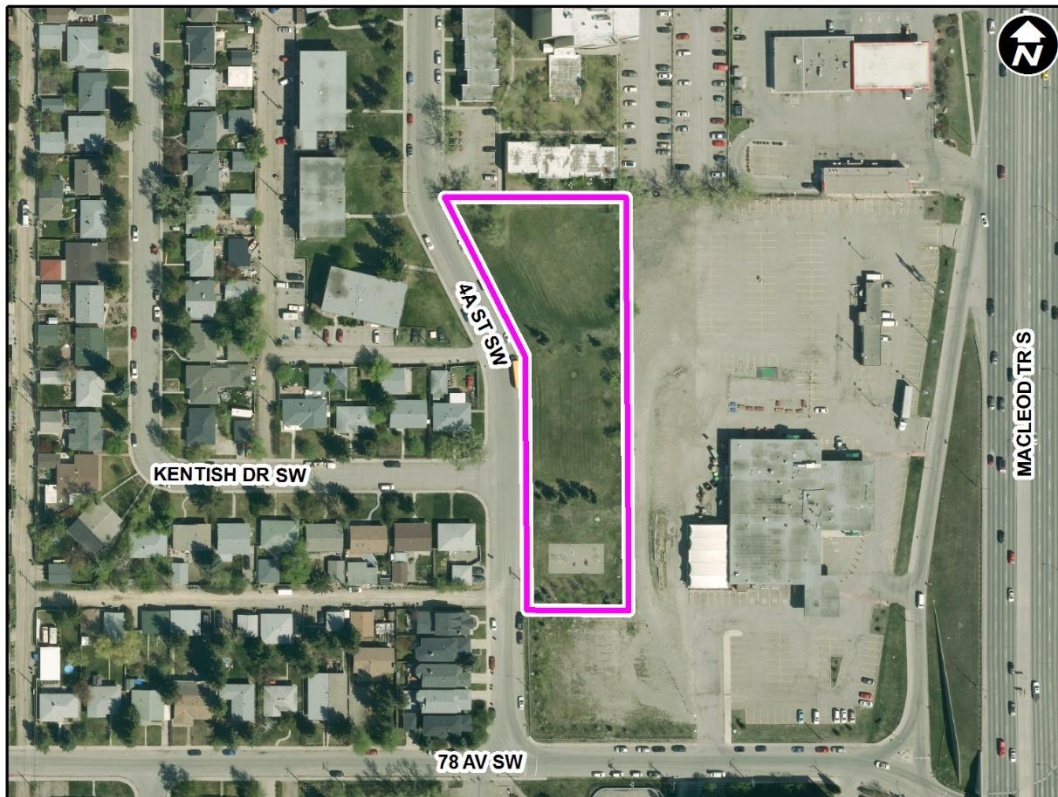
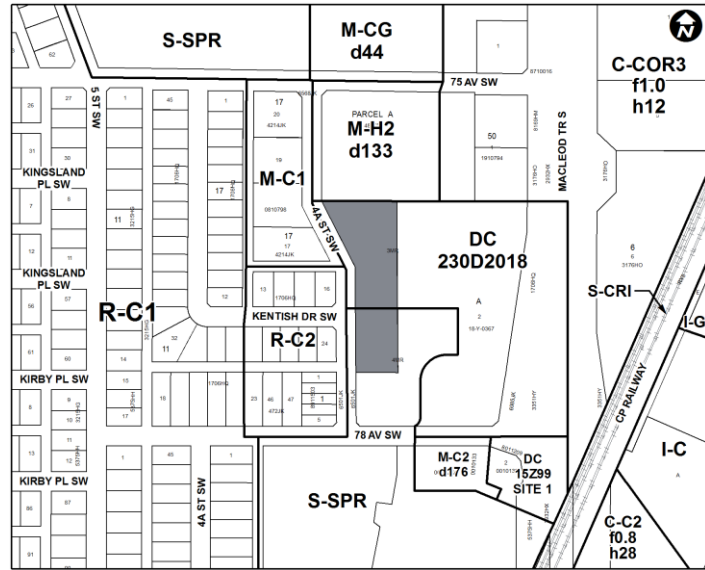
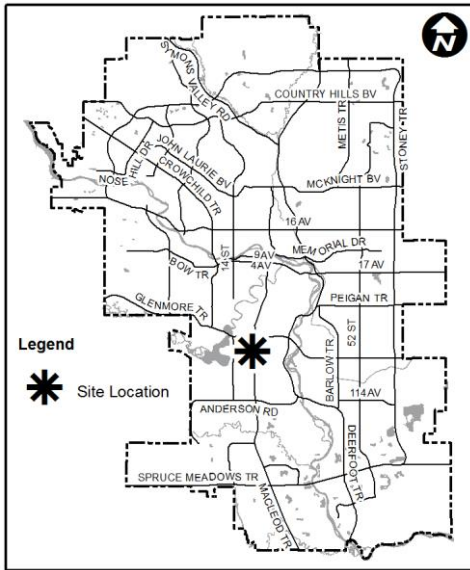
BACKGROUND

