

Planning & Development Report to
Calgary Planning Commission
2019 October 17

ISC: UNRESTRICTED
CPC2019-1279

Land Use Amendment in Residual Ward 1 - Calgary West (Ward 1) at 10721 and 10809 West Valley Road SW, LOC2019-0104

EXECUTIVE SUMMARY

This application has been made by Martin Siddles on behalf of the owners of 10809 West Valley Road SW and 10721 West Valley Road SW to coordinate land use redesignations precipitated by a land exchange between the following independent parties:

- 1617819 Alberta Ltd (Walson Tai), landowner of 10721 West Valley Road SW; and
- Her Majesty The Queen in Right of Alberta, landowner of 10809 West Valley Road SW.

Specifically, The Province of Alberta requires 35 metres of land across the 10721 parcel, as well as the other 4 neighboring parcels along the south side of West Valley Road SW for roadway improvements associated with the Calgary West Ring Road improvements.

This application is effectively a “housekeeping” exercise to redesignate the Provincial parcel being exchanged, and that of the existing DC Direct Control District (Bylaw 45D2012) parcel, to a new Direct Control District. Bylaw 45D2012 was approved to allow the construction of a recreational facility constructed in 2016 and currently operating as the Calgary Climbing Centre Rocky Mountain.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.79 hectares ± (2.0 acres ±) located at 10721 and 10805 West Valley Road SW (Plan 2293HS, Block 1, Lot 4; Plan 1910470 Block A) from Special Purpose – Future Urban Development (S-FUD) District and DC Direct Control District to DC Direct Control District to accommodate changes to parking for an existing recreational development, with guidelines (Attachment 3); and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

Submitted on 2019 July 03, 1617819 Alberta Ltd (Walson Tai) (10721 West Valley Road SW) and The Province of Alberta (10809 West Valley Road SW) made an applicant to jointly change the current Special Purpose – Future Urban Development (S-FUD) District land use designation of the contiguous parcel owned by The Province of Alberta and that of DC Direct Control District for the parcel held by the private party. This application is driven by The Province’s need to acquire the northerly 35 metres of the 10721 West Valley Road SW parcel for the purposes of completing improvements associated with the Calgary West Ring Road.

