

**ROAD CLOSURE AND LAND USE AMENDMENT  
PALLISER / PUMP HILL (WARD 11)  
SOUTH OF 19 STREET AND NORTH OF SOUTHLAND DRIVE SW  
BYLAWS 4C2017 AND 159D2017**

**MAP 17S**

**EXECUTIVE SUMMARY**

This application is to close a portion of undeveloped road right-of-way adjacent to 2000 Southland Drive SW, (Southland Leisure Centre/Tom Brook Athletic Park) and 10020 – 19 Street SW, (John Ware Junior High School) and redesignate the closed road from Undesignated Road Right-of-Way to Special Purpose – Recreation (S-R) District. The closed road would be consolidated with the lands to the west, Tom Brook Athletic Park to facilitate improvements to the park. Information regarding the park redevelopment that included the proposed road closure had been circulated to the community and neighbours as well as information on the City of Calgary Recreation website.

**PREVIOUS COUNCIL DIRECTION**

No previous direction had been provided by Council with respect to the subject site or application.

**ADMINISTRATION RECOMMENDATION(S)**

2017 March 23

That Calgary Planning Commission recommends **APPROVAL** of the proposed Road Closure and Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 4C2017 and 159D2017; and

1. **ADOPT** the proposed closure of 0.17 hectares ± (0.42 acres ±) of road (Plan 1612398, Area A) adjacent to 2000 Southland Drive SW and 10020 – 19 Street SW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 4C2017.
3. **ADOPT** the proposed redesignation of 0.17 hectares ± (0.42 acres ±) of closed road (Plan 1612398, Area A) adjacent to 2000 Southland Drive SW and 10020 – 19 Street SW from Undesignated Road Right-of-Way to Special Purpose – Recreation (S-R) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 159D2017.

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**REASON(S) FOR RECOMMENDATION:**

The undeveloped road right-of-way does not function as a roadway. Consolidation of the closed road area with the adjacent parcel of the Southland Leisure Centre/Tom Brook Athletic Park is consistent with the land use redesignation of Special Purpose – Recreation (S-R) District.

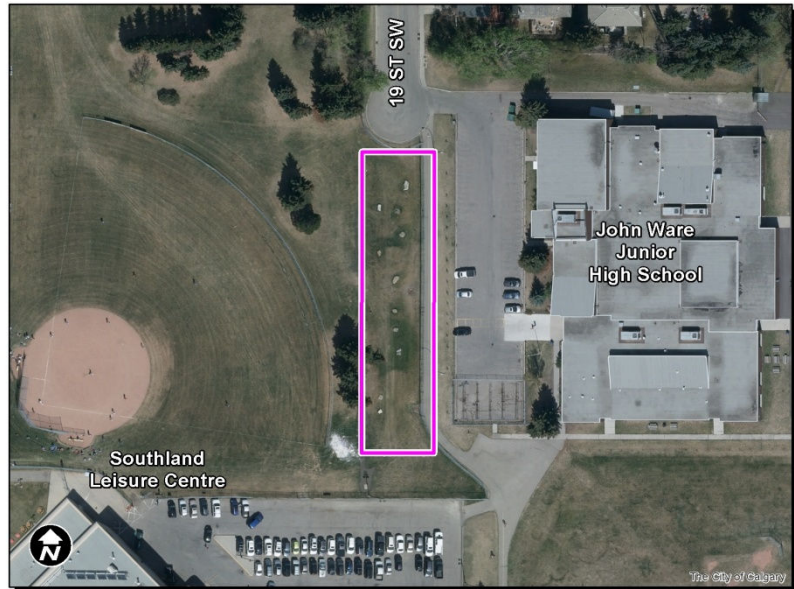
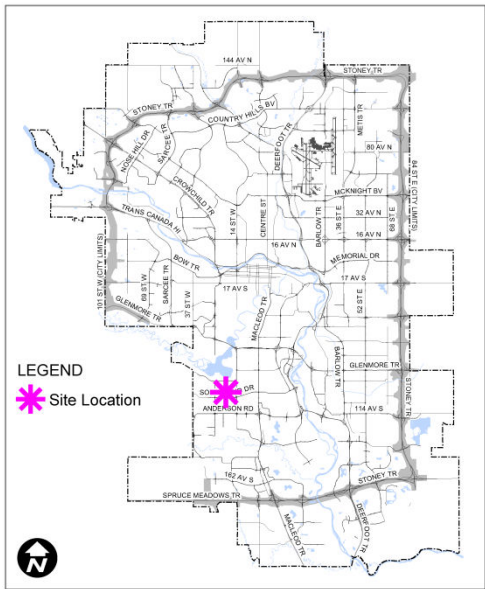
**ATTACHMENTS**

