

**Planning & Development Report to
Calgary Planning Commission
2018 November 29**

**ISC: UNRESTRICTED
CPC2018-1341
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**Land Use Amendment in Bridlewood at 249 Bridlerange Place SW (Ward 13),
LOC2018-0203**

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2018 September 11 by Maidment Land Surveys on behalf of the Glenmore Christian Academy Educational Society, for lands owned by The City of Calgary.

The application proposes to redesignate the subject site, located in the community of Bridlewood, from the Special Purpose – School, Park and Community Reserve (S-SPR) District to the Special Purpose – Community Institution (S-CI) District for the purposes of consolidating the site with the adjacent private school.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.81 hectares \pm (2.01 acres \pm) located at 249 Bridlerange Place SW (Plan 0815756, Block 4, Lot 13MR) from Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – Community Institution (S-CI) District; and
2. Give three readings to the proposed bylaw.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018
NOVEMBER 29:**

That Council hold a Public Hearing; and

1. Adopt, by Bylaw, the proposed redesignation of 0.81 hectares \pm (2.01 acres \pm) located at 249 Bridlerange Place SW (Plan 0815756, Block 4, Lot 13MR) from Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – Community Institution (S-CI) District; and
2. Give three readings to **Proposed Bylaw 35D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application was submitted to The City of Calgary on 2018 September 11 by Maidment Land Surveys on behalf of the Glenmore Christian Academy Educational Society (GCA), for lands owned by The City of Calgary.

Council has authorized negotiation of sale (UCS2018-0741) of the subject site by the City to the Glenmore Christian Academy Educational Society. As the property has a Municipal Reserve

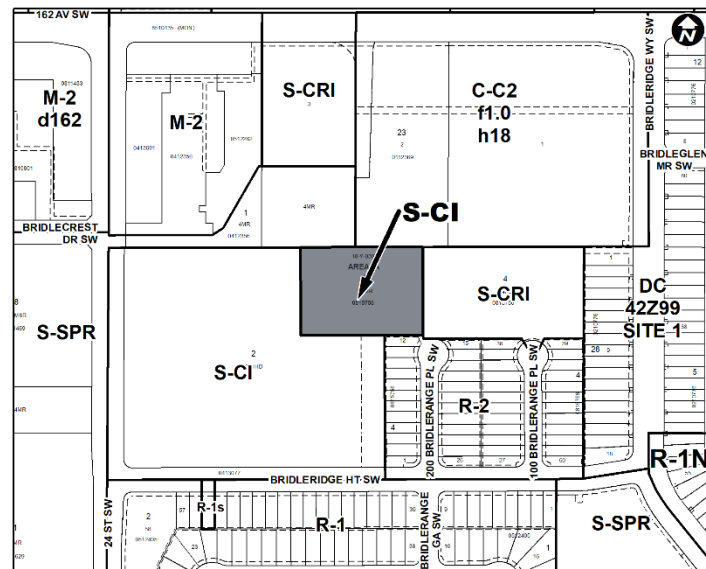
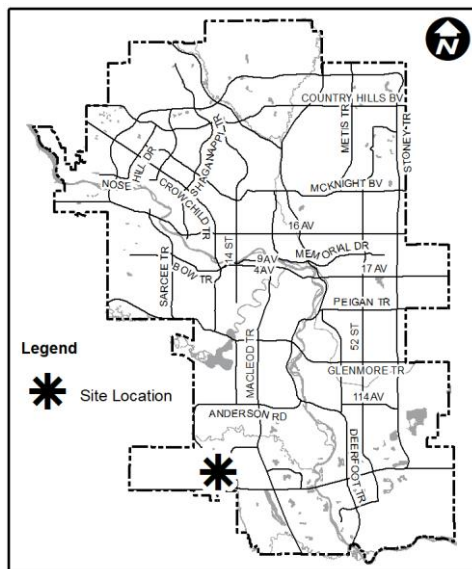
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(MR) designation, disposition must occur prior to transfer of the property to Glenmore Christian Academy. The property is also to be consolidated with the adjacent GCA lands and be subject to a restrictive covenant for the benefit of the three surrounding MR properties that restricts any building, structure, or improvement from being constructed or permitted on the site unless it is for recreation purposes and falls within the definitions of "Outdoor Recreation Area" and "Park" under the Land Use Bylaw 1P2007.

