

**ROAD CLOSURE AND LAND USE AMENDMENT
WEST SPRINGS AND COACH HILL (WARD 6)
10 AVENUE SW BETWEEN 73 STREET SW AND COACH HILL
ROAD SW
BYLAWS 9C2016 AND 137D2016**

MAP 22W

EXECUTIVE SUMMARY

The proposal is for a Land Use Amendment and road closure for approximately 2.73 hectares \pm (6.74 acres \pm) lands, in the community of West Springs. The redesignation of the parcel located at 7120 10 Avenue SW is from DC Direct Control District (Bylaw 12Z96) to a combination of Residential – One Dwelling (R-1s) District and Special Purpose – School, Park and Community Reserve (S-SPR) District and would allow for up to 23 dwelling units in the form of single detached dwellings.

The land use amendment associated with closure of 10 Avenue SW between 73 Street SW and the east property line of 7120 - 10 Avenue SW is from Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District to accommodate a linear parkway and Utility Right-of-Way.

The portion of 10 Avenue SW between Coach Hill Road SW and the east property line of 7120 - 10 Avenue SW was previously closed in 2000 and a parcel was created with the address of 6899 Coach Hill Road SW. The proposed land use redesignation for 6899 Coach Hill Road SW is from DC Direct Control District (Bylaw 93Z96), Residential – One Dwelling (R-1) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – City and Regional Infrastructure (S-CRI) District in order to be consistent with the land use designation for the rest of the linear parkway.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 April 21

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

That Council hold a Public Hearing on Bylaws 9C2016 and 137D2016; and

1. **ADOPT** the proposed closure of 0.59 hectares \pm (1.45 acres \pm) of road (Plan 1610053, Area A) Portion of 10 Avenue SW between 73 Street SW and Coach Hill Road SW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 9C2016.

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3. **ADOPT** the proposed redesignation of 2.73 hectares \pm (6.74 acres \pm) located at 7120 – 10 Avenue SW, 6899 Coach Hill Road SW and the closed road (Plan 4587S, Block 31; Plan 0012899, Area A; Plan 1610053 Area A) from DC Direct Control District, Residential – One Dwelling (R-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Undesignated Road Right-of-Way to Residential – One Dwelling (R-1s) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, 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 137D2016.

REASON(S) FOR RECOMMENDATION:

The proposed Land Use Amendment and road closure are in conformance with applicable municipal policies including the Municipal Development Plan (MDP) and West Springs Area Structure Plan (ASP). The subject site is within the West Springs ASP and identified as "Standard Density Infill Development Area" with a residential density of between 7.4 and 12.4 units per gross developable hectare (3.0 to 5.0 units per gross developable acre). The proposed R-1s land use district is consistent with the West Springs ASP, since it is intended for Single-Detached Residential Development. Under the proposed R-1s land use district, if the subject parcel at 7120 - 10 Avenue SW were subdivided into 23 lots, the residential density would be 11.92 units per hectare (4.83 units per acre).

The West Springs ASP calls for a road closure for 10 Avenue SW, between Coach Hill Road SW (69 Street SW alignment) and 73 Street SW when no access points to 10 Avenue SW are needed from the adjacent lands. The subject site of 7120 - 10 Avenue SW is the last parcel undeveloped in this area. The eastern portion of the road between Coach Hill Road SW and the east property line of 7120 - 10 Avenue SW was previously closed in the year of 2000. The application proposes the remaining of 10 Avenue SW to be closed and turned into a linear parkway and Utility Right-of-Way. New access to the subject site from Westpoint Way SW will be provided.