1. Proposed Bylaw 4C2017
2. Proposed Bylaw 159D2017
3. **Public Submission**

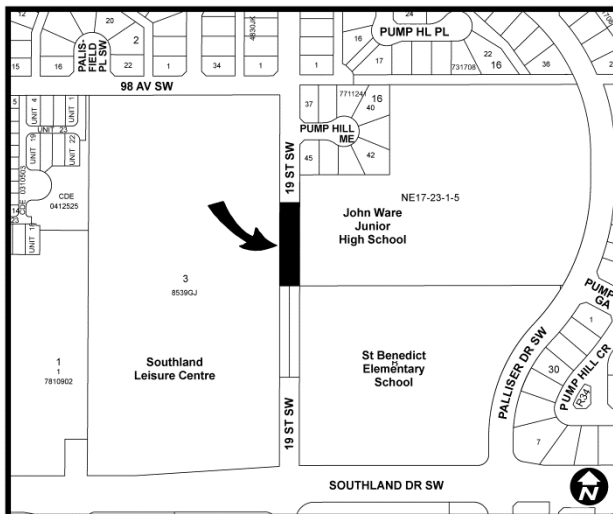
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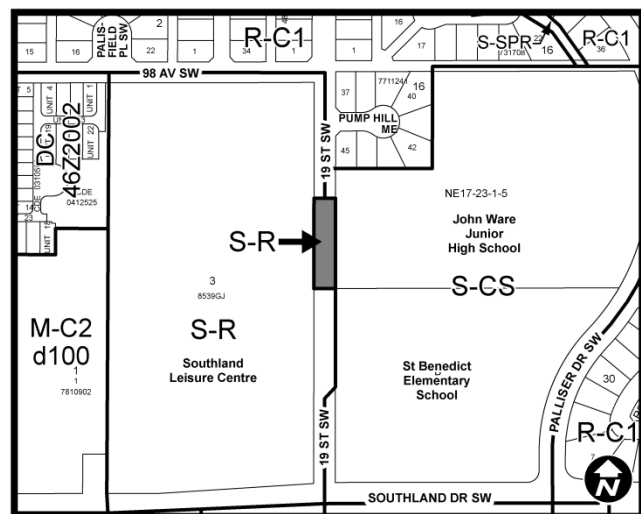
**LOCATION MAPS**



**Road Closure Map**



**Land Use Amendment Map**



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 0.17 hectares  $\pm$  (0.42 acres  $\pm$ ) of road (Plan 1612398, Area A) adjacent to 2000 Southland Drive SW and 10020 – 19 Street SW, with conditions (APPENDIX II).  
**Moved by: R. Wright** **Carried: 8 – 0**
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares  $\pm$  (0.42 acres  $\pm$ ) of closed road (Plan 1612398, Area A) adjacent to 2000 Southland Drive SW and 10020 – 19 Street SW from Undesignated Road Right-of-Way to Special Purpose – Recreation (S-R) District.  
**Moved by: R. Wright** **Carried: 8 – 0**

**2017 March 23**

**MOTION:**

The Calgary Planning Commission recommended that Council:

- A. 1. **ADOPT**, by bylaw, the proposed closure of 0.17 hectares  $\pm$  (0.42 acres  $\pm$ ) of road (Plan 1612398, Area A) adjacent to 2000 Southland Drive SW and 10020 – 19 Street SW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw.

