

**LAND USE AMENDMENT
SIGNAL HILL (WARD 6)
EAST OF 69 STREET SW AND 17 AVENUE SW
BYLAW 113D2016**

MAP 11W

EXECUTIVE SUMMARY

This land use amendment applications seeks to redesignate a portion of 2000 - 69 Street SW from Special Purpose – Recreation (S-R) District to Special Purpose – City and Regional Infrastructure (S-CRI) District and a portion of 6969 - 17 Avenue SW from Special Purpose – City and Regional Infrastructure (S-CRI) to Special Purpose – Recreation (S-R) in order to facilitate a future parking realignment within the subject sites.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 March 24

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 113D2016; and

1. **ADOPT** the proposed redesignation of 0.90 hectares \pm (2.22 acres \pm) located at 2000 – 69 Street SW and 6969 – 17 Avenue SW (portions of Plan 9813439, Block 4, Lots 2 and 3) from Special Purpose – Recreation (S-R) District and Special Purpose – City and Regional Infrastructure (S-CRI) District **to** Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Recreation (S-R) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 113D2016.

REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendment application which will redesignate a portion of 2000 - 69 Street SW from Special Purpose – Recreation (S-R) District to Special Purpose – City and Regional Infrastructure (S-CRI) District and a portion of 6969 -17 Avenue SW from Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Recreation (S-R) District conforms to the overall intent and goals of the Municipal Development Plan.

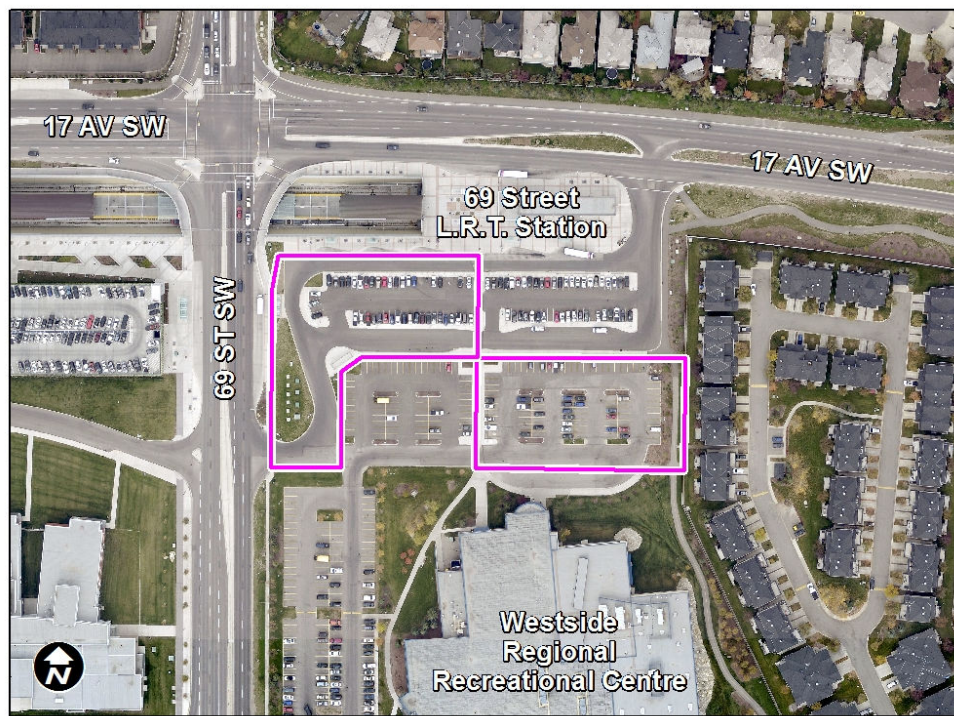
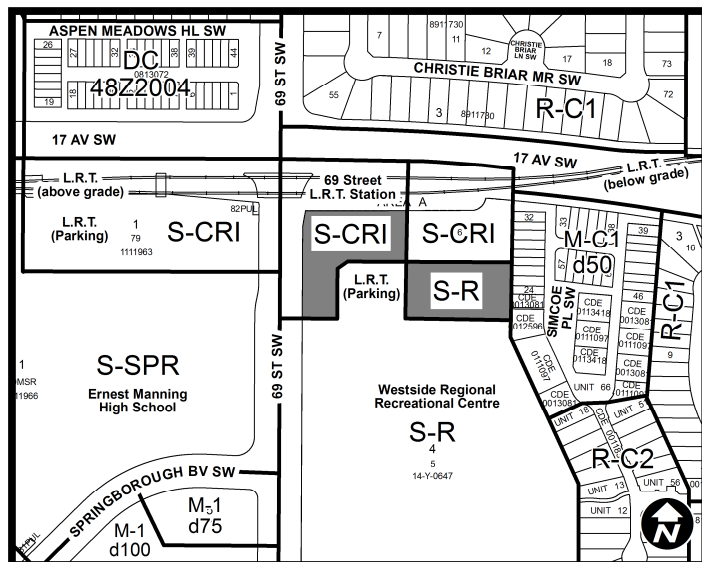
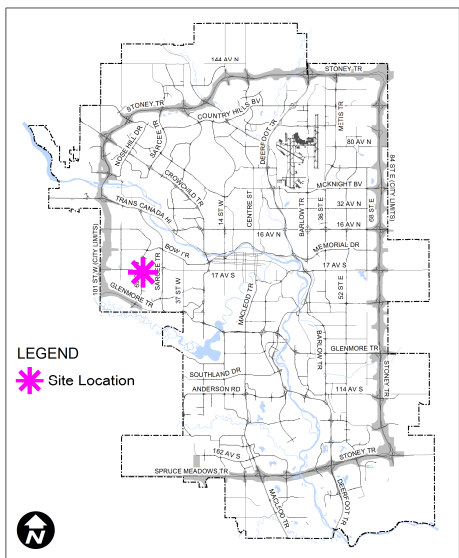
ATTACHMENT

