

**ROAD CLOSURE AND LAND USE AMENDMENT
UNIVERSITY DISTRICT (WARD 1)
SHAGANAPPI TRAIL NW AND 32 AVENUE NW
BYLAWS 5C2017 AND 162D2017**

MAP 25W

EXECUTIVE SUMMARY

The application proposes to redesignate a total area of 2.82 hectares (ha) ± (6.98 acres (ac)) in the University District community.

The redesignation includes a road closure of 1.49 hectares (ha) ± (3.68 acres (ac)) of remnant undesignated road right-of-way to Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. The redesignation also includes redesignation of a portion of the adjacent University District lands of 1.33 hectares (ha) ± (3.30 acres (ac)) from Multi-Residential – Medium Profile (M-2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose - School, Park and Community Reserve (S-SPR) District and Multi-Residential – Medium Profile (M-2) District.

The redesignation is based on the collaboration between the City of Calgary and the West Campus Development Trust (WCDDT) acknowledging the potential to incorporate remnant undesignated road right of way into higher and best uses including: incorporation into the design of the storm pond facility, additional park space, and a minor expansion of the multi-residential development parcels within the West Campus lands. The proposal will enhance the interface at Shaganappi Trail and 32 Avenue NW, improve infrastructure to serve a greater regional capacity and create a higher quality open space configuration.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION

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 5C2017 and 162D2017; and

1. **ADOPT** the proposed closure of 1.49 hectares ± (3.68 acres ±) of road (Plan 1710621, Area A and B) adjacent to 3921 – 32 Avenue NW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 5C2017.

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3. **ADOPT** the proposed redesignation of 2.82 hectares \pm (6.98 acres \pm) located at 3921 – 32 Avenue NW and the closed road (Plan 1512578, Block 1, Lot 1; Plan 1710621, Area A and B) from Multi-Residential – Medium Profile (M-2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Undesignated Road Right-of-Way to Multi-Residential – Medium Profile (M-2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District, in accordance with Administration’s recommendation; and
4. Give three readings to the proposed Bylaw 162D2017.

REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendment achieves the Municipal Development Plan (MDP) and South Shaganappi Community Area Plan (SSCAP) policy objectives by establishing an appropriate mixture of land use typologies and aims to provide high quality urban design and public realm. In addition, the proposal is in alignment with the approved University District Outline Plan and Urban Design Manual. It further emphasizes the MDP and SSCAP policy objectives by providing a walkable community with strong transit connections; compatibility and transitioning with surrounding neighbourhoods; and coordinating public investment decisions; and open spaces.

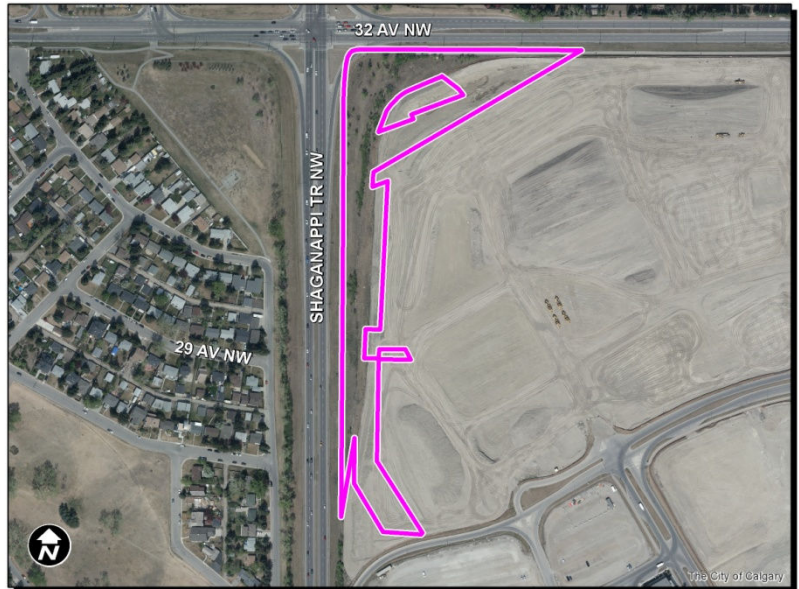
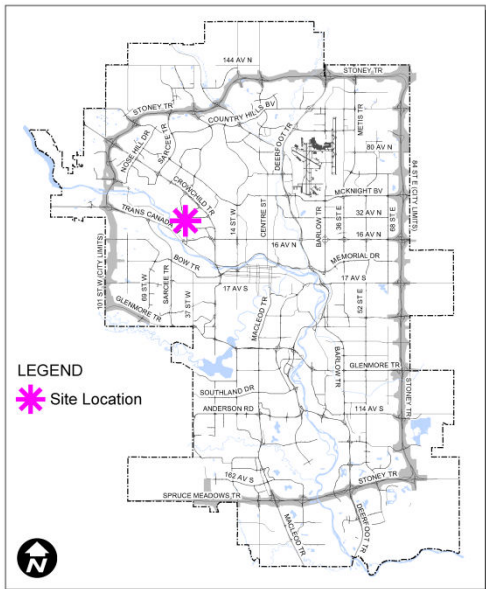
ATTACHMENTS