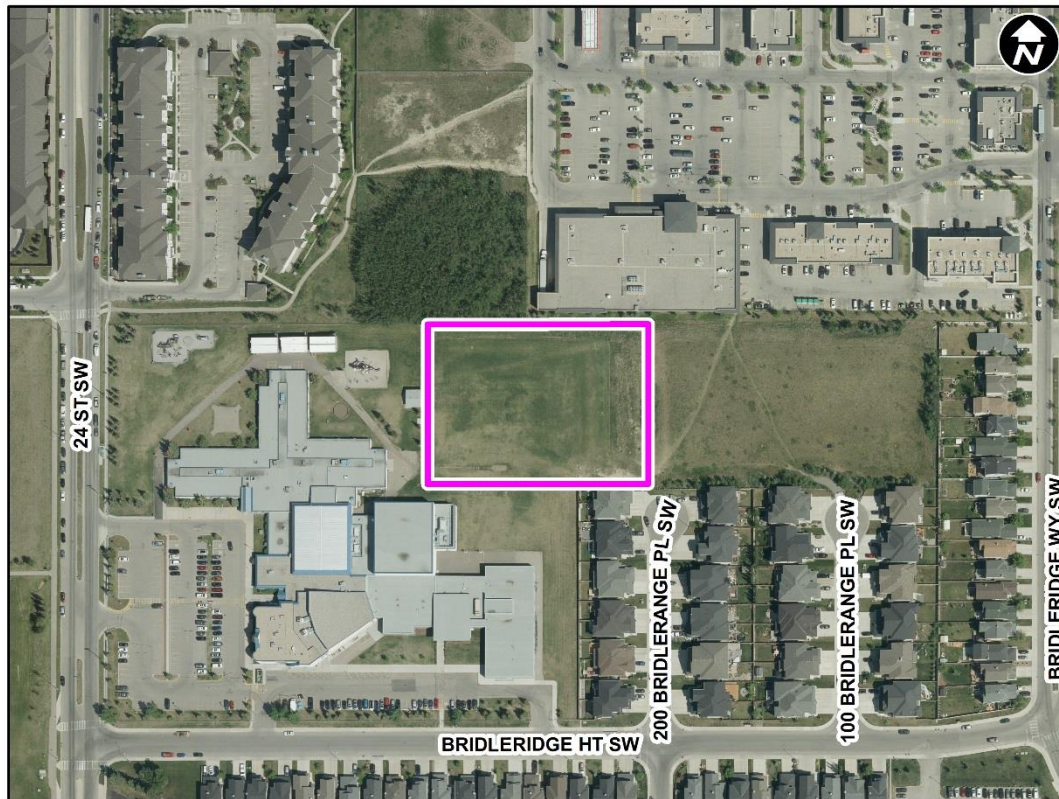
Negotiation of sale, disposition of MR and consolidation were deemed acceptable by the Joint Use Coordinating Committee (JUCC) on 2018 May 9 and by Council 2018 June 27 and are in progress through related subdivision application SB2018-0304.

This land use amendment is to ensure consistency between the land use designations across the entirety of the future GCA lands and to allow for the subject site's continued use for outdoor recreation and athletics.

Location Maps



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

Site Context

The subject site is located at the north end of Bridlerange Place SW in the community of Bridlewood. To the west is the Glenmore Christian Academy (designated Special Purpose – Community Institution S-CI); to the south are semi-detached homes on Bridlerange Place SW (designated Residential – One / Two Dwelling (R-2) District); to the east is an open space and stormwater retention facility (designated Special Purpose – City and Regional Infrastructure (S-CRI) District); and to the north is a wooded open space (designated Special Purpose – School, Park and Community Reserve (S-SPR) District) and a grocery store anchoring a local-serving retail commercial area (designated Commercial – Community 2 (C-C2f1h18) District).

Planning Considerations

Land Use

The proposed land use aligns with that of the Glenmore Christian Academy (S-CI) and continues the current use of the site for recreation and open space. The proposed land use

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designation supports future plans by Glenmore Christian Academy to develop athletic facilities including a running track and support facilities such as restrooms.

Transportation Networks

Transportation impacts of the proposed running track and support facilities will be evaluated through the development permit process.

Utilities and Servicing

Water, sanitary and storm sewer mains are available, however suitability of servicing will be evaluated through the development permit process.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and a large notice sign was posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online. No public events or meetings were held for this application. No comments were received from the public.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with applicable policies.

Municipal Development Plan (Statutory – 2009)

As the proposed redesignation retains the use of the site as open space and supports adjacent community uses (the Glenmore Christian Academy), the application is found to align with MDP policy regarding open space and community amenities.

Midnapore III Community Plan (Non-Statutory – 1997)

The subject site falls within the 'Neighbourhood Area' category in the Midnapore III Community Plan. There is no specific guidance relative to the use of this site (it is not an identified Joint Use Site), however the proposed redesignation maintains open space in proximity to a neighbourhood node, specifically the multi-residential and commercial uses in proximity to the future 162 Avenue SW transit corridor.

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Social, Environmental, Economic (External)

Financial Capacity

Current and Future Operating Budget:

Separate from land use, disposition and sale of this site will remove these lands from The City's inventory and reduce City operations and maintenance obligations.

Current and Future Capital Budget:

Separate from land use, disposition and sale of this site will result in revenue to The City.

Risk Assessment

As Municipal Reserve and established open space, there may be a community expectation that the site remains open and available for public access and recreation. The proposed land use district and anticipated development of athletic facilities including a running track and support facilities provide for this, but linking the site more closely with the adjacent school may result in more limited public access than currently exists. As Bridlewood has an open space provision of greater than ten per cent, the proposed land use redesignation should not unduly impact overall open space in the community.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation aligns with applicable policy for the site, integrates well with the adjacent school, is accompanied by restrictions on future development that would prevent the loss of open space, and has a positive impact on future operating and capital budgets.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 35D2019.**