

Planning & Development Report to
Calgary Planning Commission
2019 August 15

ISC: UNRESTRICTED
CPC2019-0983

Disposal of Reserve in Inglewood (Ward 9), 712 - 19 Street SE, SB2019-0137

EXECUTIVE SUMMARY

The disposal of reserve application was submitted by Stantec Geomatics Ltd on behalf of the landowner, The City of Calgary, on 2019 May 16. The application is for the disposal of approximately 0.008 hectare (0.020 acre), a portion of a Municipal Reserve land (Lot 1MR, Block 1, Plan 821 1450) which contains an area of 0.150 hectare (0.371 acre) located in the community of Inglewood.

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 SB2019-0137. The entire parcel is labelled as Municipal Reserve on Plan 8211450.

This disposition of reserve is to facilitate the registration of the required road right-of-way for the 17 Avenue SE Bus Rapid Transit (BRT) Project.

This application is considered to be a housekeeping matter as it legally confirms the alignment of an already constructed road right-of-way.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by Resolution, the proposed disposition of a 0.008 hectare ± (0.020 acre ±) located at 712 – 19 Street SE (Portion of Plan 8211450, Block 1, Lot 1MR) with compensation to the Joint Use Coordinating Committee (JUCC) 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 requested the removal of the Municipal Reserve designation.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 August 15:

That Council hold a Public Hearing; and

1. Adopt, by Resolution, the proposed disposition of a 0.008 hectare ± (0.020 acre ±) located at 712 – 19 Street SE (Portion of Plan 8211450, Block 1, Lot 1MR) with compensation to the Joint Use Coordinating Committee (JUCC) 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 requested the removal of the Municipal Reserve designation.

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PREVIOUS COUNCIL DIRECTION / POLICY

The 17 Avenue SE Transportation Planning Study (LPT2010-56) was approved at the 2010 July 26 Regular Meeting of Council. Approvals for funding this project were approved by Council as part of Investing in Mobility (TT2014-0308) on 2014 May 26. Further, the multi-phased infrastructure project, 17 Avenue SE BRT Project, was also presented on 2017 May 04 to Calgary Planning Commission for information.

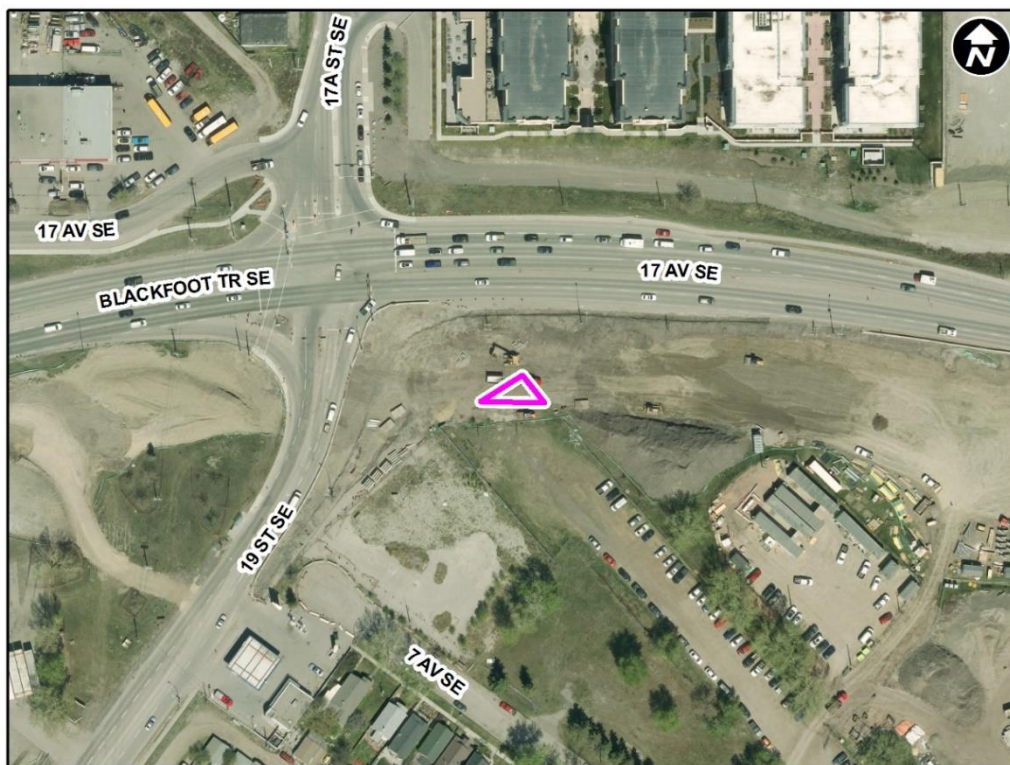
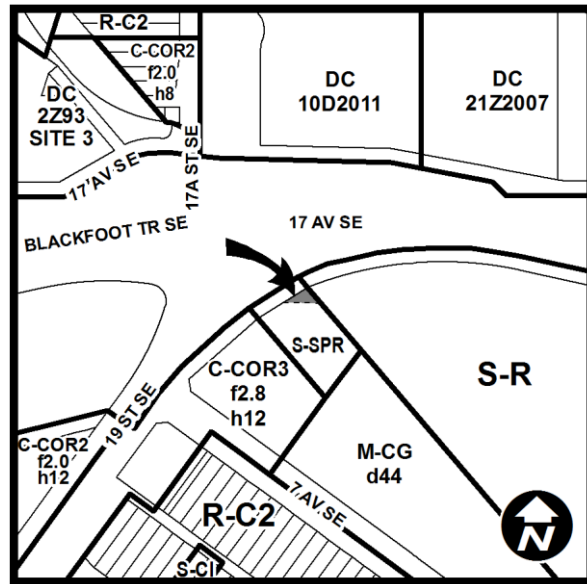
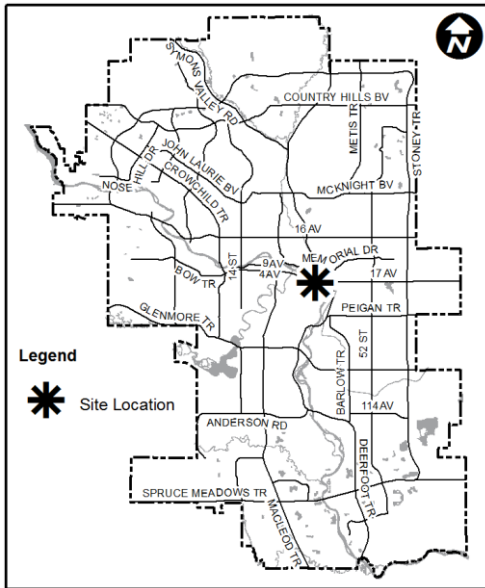
BACKGROUND