1. Proposed Bylaw 5C2017
2. Proposed Bylaw 162D2017

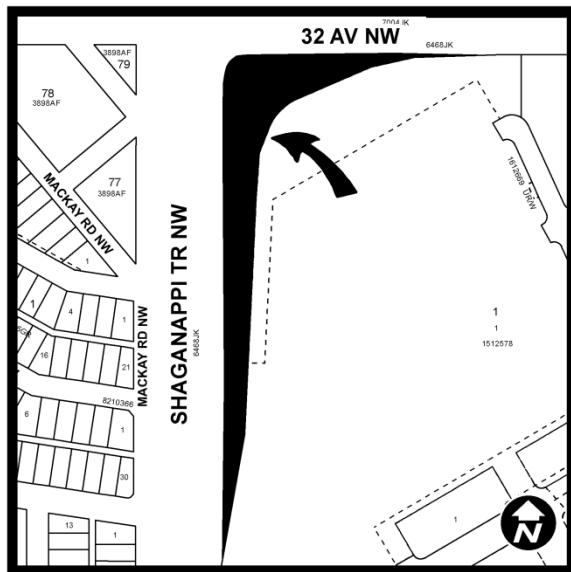
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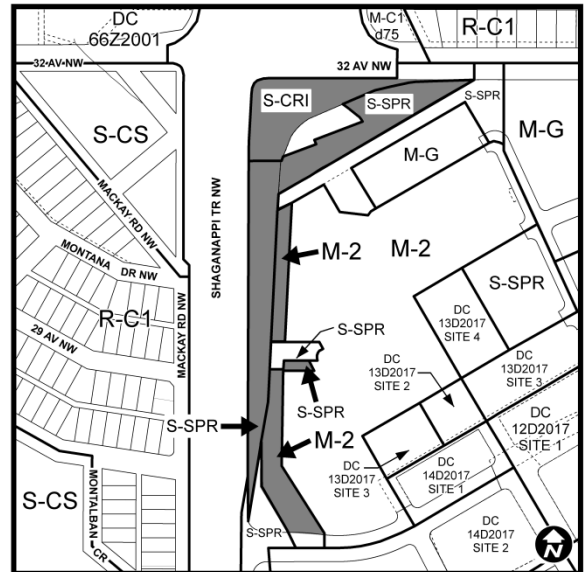
LOCATION MAPS



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 1.49 hectares \pm (3.68 acres \pm) of road (Plan 1710621, Area A and B) adjacent to 3921 – 32 Avenue NW, with conditions (APPENDIX II).

Moved by: M. Foht

Carried: 7 – 0

Absent: Mr. Leighton left the room due to a pecuniary conflict of interest and did not take part in the discussion or voting.

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.82 hectares \pm (6.98 acres \pm) located at 3921 – 32 Avenue NW and the closed road (Plan 1512578, Block 1, Lot 1; Plan 1710621, Area A and B) from Multi-Residential – Medium Profile (M-2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Undesignated Road Right-of-Way to Multi-Residential – Medium Profile (M-2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

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Applicant:

Brown & Associates Planning Group

Landowner:

The Governors of the University of
Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject site forms the northwest corner of University District directly adjacent and framed by 32 Avenue to the north and Shaganappi Trail NW to the west. The lands are bordered by the communities of Montgomery (to the west), Varsity (to the north), and the University District lands to the east and south.

The topography of the site is relatively flat and is currently vacant land undergoing stripping and grading work.

Adjacent land uses consist of predominantly single detached residential in the Montgomery, Varsity and University Heights communities; however, there is a significant institutional presence in the area as the University of Calgary is located to the east, and the Foothills Medical Centre, the Children's Hospital and Ronald McDonald House are all located south of the lands.