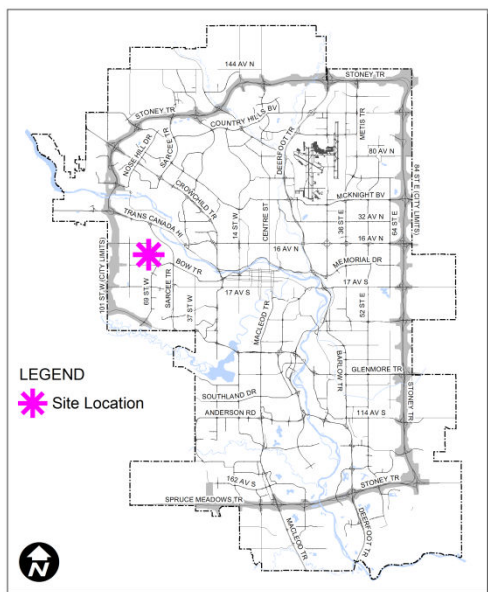
ATTACHMENTS

1. Proposed Bylaw 9C2016
2. Proposed Bylaw 137D2016
3. Public Submissions

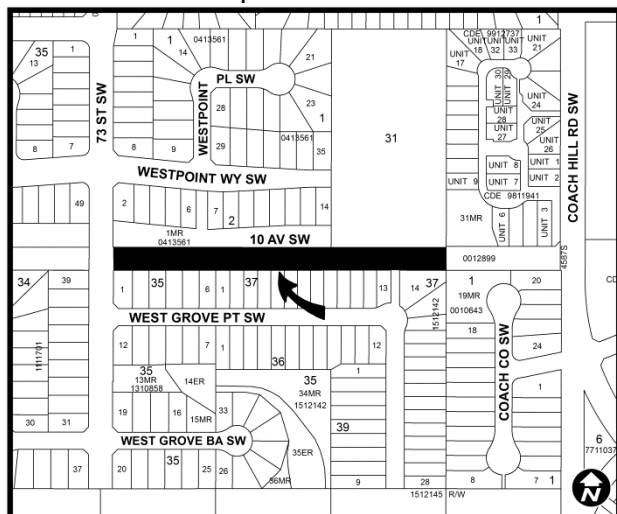
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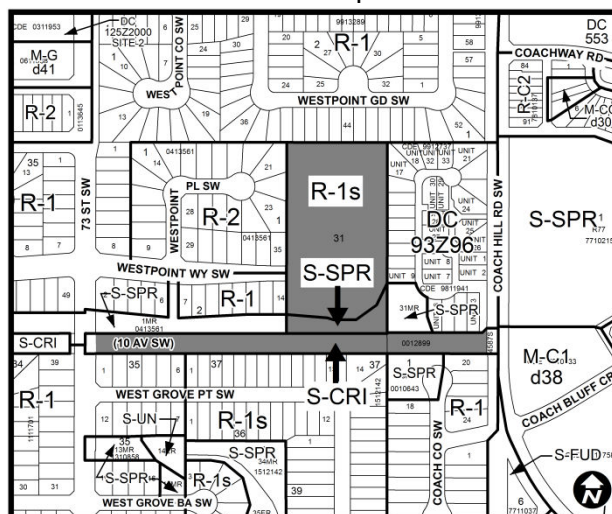
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



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MAP 22W

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 0.59 hectares \pm (1.45 acres \pm) of road (Plan 1610053, Area A) Portion of 10 Avenue SW between 73 Street SW and Coach Hill Road SW with conditions (APPENDIX II).

Moved by: M. Foht

Carried: 7 – 2
Opposed: G.-C. Carra and
G. Morrow
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.73 hectares \pm (6.74 acres \pm) located at 7120 – 10 Avenue SW, 6899 Coach Hill Road SW and the closed road (Plan 4587S, Block 31; Plan 0012899, Area A; Plan 1610053 Area A) from DC Direct Control District, Residential – One Dwelling (R-1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Undesignated Road Right-of-Way to Residential – One Dwelling (R-1s) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District.

Moved by: M. Foht

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Applicant:

Civicworks Planning + Design

Landowner:

Live Better Holdings Inc
The City of Calgary

PLANNING EVALUATION

SITE CONTEXT

The subject site is located within the southwest quadrant of Calgary in the community of West Springs. More specifically, it is bounded by a developing R-1s community and developed R-1 community to the south; the existing low-density residential land uses to the west, north and east.

The subject site is relatively flat and contains an existing residential dwelling which will remain. The portion of 10 Avenue SW between Coach Hill Road SW and the east property line of 7120 - 10 Avenue SW was previously closed and the western portion of the road kept open to provide access to the residential dwelling on site.

LAND USE DISTRICTS

The proposed land use redesignations for 7120 - 10 Avenue SW are from DC Direct Control District (Bylaw 12Z96) to a combination of Residential – One Dwelling (R-1s) District and Special Purpose – School, Park and Community Reserve (S-SPR) District. The purpose of the existing Direct Control District is to provide for rural residential development which is consistent with the character of the existing rural area. The bulk of the subject lands are proposed to be R-1s District to accommodate single detached dwellings with the provision for either secondary suites or backyard suites. The proposed parcel sizes adequately meet the Land Use Bylaw parcel requirements in the R-1s District to allow for secondary or backyard suites.