**Moved by: R. Wright**

**Carried: 8 – 0**

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares  $\pm$  (0.42 acres  $\pm$ ) of closed road (Plan 1612398, Area A) adjacent to 2000 Southland Drive SW and 10020 – 19 Street SW from Undesignated Road Right-of-Way to Special Purpose – Recreation (S-R) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: R. Wright**

**Carried: 8 – 0**

**RECONSIDERATION:** Motion to reconsider the vote on the proposed Road Closure and Land Use Redesignation.

**Moved by: G.-C. Carra**

**Carried: 8 – 0**

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**MOTION:**

The Calgary Planning Commission recommended that Council:

- A. 1. **ADOPT**, by bylaw, the proposed closure of 0.17 hectares  $\pm$  (0.42 acres  $\pm$ ) of road (Plan 1612398, Area A) adjacent to 2000 Southland Drive SW and 10020 – 19 Street SW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw.

**Moved by: R. Wright**

**Carried: 8 – 0**

- B. 1. **ADOPT**, by bylaw, the proposed redesignation of 0.17 hectares  $\pm$  (0.42 acres  $\pm$ ) of closed road (Plan 1612398, Area A) adjacent to 2000 Southland Drive SW and 10020 – 19 Street SW from Undesignated Road Right-of-Way **to** Special Purpose – Recreation (S-R) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw.

**Moved by: R. Wright**

**Carried: 8 – 0**

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**Applicant:**

The City of Calgary

**Landowner:**

The City of Calgary

**PLANNING EVALUATION**

This application is to close a portion of undeveloped road right-of-way adjacent to 2000 Southland Drive and 10020 - 19 Street SW and to redesignate the closed road from Undesignated Road Right-of-Way to Special Purpose – Recreation (S-R) District.

A portion of 19 Street SW is undesignated road right of way and is currently not being utilized. The closed road would be consolidated with the adjacent parcel of 2000 Southland Drive SW, Tom Brook Athletic Park to facilitate improvements to the park. Information regarding the park redevelopment that included the proposed road closure had been circulated to the community and neighbours as well as information on the City of Calgary Recreation website.

There is an existing north-south pathway between the existing 19 Street SW cul-de-sac (north of the subject undeveloped portion of 19 Street SW) and the Southland Leisure Centre parking lot. This pathway will be protected via a public access easement. This will ensure continued north-south pedestrian and cyclist traffic between the Pump Hill community and the leisure centre.

The existing utilities within the closure area have been identified and utility right-of-ways and easement registrations will be required as stated in the recommendation.

The proposed land use district, Special Purpose – Recreation (S-R) is compatible with the adjacent land use.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Located in the community of Pump Hill, this application is to assist Facility Management and Recreation in a road-closure and land use redesignation of an undeveloped portion of 19 ST SW at the Tom Brook Athletic Park / Southland Leisure Centre. This road closure and land use redesignation is required to facilitate the future redevelopment needs of Tom Brook Athletic Park.

This portion of 19 ST SW is undesignated road right of way and is currently not being utilized. The closed road will then be consolidated with the adjacent Tom Brook Athletic Park and will allow for improved athletic park and parking design options. The proposed land use district, Special Purpose – Recreation (S-R) will be consistent with the adjacent Tom Brook Athletic Park and Southland Leisure Centre.

There is an existing north-south pathway between the existing 19 ST SW cul de sac (north of the subject undeveloped portion of 19 ST SW) and the Southland Leisure Centre parking lot. This pathway will be protected via a public access easement. This will ensure continued north-south pedestrian and cyclist traffic between the Pump Hill community and the leisure centre.

Prior to submission, Real Estate & Development Services (RE&DS) met with the principals of the two adjacent schools – John Ware School (Calgary School Board), and St. Benedict School (Calgary Catholic School District). RE&DS also undertook an information letter drop and met with some of the residents of Pump Hill Mews SW – northwest of the proposed road closure portion.

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**APPENDIX II**

**PROPOSED ROAD CLOSURE CONDITIONS**

1. That all costs associated with the closure be borne by the applicant;
2. That protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards;
3. That utility easements and Utility Right-of-Ways be provided and registered concurrently with the subdivision and to the satisfaction of Development Engineering, the City Solicitor, Enmax, Shaw Cablesystems, Telus Communications and Atco Gas
4. That a north-south 5m wide public access easement along the easterly property line for the public pathway be provided and registered concurrently with the subdivision and to the satisfaction of the Development Authority and City Solicitor; and
5. That the closed road right-of-way be consolidated with the adjacent lands located at 2000 Southland Drive SW.