The WCDDT has been established by the University of Calgary to oversee the development of the West Campus lands. The West Campus model to land development is based on a unique public-private development model focused on maximizing the return of the land over the long term for the benefit of the University thus, resulting in the creation of the University District community.

An Outline Plan was approved by CPC 2014 July 03 and a Land Use Redesignation was approved by Council 2014 September 08 for the complete West Campus lands (74.55 hectares (ha) ±). This application fits within the existing Outline Plan area, which is also encompassed by an Urban Design Manual which the Calgary Planning Commission Accepted on 2016 November 03.

LAND USE DISTRICTS

The University District vision for the subject site allows for a reconfigured stormpond facility with additional future capacity, added functional park space and expanded development parcels.

The standard land use districts utilized as per the Land Use Bylaw 1P2007 include the Multi-Residential – Medium Profile (M-2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. These districts will accommodate the redistribution of S-SPR (Municipal Reserve) and further

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frame the PUL and pocket park breaking up the north and south M-2 parcels. In response to the reallocated MR area, the M-2 developable area has expanded by 0.63 hectares (ha) ± (1.56 acres (ac)) resulting in approximately 100 additional units.

The proposed road closure area of 1.49 hectares (ha) ± (3.68 acres (ac)) is defined by two areas (A and B). Area A consists of 0.68 hectares (ha) ± (1.68 acres (ac)) and includes the northern section of the road closure area, will be transferred to Water Resources, and will accommodate the expanded storm pond facility which has been redesigned to accommodate future roadway drainage. Area B, the southern section of the road closure area, will be transferred to Parks, and will accommodate a linear Municipal Reserve park space and pathway network while improving the pedestrian realm and connection into the University District.

The land use statistics based on the Council approved Outline Plan are similar, with a slight increase in Special Purpose – School, Park and Community Reserve (S-SPR) District (non-credit municipal reserve) and decrease in Special Purpose – City and Regional Infrastructure (S-CRI) District (PUL).

LEGISLATION & POLICY

Municipal Development Plan

The subject lands are identified on the Urban Structure Map of the MDP (Map 1) as a Major Activity Centre (MAC). MACs are defined as areas of high job and population concentrations, located in strategic areas central to larger residential catchments and linked by the primary transit network. Key uses in these areas include at least one major institution; business and employment; high and medium density residential; and retail and supporting services.

The MDP outlines MAC policies related to: establishing an appropriate mixture of land use typologies; density and intensity; urban design; street network layout, design and multi-modal capacity; parking; compatibility and transitioning with surrounding neighbourhoods; coordinating public investment decisions; accessing the primary transit network; and open spaces and the public realm.

South Shaganappi Communities Area Plan

The South Shaganappi Communities Area Plan (SSCAP) provides the local area plan policy for the subject lands. This non-statutory plan provides a detailed vision and policy framework for development in the area. The SSCAP recognizes and supports the development of the West Campus lands as a MAC. It outlines policies related to urban design; transit connectivity; minimum intensity thresholds; mixture of land uses; consultation with adjacent communities; compatibility and transitioning with surrounding neighbourhoods; and environmental design and sustainability considerations.

The proposal meets the intent and aligns with the relevant policies.

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TRANSPORTATION NETWORKS

The lands are framed by 32 Avenue to the North and Shaganappi Trail NW to the west . All of these roads exist as divided arterials. The recommendations of the Shaganappi Trail Corridor Study were approved by Council 2015 February 09, and confirmed a long-term vision for the Shaganappi Trail corridor that provides for all modes of transportation.

Following the approval of the Shaganappi Trail Corridor Study, it was identified that the road closure areas (APPENDIX III) were deemed surplus following the downgrading of the particular segment of Shaganappi Trail NW from an Expressway to an Arterial standard. Transportation Planning is in agreement with the disposition of the surplus road right-of-way for the purposes of increasing the storm pond capacity for the benefit the adjacent communities. There are regional pathway connections planned through the adjacent MR lands and around the storm pond that will connect University District to the southeast intersection corner of 32 Avenue and Shaganappi Trail NW.

The site may be accessed through 39 Street NW or a new signalized intersection between University Avenue and Shaganappi Trail NW.

A Transportation Impact Assessment (Watt Consulting Group, 2014) was provided in support of the initial Land Use application (LOC2013-0062), has been accepted by the Transportation Department and is still applicable to this proposal. Recommended improvements to the transportation network within the report will be implemented during future construction phases.