1. Proposed Bylaw 113D2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.90 hectares \pm (2.22 acres \pm) located at 2000 – 69 Street SW and 6969 – 17 Avenue SW (portions of Plan 9813439, Block 4, Lots 2 and 3) from Special Purpose – Recreation (S-R) District and Special Purpose – City and Regional Infrastructure (S-CRI) District **to** Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Recreation (S-R) District.

Moved by: R. Wright

Carried: 8 – 0

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Applicant:

Tronnes Surveys

Landowner:

The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject sites are located to the east of 69 Street SW and south of 17 Avenue SW. These sites are located within the community of Signal Hill. The sites are directly south of the 69 Street LRT Station and contain 91 park-and-ride stalls for the public.

There is a concurrent subdivision application (**SB2014-0647**) which is an application to transfer stewardship between City business units. The proposed redesignations and concurrent subdivision application will facilitate a future parking realignment within the 69 Street LRT Station and the Westside Regional Recreational Centre to the south.

LAND USE DISTRICTS

Current and Proposed Land Use Districts – S-R (Special Purpose – Recreation) and S-CRI (Special Purpose – City and Regional Infrastructure)

As mentioned, portions of lots 2 and 3, Block 4, Plan 9813439 will be redesignated from S-R to S-CRI and S-CRI and S-R in order to facilitate a future parking realignment.

The development guideline highlights for the Special Purpose Recreation District include:

- Accommodation of a range of indoor and outdoor recreations uses; and
- Discretionary uses: library, museum, outdoor recreations area and performing arts centre.

The development guideline highlights for the Special Purpose – City and Regional Infrastructure District include:

- Intended for infrastructure and utility facilities;
- Uses operated by Federal, Provincial and Municipal level of government;
- Permitted uses: airport, municipal works depot, natural area, park; and
- Discretionary uses: freight yard, instructional facility, outdoor recreation area.

LEGISLATION & POLICY

The following sections review the policy foundations that support the proposed redesignations.

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Municipal Development Plan

The proposal conforms to MDP policy.

UTILITIES & SERVICING

Water mains are available at 69 Street SW (400 millimetre, 1999)

Sanitary sewers are available at 69 Street SW north of the site. If the proposed density is over 55 persons/hectare and the proposed Peak Wet Weather Flow (PWWF) is exceeding 1Litres/second, a Sanitary servicing Study is required at development permit stage.

The site is covered in an approved report "Signal Hill Phase 2 by Rosa Development Company SWMR" with a runoff coefficient of 0.3 at tie-in. The tie-in manhole, is manhole number 565 at 69 Street SW.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received by CPC Report submission date.

Citizen Comments

No comments were received by CPC Report submission date.

Public Meetings

No public meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

The purpose of this land use redesignation is due to a land change to create alignment with newly subdivided parcels. The current configuration has the land designations of S-R and S-CRI respectively; the parcels that are to be created by a subdivision and eventually consolidation of parcels of land with different land use designations. Before consolidation we would like to have the parcels with the same land use designation. The purpose of the subdivision and consolidation is a means of separating out parking to the LRT station and The Westside Recreation Centre, to do a reconfiguration of parking and a steward transfer. The land use redesignation is to align the land uses following the land exchange.

The intent is to create two contiguous parcels with the correct zoning to allow the said departments to function independently.

This land use application is proposing;

- (a) Taking a portion of Lot 2, Block 4, Plan 9813439 adjoining Lot 3, Block 4, Plan 9813439 and rezone that portion of Lot 2, Block 4, Plan 9813439 from S-R to S-CRI to create a new contiguous parcel with the zoning of S-CRI and transferred to the stewardship of The City of Calgary Roads.
- (b) Taking a portion of Lot 3, Block 4, Plan 9813439 adjoining Lot 2, Block 4, Plan 9813439 and rezone that portion of Lot 3, Block 4, Plan 9813439 from S-CRI to S-R to create a new contiguous parcel with the zoning of S-R and transferred to the stewardship of The City of Calgary Parks.