Two Municipal Reserve (MR) parcels, designated Special Purpose – School, Park and Community Reserve (S-SPR) District are also proposed at the southern portion of 7120 - 10 Avenue SW. These parcels have been designed to complement or add to existing adjacent MR parcels, and create areas of significant public amenity with the proposed linear parkway adjacent at the south.

The portion of 10 Avenue SW between 73 Street SW and the east property line of 7120 - 10 Avenue SW is to be closed and the proposed land use redesignation is from Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District to accommodate the linear parkway and Utility Right-of-Way.

**ROAD CLOSURE AND LAND USE AMENDMENT
WEST SPRINGS AND COACH HILL (WARD 6)
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The portion of 10 Avenue SW between Coach Hill Road SW and the east property line of 7120 - 10 Avenue SW was previously closed in 2000 and a parcel was created with the address of 6899 Coach Hill Road SW. The proposed land use redesignation for 6899 Coach Hill Road SW is from DC Direct Control District (Bylaw 93Z96), Residential – One Dwelling (R-1) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – City and Regional Infrastructure (S-CRI) District in order to be consistent with the land use designation for the rest of the linear parkway.

LEGISLATION & POLICY

Municipal Development Plan (Statutory / Approved by Council – 2009)

The subject site is located within the Developing Residential Communities – Planned Greenfield with Area Structure Plan as identified on Map 1: Urban Structure. The proposal is in conformance with the intent, goal and policies of the MDP. Land use policies recognize the existence of Area Structure Plans which provide specific direction.

West Springs Area Structure Plan (Statutory/Approved by Council 2012)

The subject site is within West Springs Area Structure Plan (ASP) and identified as Standard Density Infill Development with a residential density of between 7.4 and 12.4 units per hectare (3.0 to 5.0 units per acre). Standard Density Infill Development allows for traditional suburban residential densities and is intended to accommodate infill development in existing subdivided areas. The proposed density of 11.92 units per hectare (4.83 units per acre) and R-1s land use district is consistent with West Springs ASP.

The West Springs ASP calls for a potential road closure for 10 Avenue SW, between 69 Street SW (now it is Coach Hill Road SW) and 73 Street SW when no access points to 10 Avenue SW are needed from the adjacent lands. The subject site of 7120 - 10 Avenue SW is the last parcel undeveloped in this area. The application proposes this portion of 10 Avenue SW to be closed and turned into a linear parkway and Utility Right-of-Way. New access to the subject site from Westpoint Way SW will be provided.

TRANSPORTATION NETWORKS

No Transportation Impact Assessment was required for the application.

Access to the plan area is currently from the west through 73 Street SW along 10 Avenue SW. Westpoint Way SW (public road) will be extended to provide access to the subject site from 73 Street SW. A cul-de-sac will be created at the north end and sidewalks are to be provided on both sides.

**ROAD CLOSURE AND LAND USE AMENDMENT
WEST SPRINGS AND COACH HILL (WARD 6)
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MAP 22W

An existing transit route (Route 93) is within 400 metre radius from the subject site along Coach Hill Road SW and provides connections to Westbrook LRT Station to downtown. The walking distances are within the Transit Friendly Design Guide.

UTILITIES & SERVICING

All deep services are available through extensions from Westpoint Way SW and 10 Avenue SW. Capacity exists in the servicing infrastructure and the conditions of Outline Plan approval provide the appropriate implementation mechanisms.

ENVIRONMENTAL ISSUES

A Phase I Environmental Site Assessment was submitted with the application. No significant areas of contamination were identified.

ENVIRONMENTAL SUSTAINABILITY

Not applicable at this stage.

GROWTH MANAGEMENT

The proposed development does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

PUBLIC ENGAGEMENT

Community Association Comments

The West Springs/Cougar Ridge Community Association (WSCR CA) provided a letter of comments on the initial circulation of the application and is attached in the APPENDIX III. The WSCR CA supports this application with the condition of "this application should be approved subject to and in conjunction with the closure of the contiguous segment of the 10th Avenue right of way (between 69 Street and 73 Street SW) and its conversion into a linear park".