UTILITIES & SERVICING

During the initial University District subdivision drawing review based on the original Outline Plan approval, it was evident that the storm pond in the proposed PUL would require a significant retaining wall structure and likely become a future maintenance issue for the City of Calgary. In addition to reducing the risk of operational and maintenance costs, an opportunity to expand the storm pond facility for future infrastructure and be constructed by the adjacent developer became available.

As part of the application submission, construction and concept drawings of the proposed storm pond facility were provided and acceptable to City of Calgary specifications. The subject site is serviceable as per *University District Phase 90 North Storm Pond – West Campus Trust* which includes the storm pond as part of the review area.

Utilities and Servicing components were submitted previously at the Outline Plan stage, with details to be approved at the tentative plan stage. All proposed infrastructure is to be to City of Calgary specifications.

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ENVIRONMENTAL ISSUES

The proposal was circulated with no environmental issues associated with the site's development.

ENVIRONMENTAL SUSTAINABILITY

A key element integrated into the University District promoting environmental sustainability includes the pursuit of LEED ND (Leadership in Energy and Environmental Design for Neighbourhood Development) Platinum. There are many elements of the project which has led to this designation, including: the development's location and proposed mixed use and development intensities, design and walkability, and its use of green technology and building techniques.

GROWTH MANAGEMENT

There are no further growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The application was circulated to all the immediately surrounding communities with no objections: Parkdale, University Heights, Varsity, St. Andrews. The Montgomery Community Association provided a letter of support (APPENDIX IV).

Citizen Comments

One letter of concern was received by CPC Report submission date. The main issues noted:

- Opinions at public meetings were not received.
- Sound wall adjacent to 32 Avenue NW was not provided.
- Construction noise.
- Vehicular shortcutting and bus service affected.

Public Meetings

The WCDT and City Administration actively attend the South Shaganappi Area Strategic Planning Group (SSASPG) every month. This group consists of community and institution stakeholders in the area. The proposed application was presented numerous times prior to an official application and the progress has been updated to the group every month since.

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APPENDIX I

APPLICANT'S SUBMISSION

West Campus Development Trust has requested B&A Planning Group to prepare a land use redesignation and road closure for a portion of 3921 – 32 Avenue NW and a portion of Shaganappi Trail NW. The property is located near the intersection of 32 Avenue NW and Shaganappi Trail in the northwest Calgary community of University Heights. The lands are currently vacant and sloping to the north and west. Two residential communities border the West Campus area, with Varsity located north of 32 Avenue NW and Montgomery to the west across Shaganappi Trail. Market Mall is located northwest of the intersection and Alberta Children's Hospital is to the south.

The lands are identified as a Major Activity Centre within the Municipal Development Plan and the South Shaganappi Communities Area Plan. As such, the area is intended to intensify dramatically over the next 10 years with mixed use development that complements the University and Hospital facilities.

A Master Plan was approved for West Campus that identified the subject lands as S-SPR (MR) and S-CRI (PUL) to accommodate parks, pathways and a stormpond facility. This area forms the interface area between the boundary roads and the future medium density residential district. The City identified a surplus in their right-of-way requirements for Shaganappi Trail immediately adjacent to the West Campus lands due to the change in classification from an Expressway to an Arterial standard within the Calgary Transportation Plan (CTP).

The purpose of this application is to close the residual right-of-way and redesignate the adjacent lands to reconfigure the park space and PUL required for the stormpond facility and expand the multi-residential development parcels within the West Campus lands.

A total of 2.82 hectares (6.98 acres) of land is proposed to be redesignated to S-SPR, M-2, S-CRI and S-SPR. Within the redesignation area, 0.63 hectares (1.56 acres) was intended to be dedicated as Municipal Reserve through a subsequent subdivision process. This application proposes to redistribute the MR within the west campus plan boundaries and further dedicate an additional 0.07 hectares (0.17 acres).

The road closure is for 1.49 hectares (3.68) acres of land. Two parcels are proposed to be created through the closure:

- Area A is 0.68 hectares and will accommodate the stormpond redesign; and
- Area B is 0.81 hectares and will accommodate a linear park space and pathway network.

This application supports the vision for a vibrant mixed use community and will ensure the interface area visible to the existing residential neighbourhoods and boundary streets is of compatible high quality design. The support of Administration to bring this application before Calgary Planning Commission and Council is requested.

