

**ROAD CLOSURE AND LAND USE AMENDMENT
MONTGOMERY, SILVER SPRINGS, VARSITY (WARD 1)
BOWMONT PARK
BYLAW 14C2016 AND BYLAW 225D2016**

MAP 2, 3NW, 26, 35, 36W

EXECUTIVE SUMMARY

Bowmont Park, in northwest Calgary, is one of the City's largest natural areas. Its 163 hectares stretch for four kilometres below the communities of Silver Springs and Varsity and along the north bank of the Bow River. It has moderate to high environmental sensitivity and is a popular nature-based recreational destination in the City.

The City of Calgary Parks department is updating the Bowmont Park Management Plan, originally approved in 2004. As part of that work, the need to update the existing land use districts within Bowmont Park was identified. The existing zonings are incongruent with protecting sensitive natural areas and providing for passive recreational uses. As well, two undeveloped road right-of-ways within the park are proposed to be closed.

The end result of this application would see nearly all of Bowmont Park zoned as Special Purpose – Urban Nature (S-UN). This district is congruent with The City's goals for the Park as described in the Bowmont Park Management Plan. The S-UN land use district recognizes and preserves ecologically sensitive areas for passive recreational activities.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2016 July 14
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 14C2016 and 225D2016; and	
1.	ADOPT the proposed closure of 9.30 hectares ± (22.98 acres ±) of road (Plan 161 1419, Areas A & B) adjacent to 215, 215R Silver Crest Drive NW, 5020, 5115, 5415, 5420, 5615 Silver Springs Boulevard NW, 7011 Silverview Drive NW, 6525 48 Avenue NW, 81 Silverview Way NW, 1025 Varsity Estates Place NW, in accordance with Administration's recommendation; and
2.	Give three readings to the proposed Closure Bylaw 14C2016
3.	ADOPT the proposed redesignation of 163.82 hectares ± (404.81 acres ±) located at 5020, 5115, 5415 and 5615 Silver Springs Boulevard NW, 7011 Silver View Drive

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NW, 81, 199 and 199R Silver View Way NW, 215, 215R and 301R Silver Crest Drive NW, 8115 and 8119 Silver Springs Road NW, 7503 Silver Hill Road NW, 208 Silver Valley Boulevard NW, 5520, 5330 and 5550 Nose Hill Drive NW, 5521 and 6125 – 40 Avenue NW, 6525 – 48 Avenue NW, 8328 – 51 Avenue NW, 2123 – 52 Street NW, 4025 and 4025R – 52 Street NW, 5625 – 69 Street NW and the closed road (Plan 1705LK, Block A and Block R32; Plan 6661JK Block 1, OT; Plan 7546FN, Block A; Plan 731117, Blocks R29 to R33; Plan 731494, Block R34; Plan 7410697, Block R63; Plan 7510950, Block R5 to R7; Plan 7610377, Blocks 34A and 34B; Plan 8711286, Block 1; Plan 9010529, Block 5MR; W1/2 Section 35-24-2-5; Portion of SW1/4 3-25-2-5; Portion of SE1/4 Section 3-25-2-5; SW1/4 Section 3-25-2-5; SW1/4 6-2-25-2-5; SW1/4 Section 3-2-25-2-5; Portion of SE1/4 7-2-3-25-2-5; SE1/4 Section 35-24-2-5; Plan 1611419, Areas A and B adjacent to 215, 215R Silver Crest Drive NW, 5020, 5115, 5415, 5420, 5615 Silver Springs Boulevard NW, 7011 Silverview Drive NW, 6525 - 48 Avenue NW, 81 Silverview Way NW, 1025 Varsity Estates Place NW) from Special Purpose – Recreation (S-R) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Special Purpose – Urban Nature (S-UN) District, in accordance with Administration’s recommendation; and

4. Give three readings to the proposed Bylaw 225D2016

REASON(S) FOR RECOMMENDATION:

Administration supports this road closure and land use amendment as the proposed new district, Special Purpose – Urban Nature (S-UN) fits with the vision for Bowmont Park, reflected in the recently updated 2004 Bowmont Park Management Plan.

The Park is classified as a “Major Natural Area” based on its environmental significance. The purpose statement of the S-UN district most closely aligns with the goals of a managing a “Major Natural Area”. These include: lands set aside for preserving existing characteristics of plant and animal communities and limiting development to improvements that facilitate passive recreational use.