The application was submitted by Stantec Geomatics Ltd on behalf of the landowner, The City of Calgary, on 2019 May 16. A summary of the proposal has been provided in Attachment 1. The application is for the disposal of approximately 0.008 hectare (0.020 acre), a portion of a Municipal Reserve land (Plan 8211450, Block 1, Lot 1MR) which contains an area of 0.150 hectare (0.371 acre) located in the community of Inglewood.

The approval by Council on 2010 July 26 (LPT201-56) of the Transportation Planning Study for 17 Avenue SE, between Downtown and Stoney Trail E, initially identified the required road allowance for the project. Construction completion of the multi-phased project, identified the 0.008 hectare (0.020 acre) portion of a Municipal Reserve (MR) lot located at 712 – 19 Street SE as required for the road allowance. The site is currently described as Plan 8211450; Block 1, Lot 1MR (Attachment 2).

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Location Maps



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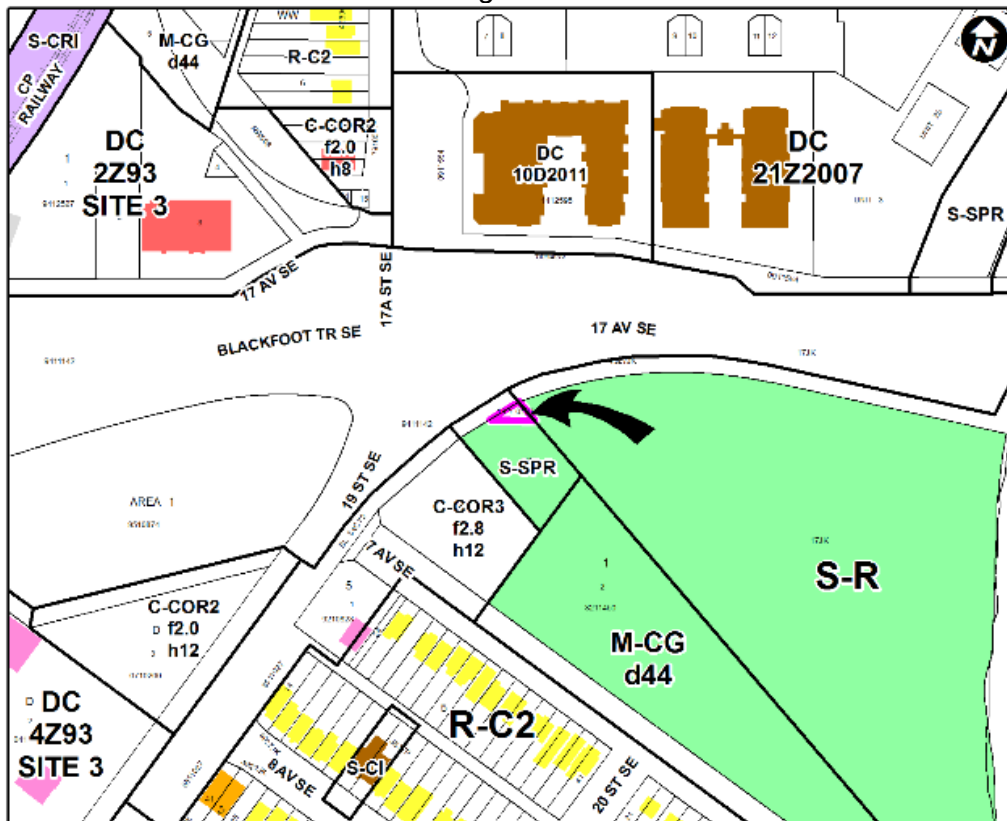
Site Context