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APPENDIX II

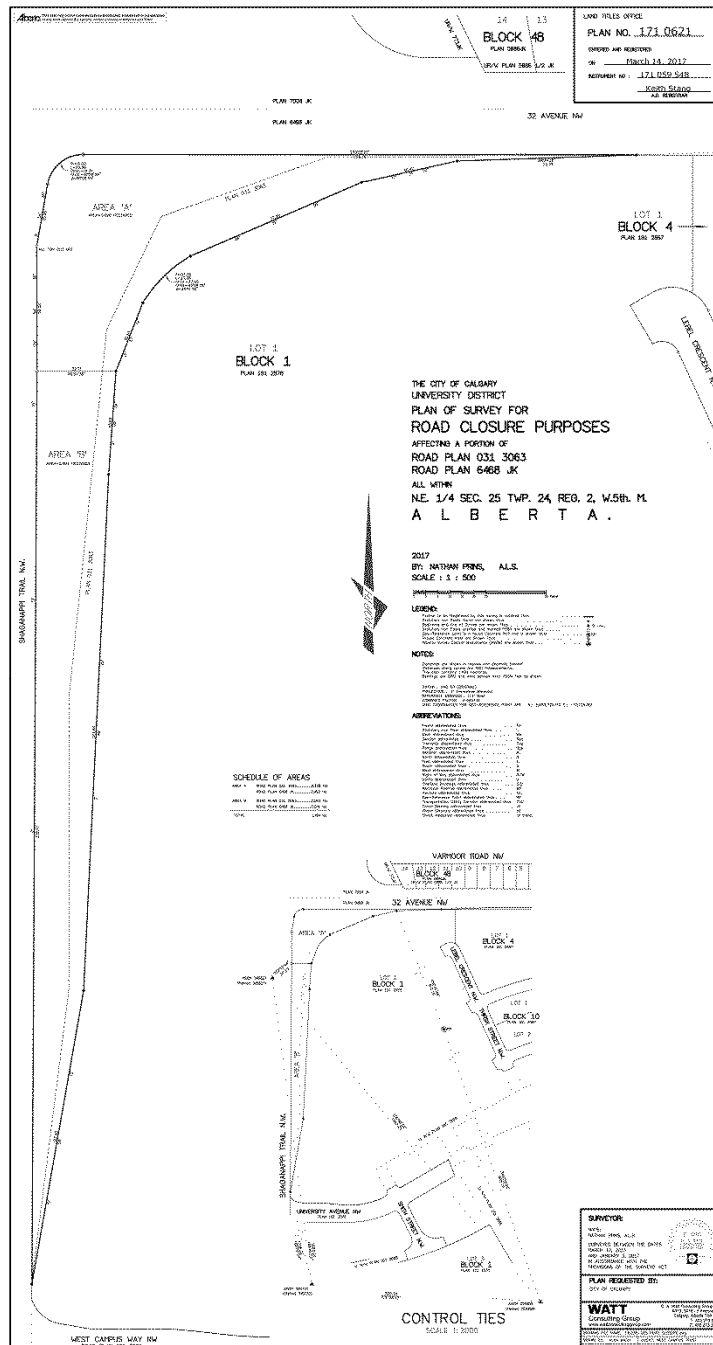
PROPOSED ROAD CLOSURE CONDITIONS

1. The Developer is responsible for all costs associated with the closure, including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
2. That the closed right-of-way be consolidated with the adjacent lands located at 3921 – 32 Avenue NW.

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APPENDIX III
 ROAD CLOSURE AREA MAP



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APPENDIX IV

LETTERS SUBMITTED



September 29, 2016

Joseph Silot
Planning Development and Assessment
City of Calgary
joseph_silot@calgary.ca
403.288.2355

Dear Mr. Silot:

RE: LOC2016-0233

The Montgomery Community Association Planning Committee met on September 28, 2016 to review this application requesting a Land Use Amendment.

The applicant is requesting to close the residual right-of-way and redesignate the adjacent lands to reconfigure the park space and storm pond facility.

We are in support of this request.