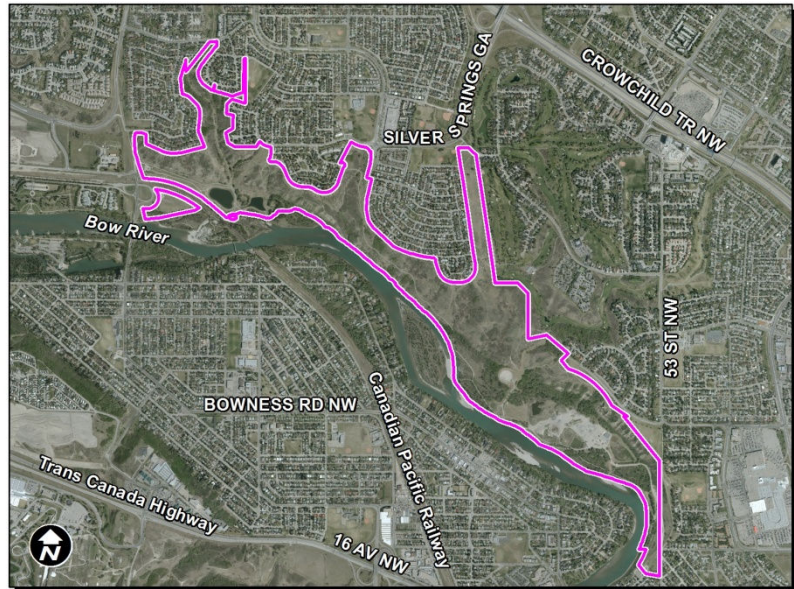
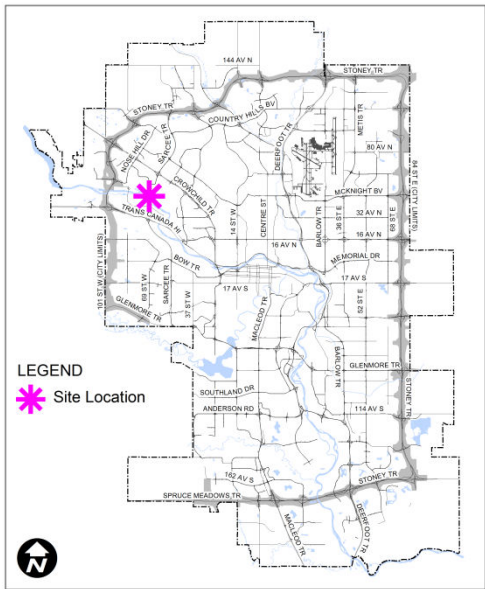
ATTACHMENTS

1. Proposed Bylaw 14C2016
2. Proposed Bylaw 225D2016
3. Public Submissions

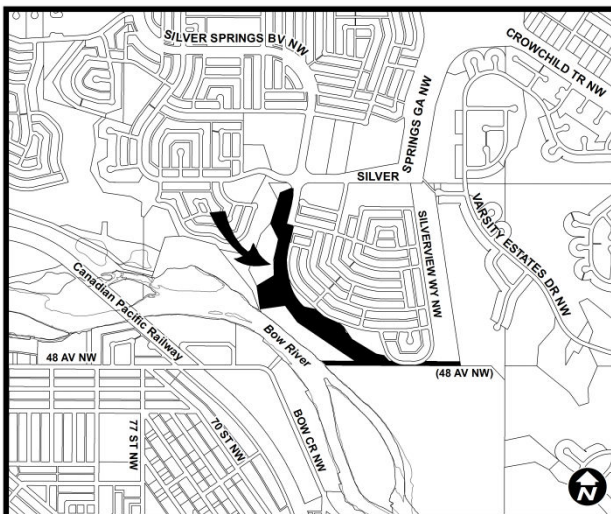
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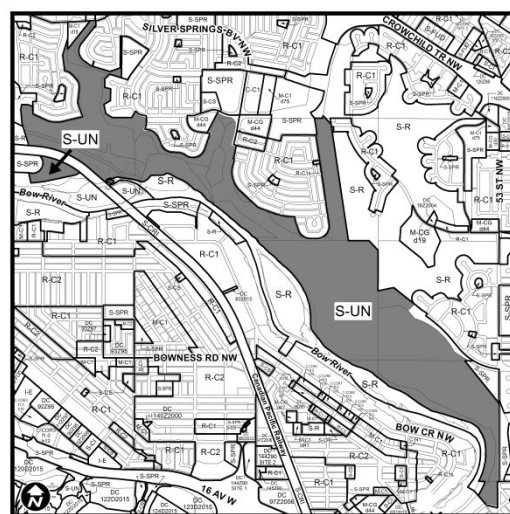
LOCATION MAPS