The original plans were amended to include the road closure and land use redesignation of 10 Avenue SW between Coach Hill Road SW (69 Street SW) and 73 Street SW in this application. As indicated on the plans, this portion of 10 Avenue SW is to be converted to a linear parkway.

**ROAD CLOSURE AND LAND USE AMENDMENT
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MAP 22W

Citizen Comments

Several comments from local residents were received. The stated concerns centred on:

- preservation of existing tree stands along the east side and northeast corner of 7120 - 10 Avenue SW
- additional traffic impacts on the existing residential street

The existing coniferous trees along the south property line of 7120 - 10 Avenue SW will be maintained on the dedicated MR land and integrated into the design of the proposed linear parkway.

Public Meetings

No Public meetings were held.

**ROAD CLOSURE AND LAND USE AMENDMENT
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MAP 22W

APPENDIX I

APPLICANT'S SUBMISSION

The following report is a supplemental package of information supporting an Outline Plan and Land Use Redesignation application for a 1.928 ha. (4.764 ac.) parcel of land located at 7120 - 10 Avenue SW within the community of West Springs within The City of Calgary.

The land use strategy for the Subject Site proposes a fully-serviced and comprehensively designed detached dwelling residential block on a cul-de-sac, which is seamlessly integrated within an established residential neighbourhood of a complementary land use type and density. The Subject Site represents a remnant undeveloped 1.928 ha. (4.764ac.) parcel among land within the immediate context of West Springs community, which are fully developed or developing as primarily single-family detached and semi-detached residential type uses.

The Subject Site is fully-aligned with the policies contained within The City of Calgary Municipal Development Plan, West Springs Area Structure Plan.

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WEST SPRINGS AND COACH HILL (WARD 6)
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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 any relocation of utilities be at the applicant's expense and to the appropriate standards;
3. That utility Right-of-Way and easement agreements be registered concurrently with the subdivision and to the satisfaction of Development Engineering, City Solicitor, Telus, and Enmax.

ROAD CLOSURE AND LAND USE AMENDMENT
WEST SPRINGS AND COACH HILL (WARD 6)
10 AVENUE SW BETWEEN 73 STREET SW AND COACH HILL
ROAD SW
BYLAWS 9C2016 AND 137D2016

MAP 22W

APPENDIX III

LETTERS SUBMITTED



West Springs / Cougar Ridge
Community Association

April 6, 2015

The City of Calgary
Corporate Planning Applications Group
Development and Building Approvals
#8201 P.O. Box 2100 Stn. M
Calgary, AB T2P 2M5

Attention: Yuping Wang, File Manager

Re: File Number: LOC 2015- 0021
7120 10th Avenue SW

I write to you on behalf of the West Springs Cougar Ridge Community Association (WSCR CA) which has reviewed the subject application. The WSCR CA supports this application, for the reasons which follow and subject to some additional comments. The condition most critical to our support is that, as contemplated by clause 10.1(3) of the West Springs Area Structure Plan (and in keeping with the WSCR CA's long-standing position), **this application should be approved subject to and in conjunction with the closure of the contiguous segment of the 10th Avenue right of way (between 69 St. and 73 St. SW) and its conversion into a linear park.**

We note that the site which is the subject of this application is also an "affected parcel" within the boundaries of a proposed West Springs Area Structure Plan Amendment upon which the city administration is currently working in response to "a request from City Council to update existing local area plans that have significant remaining development capacity to align with the Municipal Development Plan." We also note that the proposed ASP Amendment contemplates "a modest increase in density."

While the WSCR CA recognizes both the trend toward increased density and the policy considerations underlying that trend, it also recognizes that there will be cases which justify a departure from it. This is very clearly such a case.

This is the last undeveloped 5 acre parcel along the eastern segment of 10th Avenue in West Springs. 10th Avenue is closed at its eastern end (at Coach Hill Road SW) and is a linear park to the west (between 73rd St. SW and the 76th St. SW alignment).

The parcel is a single isolated fragment on the north side of 10th Avenue SW. It is bordered by developments which were approved in the late 1990s and early 2000s: villas to the east, single family residences to the north, and single family residences to the west.