Yours Truly,

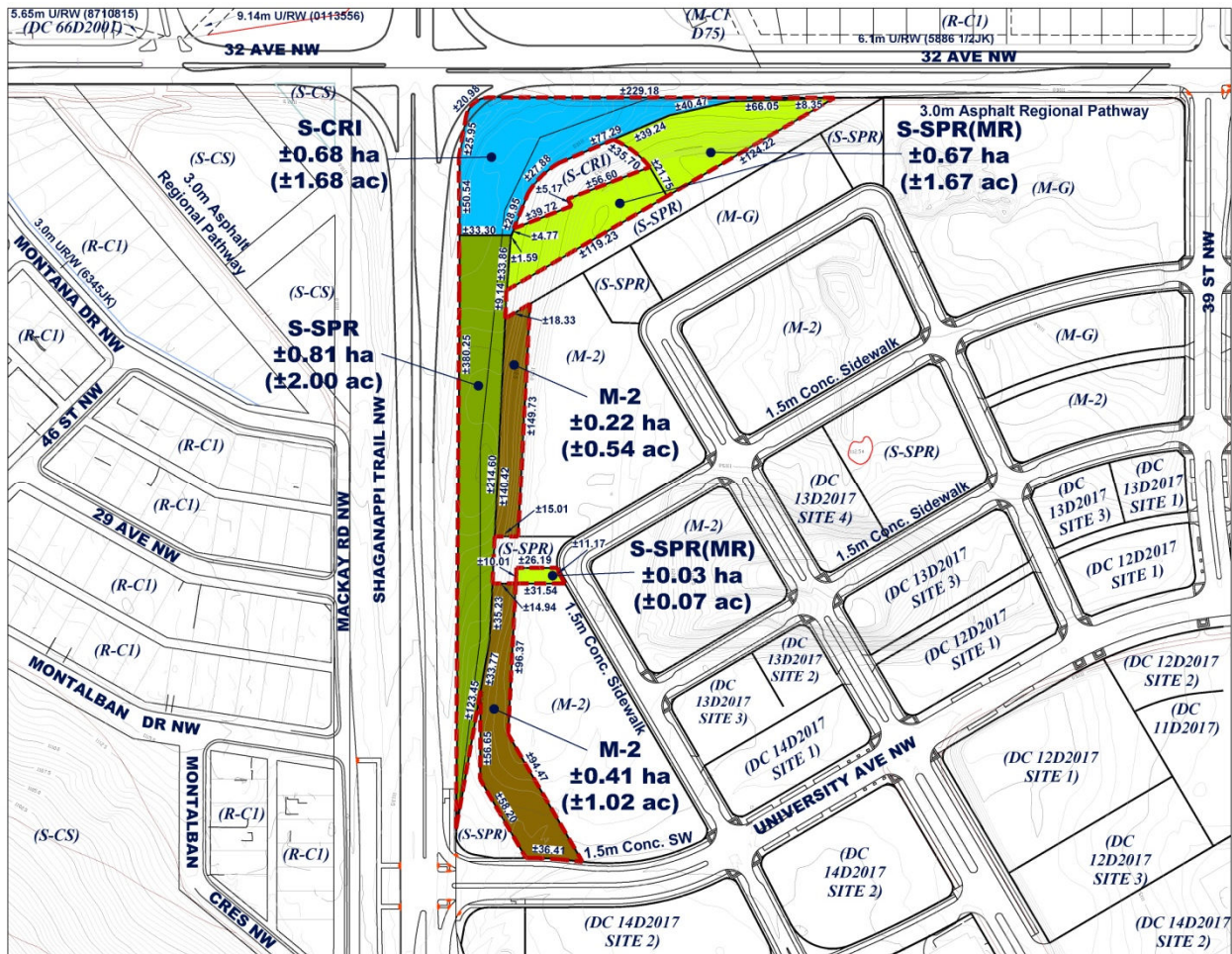
Janice Mackett,
Planning Committee Chair
Montgomery Community Association

cc: Councillor Ward Sutherland
Executive Assistant Ward 1
Ms. Marilyn Wannamaker, President, MCA
Members of the MCA Planning Committee
Community Liaison – Ward 1

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APPENDIX V
PROPOSED LAND USE MAP



- Land Use Redesignation Boundary
- - - - - Contours Interval 0.5m
- M-2
- S-CRI
- S-SPR
- S-SPR(MR)
- Undesignated Road

Land Use Redesignation Statistics				
From	to	ha (±)	acs (±)	
M-2	S-SPR(MR)	0.03	0.07	
S-CRI	S-SPR(MR)	0.67	1.67	
S-SPR(MR)	M-2	0.63	1.56	
Undesignated Road	S-CRI	0.68	1.68	
Undesignated Road	S-SPR	0.81	2.00	
Total		2.82	6.98	

Overall Proposed Land Use Areas		
Proposed Land Use	ha (±)	acs (±)
M-2	0.63	1.56
S-CRI	0.68	1.68
S-SPR	1.51	3.74
Total	2.82	6.98