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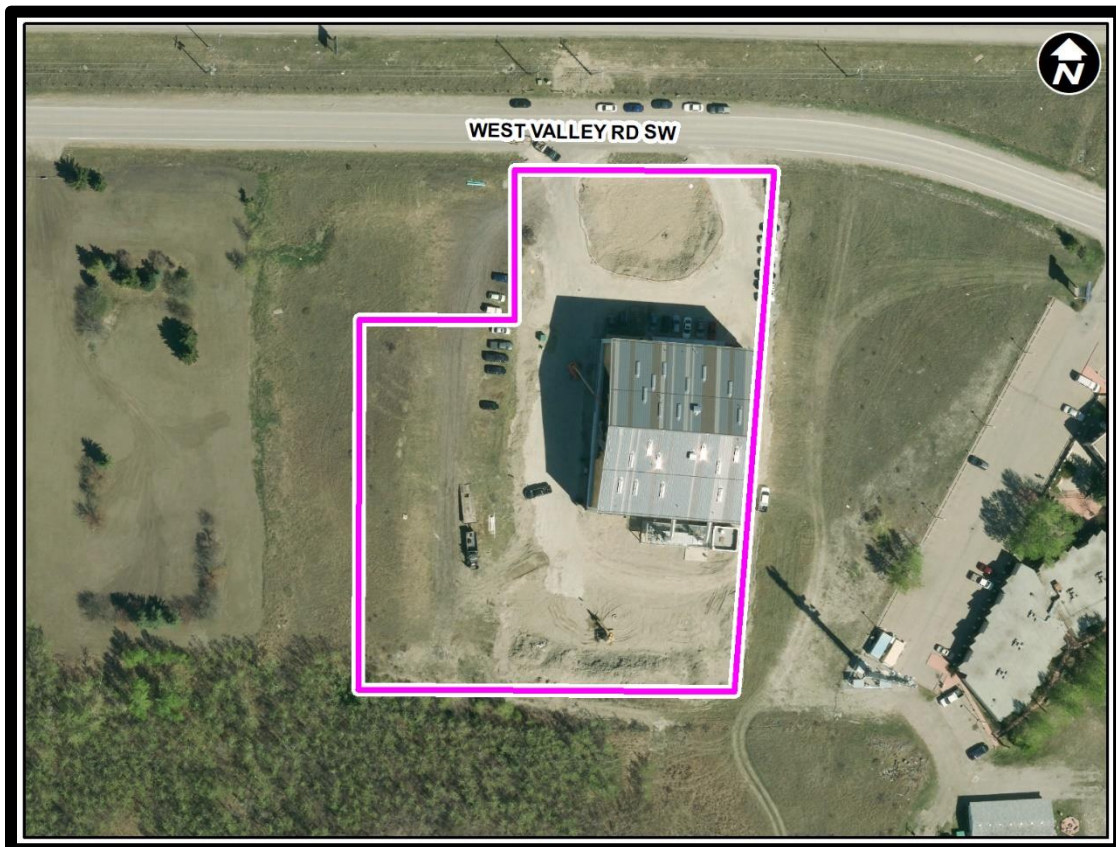
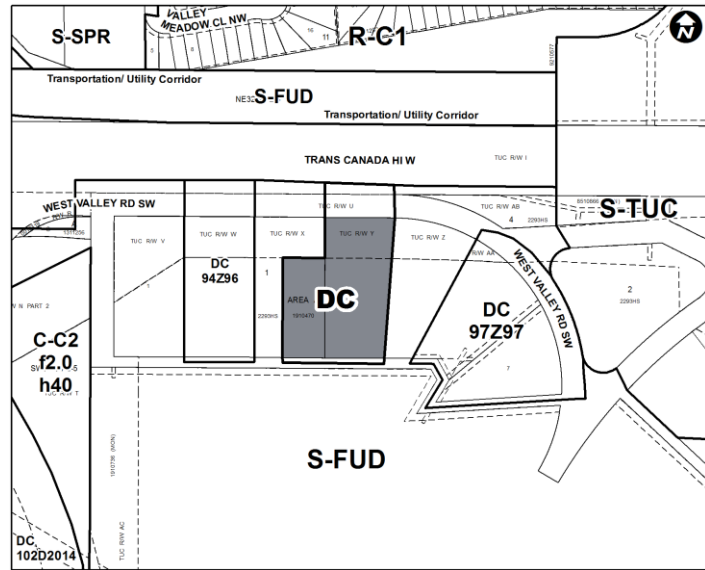
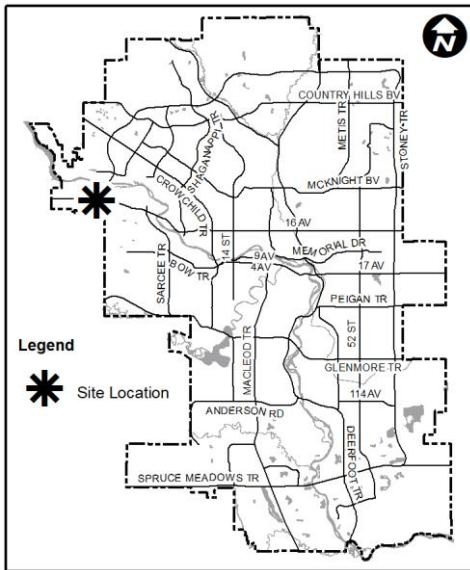
In exchange, The Province of Alberta is providing the owner with a 0.32 hectare contiguous parcel, owned by The Province of Alberta, to 10721 West Valley Road SW, and providing a new access road on the south side of these subject parcels. The Special Purpose – Future Urban Development (S-FUD) District land use designation, currently applied to the Provincial parcel, does not include the use of Climbing Centre which is the primary use on the 10721 West Valley Road SW parcel. This new DC Direct Control District Bylaw will replace the existing Direct Control District (Bylaw 45D2012) applied to the privately owned parcel, as well as including the exchanged parcel.

The 10721 West Valley Road parcel was redesignated DC Direct Control District (Bylaw 45D2012) in 2012 by City Council using the Special Purpose – Recreation (S-R) District as the base district, adding the new discretionary use of Climbing Centre and associated ancillary uses.

A subsequent development permit (DP2013-1519) was approved for the Climbing Centre with construction and occupancy completed in 2018. That portion of the 10721 West Valley Road SW parcel being taken by The Province of Alberta is currently developed as parking for the Climbing Centre. The parcel to be exchanged will then be developed as the required parking for the development and accessed via the new road provided by The Province of Alberta on the south side of the Climbing Centre.

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Location Maps



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Site Context

The two subject parcels reside within Residual Ward 1 – Calgary West portion of the city bounded by West Valley Road SW and the Trans Canada Highway 1 to the north beyond which is the community of Valley Ridge. The privately owned parcel is 0.68 hectares in size with the Provincially owned parcel being 0.32 hectares in size. Development in the area is varied with vacant lands to the west of the subject parcels and a place of worship to the east (New Victory Church).

