

Applicant's Submission

2021 February 19



Stantec Consulting Ltd.
200-325 25 Street SE
Calgary AB T2A 7H8

February 19, 2021
City Reference: PE2020-02394

Attention: Mona Ha
City of Calgary
Development & Building Approvals
PO Box 2100, Stn. M, #8108
Calgary, AB, Canada T2P 2M5

Dear Mona Ha,

Reference: Journey to freedom Park Land use redesignation to S-R – 1907 26 ST SE

On behalf of the City of Calgary (as land steward), Stantec Consulting Ltd. ('Stantec') is pleased to submit the enclosed Land Use Redesignation ('LUR') application for the subject lands identified as:

1907 26 ST SE legally described as Portion of N.W. 9-24-29-W4, which lies within cutoff 'A' on Plan 7154BM

The Land Use Redesignation is sought to facilitate the development of the site as a community park called "The Journey to Freedom Park" which commemorates the journey of the Vietnamese Boat People to Canada. The development of the park being developed by the Calgary Vietnamese Canadian Association seeing a commemorative memorial in the City and in collaboration with City Parks Department the subject lands were recommended as a suitable location for the site.

The subject lands consist of one parcel owned by the City of Calgary and currently designated Special Purpose – Future Urban Development (S-FUD). This application is seeking a LUR to redesignate the Subject lands to Special Purpose – Recreation (S-R) to enable the construction of the park. The subject lands are located between the new 17AV bus transitway and Bow River Canoe club, they are currently vacant, identified as a City Off Leash Dog park (Slater Dog Park) online.

This LUR is being submitted concurrently with the Development Liaison process.

PLANNING RATIONALE

The Journey to Freedom Park application falls within Land Use Bylaw 1P2007 use definition of a *Park*. The site is proposed to be developed for "recreational, educational, cultural and aesthetic purposes". The intended use of the site will offer a cultural and educational purpose to recreational park goers, and its location will provide a functional and aesthetic anchor to the west of the communities overlooking a main route between downtown and east end of the City.

The site is connected through a multimodal corridor with several options for site access. To that end a BRT transit station is located within 150m on the site and car parking, which is not required for the site, would be accommodated through the existing publicly available capacity. Bike parking, while not required for the site,

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is provided as it serves the cycling access on the adjacent multi-use pathways. These pathways are currently listed as snow cleared on the City Snow and Ice Control (SNIC) map.

On that basis that this site is being developed with a cultural and educational park, the Special Purpose – Recreation (S-R) land use is deemed appropriate, under which a 'park' is *permitted use*. The location of the site, and shape of the site makes it largely unsuitable for most other uses.

SUPPORTING DOCUMENTS

To fulfill the requirements of the LUR application, please find enclosed the following items:

- Attachment 1: Completed LUR Application Requirement List and Form;
- Attachment 2: Letter of authorization from the registered owner of the subject lands;
- Attachment 3: The required fees for the LUR with attached fee schedules for reference;
- Attachment 4: Current copy of the Certificates of Title;
- Attachment 5: Completed Site Contamination Statement;
- Attachment 6: Completed Abandoned Well Declaration Forms;
- Attachment 7: Colour Photographs of the parcels;
- Attachment 8: The Land Use Redesignation Plan.

Regards,



Stephen Oliver CD. MA. RPP. MCIP.
Planner
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Email: stephen.oliver@stantec.com

- c. Kathryn Glendinning, Stantec Consulting Ltd, Landscape Architecture Team Lead
Tuyet Lam, Calgary Vietnamese Canadian Association, Park & Monument Committee

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