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 9.30 hectares \pm (22.98 acres \pm) of road (Plan 161 1419, Areas A & B) adjacent to 215, 215R Silver Crest Drive NW, 5020, 5115, 5415, 5420, 5615 Silver Springs Boulevard NW, 7011 Silverview Drive NW, 6525 48 Avenue NW, 81 Silverview Way NW, 1025 Varsity Estates Place NW with conditions (APPENDIX II).

Moved by: G. Morrow

Carried: 5 – 0

Absent: S. Keating, R. Wright and G.-C. Carra

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 163.82 hectares \pm (404.81 acres \pm) located at 5020, 5115, 5415 and 5615 Silver Springs Boulevard NW, 7011 Silver View Drive NW, 81, 199 and 199R Silver View Way NW, 215, 215R and 301R Silver Crest Drive NW, 8115 and 8119 Silver Springs Road NW, 7503 Silver Hill Road NW, 208 Silver Valley Boulevard NW, 5520, 5330 and 5550 Nose Hill Drive NW, 5521 and 6125 – 40 Avenue NW, 6525 – 48 Avenue NW, 8328 – 51 Avenue NW, 2123 – 52 Street NW, 4025 and 4025R – 52 Street NW, 5625 – 69 Street NW and the closed road (Plan 1705LK, Block A and Block R32; Plan 6661JK Block 1, OT; Plan 7546FN, Block A; Plan 731117, Blocks R29 to R33; Plan 731494, Block R34; Plan 7410697, Block R63; Plan 7510950, Block R5 to R7; Plan 7610377, Blocks 34A and 34B; Plan 8711286, Block 1; Plan 9010529, Block 5MR; W1/2 Section 35-24-2-5; Portion of SW1/4 3-25-2-5; Portion of SE1/4 Section 3-25-2-5; SW1/4 Section 3-25-2-5; SW1/4 6-2-25-2-5; SW1/4 Section 3-2-25-2-5; Portion of SE1/4 7-2-3-25-2-5; SE1/4 Section 35-24-2-5; Plan 1611419, Areas A and B adjacent to 215, 215R Silver Crest Drive NW, 5020, 5115, 5415, 5420, 5615 Silver Springs Boulevard NW, 7011 Silverview Drive NW, 6525 48 Avenue NW, 81 Silverview Way NW, 1025 Varsity Estates Place NW) from Special Purpose – Recreation (S-R) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Special Purpose – Urban Nature (S-UN) District.

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Applicant:

O2 Planning and Design

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

Bowmont Park is an approximately 163 hectare park cherished by many citizens of Calgary. Pieced together over multiple decades, the area is a mix of parcels, land use districts and undeveloped road right-of-ways. The area is guided by the recently updated 2004 Bowmont Park Management Plan.

In accordance with the goals of that Plan, Calgary Parks has applied to clean up the zoning of the Park and convert it all to Special Purpose – Urban Nature (S-UN). The district would restrict development much more than what is currently allowed, therefore protecting the ecologically sensitive Bowmont Park.

LAND USE DISTRICTS

The proposed amendment is a large, geographically speaking, housekeeping amendment. Currently, the 163 hectares of Bowmont Park is a mix of three Special Purpose Districts:

- Special Purpose – Future Urban Development (S-FUD)
- Special Purpose – Recreation (S-R)
- Special Purpose – School, Park Reserve (S-SPR)

As well, two undeveloped road right-of-ways exist that would be closed and given a land use to match the rest of the Park. The area once included the future extension of Sarcee Trail NW, however, that river crossing, as well as the need for the other two road right-of-ways (ROW) disappeared a long time ago.