This area of the city is currently undergoing major activity associated with the Calgary West Ring Road and improvements to the Trans Canada-Valley Ridge interchange. This area is also unserviced and will most likely not see servicing until these major transportation infrastructure improvements have been completed.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use application is driven by the need of The Province of Alberta to acquire land from 6 contiguous parcels along this portion of West Valley Road SW for completing improvements associated with the Calgary West Ring Road.

While this application is effectively a “housekeeping” exercise to reconcile land use designation associated with the land exchange, the Provincial parcel being exchanged needs to be brought under the same land use designation as that of the existing Climbing Centre parcel. The S-FUD land use designation applied to the Provincial parcel does not include the use of Climbing Centre.

Planning Considerations

While the subject parcels do reside within an Area Structure Plan (*Calgary West Area Structure Plan – Community Core Area*), no comprehensive assembly of land nor extension of City infrastructure has taken place for, or near, the subject parcels. As stated previously, the substantial changes currently underway to the Provincial and City roadway systems in the immediate area will precede and shape future development of this area.

Land Use

Administration has approached this as simply a reconfiguration of a site plan associated with an existing use that has been deemed to be appropriate in this area of the City through adoption of the original DC Direct Control District in 2012. No new uses are being proposed with this application, as such, continuing to use the existing development rules of the existing bylaw has been deemed appropriate.

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A DC Direct Control District was deemed appropriate in the original 2012 approval and is deemed to still be applicable in this application. Maintaining the existing Special Purpose – Recreation (S-R) District as the base district for the DC Direct Control District in this redesignation ensures the land can adapt to future urban servicing.

Development and Site Design

Other than changes to location of parking, there is no new development or redevelopment associated with this application. The Province is obligated to replace the existing access on West Valley Road that will be removed to the same standard as the existing access. New access to the subject and adjoining parcels along the south property lines within a right-of-way owned by The Province.

A new development permit application will be required in the future to recognize the relocation of parking brought about by the land exchange.

Environmental

The original land use application was accompanied by a Phase 1 Environmental Site Assessment (ESA) that identified no issues of environmental concern. An updated ESA was not required in support of this application.

Transportation

The applicant has been put on notice that site access and parking will be evaluated at time of the new development permit submission.

Utilities and Servicing

The site is located in Spy Hill West pressure zone. Currently there is no water main in the vicinity. The applicant has been encouraged to work with adjacent landowners to create an overall water servicing plan since no City utilities will be developed to service the site in the near future.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

There was no applicant-led or City-led engagement associated with this application. The application was circulated to the Crestmont Community Association. No comments have been received from the community association as of the time of this report. No comments were received from local residents.

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Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The subject parcels are located within *City, Town Area* as identified on Schedule C, South Saskatchewan Regional Plan Map of the *South Saskatchewan Regional Plan (SSRP)*. The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Interim Growth Plan. The proposed land use amendment builds on the principles of the Interim Growth Plan by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcels are located within Developing-Planned Greenfield with Area Structure Plan (ASP) as found within the *Municipal Development Plan (MDP)* on Map 1 (Urban Structure). These areas have been planned and are subject to Council adopted Area Structure Plans seen as appropriate policies to provide future development direction.

Calgary West Area Structure Plan (Statutory – 2014)

The subject parcels reside within Site 2 of the *Calgary West Area Structure Plan (ASP)*, Commercial Core as identified on Map 3 of the document. The Commercial Core Area is intended to provide opportunities for a variety of compatible uses that are well connected by pedestrian routes and transit stops. Cultural, Recreational and Institutional uses are among the mix of uses contemplated for Site 2.

The *Calgary West Area Structure Plan* was adopted after the approval of DC Bylaw 45D2012. However, in review of the recommended land uses for Site 2 of the ASP, Administration finds the indoor recreational nature of the existing use is consistent with the vision for this area of the ASP.

Social, Environmental, Economic (External)

An Environmental Site Assessment was not required for this application. The climbing centre use has been in operation since 2018.

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Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns given the operating status of the use.

Risk Assessment

There are no significant risks associated with this proposal and operational and/or land use risks which have been identified and will be managed at the time of development permit or subdivision application

REASON(S) FOR RECOMMENDATION(S):

Administration finds the land use redesignation is aligned with applicable policies identified in the *Municipal Development Plan* and the *Calgary West Area Structure Plan*, and will not compromise the City's ability to comprehensively plan the area in the future when City infrastructure is made available.

ATTACHMENT(S)

1. Applicant's Submission
2. Existing DC Direct Control District, Bylaw 45D2012
3. Proposed DC Direct Control Guidelines