The proposed development is not only compliant with the current West Springs ASP density standards but it also compatible with the density of development in the three immediately bordering neighbourhoods.

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Y. Wang

**ROAD CLOSURE AND LAND USE AMENDMENT
WEST SPRINGS AND COACH HILL (WARD 6)
10 AVENUE SW BETWEEN 73 STREET SW AND COACH HILL
ROAD SW
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MAP 22W



**West Springs / Cougar Ridge
Community Association**

This is a very significant factor because the limited size of the subject site makes it impossible to both accommodate higher density and buffer all three bordering neighbourhoods from it.

We recognize that residents on already developed lands in those three bordering neighbourhoods have bought their properties in reliance upon a current ASP, which still provides for densities which are lower than the emerging trend, and gave them an eminently reasonable expectation that the same density would apply to the neighbouring land when it developed. Indeed that is an expectation that the City itself has engendered. Clause 3.6 of the current West Springs ASP states, in part the following:

“Area Structure Plans and Community Plans **are intended to be long-term planning documents**. As such, they promote a vision for a Community and put in place policies and guidelines that work toward achieving that vision **over time**...” (emphasis added).

To state the obvious: ASPs have little value if citizens cannot place reasonable reliance on them. For that reason, we think it to be of the utmost importance, where possible, that reasonable and appropriate measures be taken to buffer “old” developments from “new” ones and provide for a transition that respects existing residents’ reliance upon the current version of the ASP, on the one hand while, on the other, allowing for change as conditions in the city evolve over time. However, in this case, we have concluded that the limited size of this parcel and its triple borders with existing neighbourhoods make reasonably sufficient buffering measures impossible and we therefore support the density as proposed.

We support this application subject to the following additional comments:

1. We emphasize that the time has now come for the completion of the 10th Avenue closure between 73rd St. and 69th St. alignment and its conversion to a green space with regional pathway in conjunction with the subject application.

The closure of 10th Avenue and its conversion to a green space along its length was conceived many years ago and has been realized in discrete steps as the development of parcels adjacent to 10th Avenue has occurred. Council has repeatedly confirmed that 10th Avenue can be appropriately used for pedestrian, recreational and other uses, which, without compromising vehicular transportation, promote non-vehicular movement and linkages within the community.

For your reference, we provide a brief history of the developments along this corridor.

- a) The approval of the villas on the north side of 10th Avenue and Coach Hill Road included dedication of green space on SW corner of parcel along 10th Avenue.
- b) The approval of the Keystone Court development on the south side of 10th Avenue and Coach Hill Road included dedication of land on NW corner of parcel along 10th Avenue.
- c) On October 2, 2000 Council approved Bylaw 117Z2000 for Stone Meadows development on the NE corner of 77th St and 10th Avenue. No direct vehicular access to 10th Avenue was permitted. 10th Avenue was constructed along the south boundary of the parcel being developed.

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**ROAD CLOSURE AND LAND USE AMENDMENT
WEST SPRINGS AND COACH HILL (WARD 6)
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MAP 22W



**West Springs / Cougar Ridge
Community Association**

- d) In 2000, access to 10th Avenue SW was permanently closed at Coach Hill Road (69th St. alignment) as prescribed in the Area Structure Plan.
- e) The development of West Springs Phase 2 – Westpoint Estates (Bylaw 96Z2003, LOC2003-0048) dedicated green space on the north side of 10th Avenue between 73rd St. SW and the 71st St. alignment. The conditions of approval included the following:

“19. That the applicant shall deposit with the City for the **future removal of the existing road**, grading, loaming and seeding and construction of the regional pathway along the south boundary of **the future closed 10 Avenue right of way**. The Developer shall rehabilitate those areas which are disturbed as a result of this development and maintain the 10 Avenue SW right of way **until such time as 10 Avenue SW is permanently closed.**”
- f) On February 9, 2009 Council partially approved Bylaw 7D2009, CPC 2009-007 (West Grove Estates).
- g) On June 7, 2009 Council adopted an amendment to the East Springbank Area Structure Plan APPENDIX 3: East Springbank II Community Plan Land Use Concept under Bylaw 16P2009 to indicate a portion of 10 Avenue SW may be closed.
- h) On June 7 2010 Council approved a Motion Arising related to Report CPC 2010-0075 for an amendment to the ASP Concept Plan to show 10 Avenue SW may be closed between 73 St. SW and 69 St. SW and to bring forward an ASP amendment to close 10th Avenue between 73rd St. and West Grove Rise SW.