The subject site is located in the southeast corner of 17 Avenue SE and 19 Street SE. Directly northeast of the site is a city owned property designated as Special Purpose – Recreation (S-R) District, without MR status. The S-R site was used as temporary logistics site for the project. South of the subject site are parcels designated as, Multi-Residential – Contextual Grade-Oriented (M-CG) District and Commercial - Corridor 3 (C-COR3) District, as shown on *Figure 1* below.

The Municipal Reserve site was dedicated in 1982. It has been used as community open space and featured baseball diamonds on this and adjacent sites. In the future, the remaining S-SPR and S-R lands will provide active recreation nodes and act as a gateway to the Bow River Regional Pathway system envisioned in the Bend in the Bow Project.

The 0.008 hectare ± (0.020 acre ±) from this MR is part of a buffer in the BRT right-of-way.

Figure 1:



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

Major infrastructure for the 17 Avenue SE BRT Project has been completed and the project has been providing services since 2018 November.

Documenting the final alignment of the infrastructure was required after construction completion. This disposal of reserve application is considered to be a house keeping process, but nevertheless vital to accurately define the boundaries of the site road right-of-way.

This application legally establishes the perimeter of the alignment by registering the approved Descriptive Plan of this disposition of reserve application (Attachment 3). Upon disposition, a Miscellaneous Plan application will be submitted for registration of the road plan in Alberta Registries (Attachment 4).

On 2019 June 20, the Disposition of Reserve was presented to the Joint Use Coordinating Committee (JUCC) by Calgary Parks, Planning and Development Services seeking direction. JUCC directed that compensation shall be paid to the reserve fund, as coordinated by Real Estate & Development Services (REDS), for the Municipal Reserve land to be disposed of through this application.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, first Notice was posted as part of the circulation process from 2019 May 31 to 2019 June 15. No comments were received by Administration from the general public.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site at least two weeks before the 2019 September 30 Public Hearing.

Strategic Alignment

The application aligns with the Transportation Planning Study for 17 Avenue SE approved by Council in 2010 July 26 (LPT2010-56). It also supports the Route Ahead, Calgary Transit's 30 year strategic plan for Transit in Calgary which is a key part of the Primary Transit Network in the Calgary Transportation Plan.

Social, Environmental, Economic (External)

The project is providing improved transit service to southeast Calgary from the downtown core with dedicated bus only lanes along a busy traffic corridor allowing transit to run unimpeded by traffic congestion along the alignment. Improved BRT service reliability, reduced overall ride time, increased ridership and support for on-going growth and land use in the area are all outcomes of this project.

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Financial Capacity

Current and Future Operating Budget

Funding of the project was approved by Council as part of Investing in Mobility (TT2014-0308) in 2014 May 26.

Current and Future Capital Budget

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

Risk Assessment

If the disposition of municipal reserve is not approved, the road right-of-way alignment will have to be adjusted or be continued in its existing non-conforming state of having the road encroach over the Municipal Reserve parcel. The area proposed for disposition of Municipal Reserve does not impact the future use of the area.

REASON(S) FOR RECOMMENDATION(S):

The portion of the Municipal Reserve being disposed is contributing to improved transit and mobility in southeast Calgary. It is supported by the Route Ahead, Calgary Transit's 30 year strategic plan for Transit in Calgary, which is a key part of the Primary Transit Network in the Calgary Transportation Plan. The 0.008 hectare ± (0.020 acre ±) area forms part of the larger road right of way for MAX Purple BRT Route 307.

ATTACHMENT(S)

1. Applicant's Submission
2. Registered Plan
3. Descriptive Plan
4. Road Plan