LOC2018-0045, land use application designated a portion of the land use plan to S-SPR District to relocate an open space parcel to a new location within the plan area.

The proposed disposition of reserve application is required for the registration of the subdivision, as per the Municipal Government Act, Section 674. The land use as per LOC2018-0045 was previously approved by Council 2018 September 10. The comprehensive development permit, and subdivision application, SB2018-0367 proposed to relocate and expand the existing open space parcel (see Attachment 2 and 3). The new public park will be comprised of a like-for-like land swap and through the dedication of Municipal Reserves which are outstanding and owing from the larger private development parcel.

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Location Maps



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Site Context

The site is located east of 4A Street SW and south of 75 Avenue SW. The existing open space parcel is surrounded by multi-residential units in the form of townhomes and apartments. A mixed-use project, currently under construction, is located to the east of the existing open space parcel with proposed uses for residential, office, retail, and a public park. Directly to the north, and south of 75 Avenue SW, are a multi-residential use, and an existing gas bar with a car wash. Commercial uses are located adjacent to Macleod Trail. South of 78 Avenue SW, there is open space, the Kingsland Community Centre facility, an apartment building, and an office building. Four-plex style buildings and low density residential uses are located closer to 78 Avenue SW to the west.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application is a part of the overall comprehensively planned project that facilitates the relocation and expansion of the existing open space in relation to the development of multi-residential units and mixed-use buildings onsite. The proposed park space will be constructed as part of approved development permit (DP2018-2692).

The area being disposed of has been relocated as Municipal Reserve as part of the same approved subdivision application and creates a new Municipal Reserve parcel in the amount of 0.704 hectares, (1.74 acres).

Stakeholder Engagement, Research and Communication

The subject application was advertised as part of land use amendment application, LOC2018-0045, and completes the requirements for registration of the subdivision, SB2018-0367, at the Land Titles office.

Engagement with stakeholders and the community occurred during the land use redesignation as per LOC2018-0045. This application is required in order to facilitate the future land swap between the applicant and City on the future reconfiguration of the open space.

The disposition of reserve application was circulated to utility companies, the Ward Councillor office, and the Kingsland Community Association. No objections were received. The site will be notice posted in compliance with the Municipal Government Act prior to the Public Hearing of Council.

Strategic Alignment

The application complies with the requirements of the Municipal Government Act.

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Social, Environmental, Economic (External)

The area of reserve disposal is required to accommodate the movement of existing Community Reserve to the ultimate location of future Municipal Reserve within the plan of subdivision. The plan provides the redevelopment of an underutilized park space for community residents.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

There are no known impacts to the current and future operating budgets at this time.

Risk Assessment

No risk is associated with the concurrent subdivision application, SB2018-0367.

REASON(S) FOR RECOMMENDATION(S):

The application is an item required by the Municipal Government Act for registration at Land Titles Office. An approved subdivision application and the approved land use redesignation required the disposition of community reserve to be submitted as part of the registration process.

The area being disposed of has been relocated as Municipal Reserve as part of the same approved subdivision application and creates a new Municipal Reserve parcel in the amount of 0.704 hectares, (1.74 acres).

ATTACHMENT(S)

1. Disposition of Reserve parcel
2. Registered Plan 1706HQ
3. Subdivision Tentative Plan, SB2018-0367