Map 2 of the West Springs ASP reflects that potential road closure.

Clause 10.1(3) of the ASP contemplates that the determination of the road closure of this segment “shall be made” with an Outline Plan and Land Use Amendment application for “those properties where primary access is provided by 10 Avenue SW...” **The subject site is the last such property and thus the time for the road closure already expressly envisioned by the ASP is now.** It should be noted that the subject application provides for access via Westpoint Way and not 10 Avenue S.W.

- i) On January 10, 2011, Council approved West Springs Phase 3 providing for reserve land along its entire southern edge along the north side of 10th Avenue. (Bylaw 4D2011 and CPC 2011-004, Appendix III).
- j) On June 13, 2011 Council approved the plan for West Grove Estates (land east of 73rd St.) (Bylaw 37D2011), which provided for access via 73rd St. only and was amended to provide future access for parcels to the east.
- k) On July 4, 2011, Council approved Bylaw 6C2011 closing 10th Ave. SW between 73rd St. SW and approximately the 76th St. SW alignment (West Grove Rise SW). At

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ROAD CLOSURE AND LAND USE AMENDMENT
WEST SPRINGS AND COACH HILL (WARD 6)
10 AVENUE SW BETWEEN 73 STREET SW AND COACH HILL
ROAD SW
BYLAWS 9C2016 AND 137D2016

MAP 22W



West Springs / Cougar Ridge
Community Association

that time, Council also approved Bylaw 51D2011 redesignating the now closed segment of 10th Ave SW to Special Purpose – City and Regional Infrastructure (S-CR1) District in accordance with administration's recommendations contained in Report CPC 2011-071. Included among the reasons cited by the administration for recommending approval were: "that the two Bylaws were compatible with the West Springs Cougar Ridge Community Association's desire to extend the linear open space network in West Springs"; that the "closure will permit rehabilitation of the lands into a linear park space that will enhance pedestrian connections within the West Springs Community" (see p.5 of the CPC report).

2. All reasonable steps possible must be undertaken to ensure optimal preservation of the trees on the subject site generally;
3. The pathway, landscaping and benches in the portion of 10th Avenue to be closed on the southern edge of the subject site should be both consistent and compatible with those features in the already closed portion of 10th Avenue to the west of 73rd Street S.W.;
4. Reasonable provision should be made for lighting in the linear pathway within the closed portion of 10th Avenue, which will continue to be used by pedestrians within our community for recreational and other purposes, including access to public transit operating on Coach Hill Road. To state the obvious, lighting is also needed to address public safety concerns. Similarly, there should be lighting along the pathway into the subject site and along the pathway through the MR;
5. There should be attractive and durable fencing which is generally compatible with the fencing already backing onto the existing development along the linear pathway;
6. Since the development of the subject site will substantially complete development bordering the closed 10th Avenue linear pathway, **there should be a concrete plan and schedule for burial of power lines along its length between roughly 69th Street and 77th Street SW.** While we recognize that this necessarily involves Enmax, this should be undertaken, not only because such burial of power lines is generally desirable, but conditions such as "that the existing overhead power line be relocated underground, to the standards of the City and the satisfaction of Enmax" have been imposed in conjunction with LUA approval along 10th Avenue.

117Z2000 (Stone Meadows October 2, 2000)

"(f) that the existing overhead power lines be relocated underground, to the standards of the City and the satisfaction of Enmax"

96Z2003 (Westpoint Estates September 15, 2003)

"(27) ... that any affected overhead power lines be relocated underground..."

Bylaw 4D2011 (Westpoint Estates Phase 2 January 10, 2011)

"5. Overhead power lines shall be relocated underground to the standards and satisfaction of Enmax."

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Our comments are based on the application as presented. We reserve the right to comment on any changes which may arise, either in connection with the application itself or with regard to circumstances or actions which affect it.

Sincerely,

Mike Hammerlindl
Planning and Development Committee
West Springs Cougar Ridge Community Association

Cc: **Richard Pootmans**, Councillor Ward 6
E-mail: Richard.Pootmans@Calgary.ca

cc. **Yuping Wang**, City of Calgary File Manager
Email: yuping.wang@calgary.ca