The proposed new land use district for Bowmont Park is Special Purpose – Urban Nature (S-UN). This district is intended to be applied to land dedicated as Environmental Reserve. The steep slopes and adjacency to the Bow River means these lands are characteristic of Environmental Reserve. However, due to the many parcels that make-up Bowmont Park, some were not originally dedicated as reserve parcels despite their characteristics as such.

LEGISLATION & POLICY

No policy amendments are proposed with this application.

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The proposed amendment complies with the Municipal Development Plan and the non-statutory Urban Parks Master Plan and Bowmont Park Management Plan. All indicate the subject area is to be used to retain ecologically sensitive terrain and provide for passive recreational activities.

TRANSPORTATION NETWORKS

No changes to existing transportation networks serving the area are proposed or required.

Two undeveloped road right-of-ways are identified to be closed and the S-UN land use district applied to them. These roads were never developed and are not required to support existing or future development in the area. A Transportation Impact Assessment was not required and no concerns, internal or external, were received.

UTILITIES & SERVICING

There are no impacts to utilities and servicing associated with this proposed amendment.

ENVIRONMENTAL ISSUES

There are no Environmental issues associated with this proposed amendment.

ENVIRONMENTAL SUSTAINABILITY

The proposed amendment would further preserve ecologically sensitive areas between the Bow River and adjacent neighbourhoods. Within the S-UN district the only development permitted is to facilitate the passive recreation uses intended for Bowmont Park.

GROWTH MANAGEMENT

There are no growth management implications resulting from this proposed amendment.

PUBLIC ENGAGEMENT

Community Association Comments

The application was circulated to three Community Associations: Montgomery, Silver Springs and Varsity. No objections were received. The Silver Springs Community Association indicated support for the application but did not provide a letter citing reasons for support.

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Citizen Comments

The adjacent communities, in particular Silver Springs, were consulted on multiple occasions. The need for this arose from previous community led initiatives to explore developing a small portion of the subject lands for senior housing.

Initially, a mail-out to landowners adjacent Bowmont Park was undertaken which generated 67 responses. Approximately 85 percent were in favour of the amendment.

As well, requests for a public meeting to discuss the issue were received. Responses noted past promises by The City to hold a meeting. Therefore, a Public Meeting was scheduled.

Public Meetings

A public meeting was held on 2016 February 27 at the Silver Springs Community Centre. Notification was given to the above mentioned Community Associations, a sign was posted in the area that generated the most comments and respondents from the initial mail out were notified.

There were 36 comment sheets submitted from the approximately 55 people who attended. The comments were nearly unanimous in their support for the amendment.

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APPENDIX I

APPLICANT'S SUBMISSION

Bowmont Park is one of Calgary's largest natural area, stretching more than four kilometres along the north bank of the Bow River. Based on its environmental significance to Calgary's river valley system, Bowmont Park is classified as a major natural area. The park is a city-wide resource with moderate to high environmental sensitivity, and is an important source of habitat diversity for wildlife, as well as a popular nature-based recreational destination in the city.

The City of Calgary Parks department is currently in the process of updating the Bowmont Park Management Plan, originally approved in 2004. Given the park's environmental and recreational significance, management of the park will include strategies to protect its ecological function while balancing these functions with visitor enjoyment. Specific topics to be addressed include habitat and wildlife protection, off-lease areas, trail network, and flood protection/remediation. The final plan is anticipated to be complete in April 2016.

To support the objectives of the Bowmont Park Management Plan and to enable consistent implementation of management strategies, the City of Calgary Parks Department is concurrently undertaking a land use redesignation for Bowmont Park. The application proposes to rezone parcels within the park boundary from a mix of Special Purpose – School, Park & Community Reserve (S-SPR), Special Purpose – Recreation (S-R), Special Purpose Future Urban Development (S-FUD) Districts to Special Purpose Urban Nature (S-UN) District.

As a natural environment park and environmentally significant area, existing lands uses such as S-FUD and S-R are in conflict with open space land use policies outlined in the Open Space Master Plan. Therefore, approval of this proposed will ensure the protection of the natural integrity while continuing to accommodate passive and active recreational uses along the existing multi-use trails, regional pathway and in designated off-lease areas.

Two road closures to be included as part of the application are portions of Silver Springs Boulevard and 48 Avenue NW. These will be enclosed and incorporated to adjacent parcel within the park boundary.

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

None – Land will continue to be City owned

