

**DISPOSITION OF RESERVE  
SIGNAL HILL (WARD 6)  
GLENMORE TRAIL & SIERRA MADRE COURT SW**

**MAP 2W**

**EXECUTIVE SUMMARY**

This application is to dispose of the Municipal Reserve status of two portions of Block 2MR, Plan 921 0653. The southerly portion is required to accommodate construction of the South West Calgary Ring Road. The northerly portion is required to accommodate construction of a new road, which will connect Richmond Road SW with the proposed ring road.

**ADMINISTRATION RECOMMENDATION**

2016 March 10

That Calgary Planning Commission recommends **APPROVAL** of the proposed Disposal of Reserve.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council:

1. **ADOPT**, by Resolution, the proposed disposition of 0.14 hectares  $\pm$  (0.36 acres  $\pm$ ) located at 5951 Richmond Road SW (Portions of Plan 921 0653, Block 2MR), described as Plan 161 0609, Area A and Plan 161 0609, Area B with compensation to be deposited in the Reserve Fund in the amount of \$177,500.00 (Payment of \$77,500 will be received from The City of Calgary for Area A and \$100,000 from The Province of Alberta for Area B.), in accordance with Administration's recommendation; and
2. **DIRECT** a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Municipal Reserve Designation.

**REASONS FOR RECOMMENDATION:**

The Province of Alberta is proceeding with plans to construct the South West Ring Road. In order to accommodate the ring road, a portion of Municipal Reserve land is required (0.081 hectares/0.20 acres). The road plan affects the southerly portion of Block 2MR, Plan 921 0653. Refer to Area B, Plan 161 0609 in APPENDIX II.

In conjunction with the proposed ring road, a new north/south road connection, from Glenmore Trail to Richmond Road SW, will be constructed by The City. To accommodate that new road, the northerly portion of Block 2MR, Plan 921 0653 will be required (0.063 hectares/0.155 acres). Refer to Area A, Plan 161 0609 in APPENDIX II. The new road will be called Westhill Way SW

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Prior to registering road plans for the new roads, the reserve designation needs to be removed from the affected portions of Block 2MR, Plan 921 0653.

The proposal was circulated to the Signal Hill Community Association. There is no objection to the disposal of reserve. The only concerns were related to construction noise.

The Joint Use Coordinating Committee (JUCC), at its meeting of 2015 October 15, supported the disposition of reserve to accommodate the proposed road works and instructed Corporate Properties and Buildings to negotiate the sale on behalf of JUCC.

To compensate for the loss of reserve land, a payment of \$177,500 will be required to be deposited to the Joint Use Fund. This is based on \$500,000 per acre, as per the Valuation Report prepared by the Office of Land Servicing and Housing. Proof of the deposit to the Joint Use Fund shall be provided to the Subdivision File Manager.

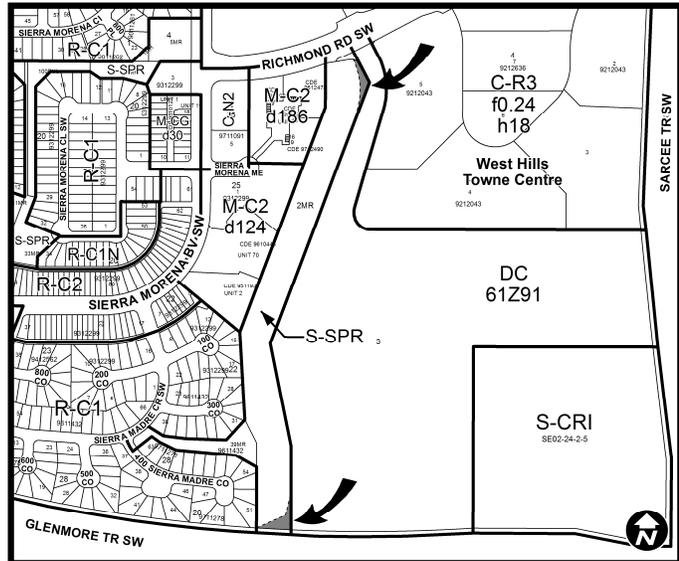
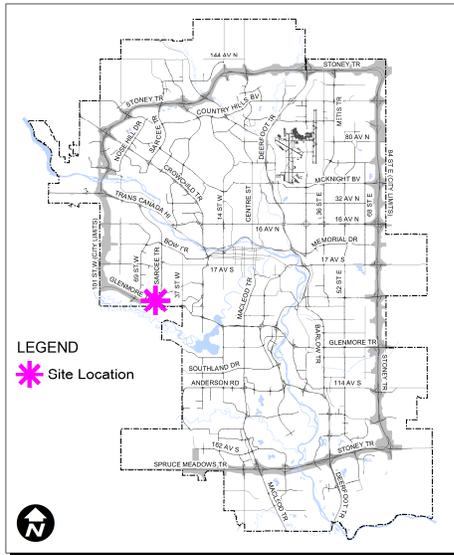
Parks will require fencing to be installed, prior to commencement of any construction activity, to protect the remaining Municipal Reserve (MR) lands. All standard requirements for construction abutting Municipal Reserve sites shall be complied with. For example, the contractors are expected to comply with all aspects of the Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002); site grading shall match the existing grades of the remaining MR lands; drainage from the proposed road construction shall not be directed through the MR and no construction access will be permitted through the MR.

Any existing utilities within the construction areas are to be relocated at the developer's expense and to the appropriate standards.

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by Resolution, the disposition of 0.14 hectares  $\pm$  (0.36 acres  $\pm$ ) located at 5951 Richmond Road SW (Portions of Plan 9210653, Block 2MR), described as Plan 1610609, Area A and Plan 1610609, Area B with compensation to be deposited in the Reserve Fund in the amount of \$177,500.00. (Payment of \$77,500 will be received from The City of Calgary for Area A and \$100,000 from The Province of Alberta for Area B.)
2. Recommend that Council **DIRECT** a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Municipal Reserve Designation.

**Applicant:**

Tronnes Surveys (1976) Ltd

**Landowner:**

City of Calgary

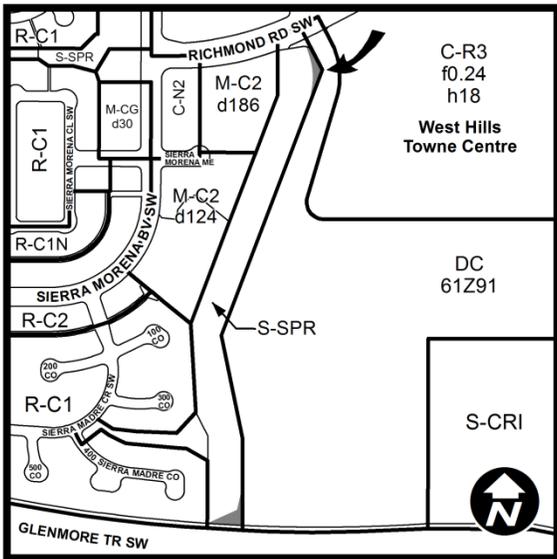
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APPENDIX I

PROPOSED DISPOSITION OF RESERVE

**DISPOSAL OF RESERVE**



**SIGNAL HILL**

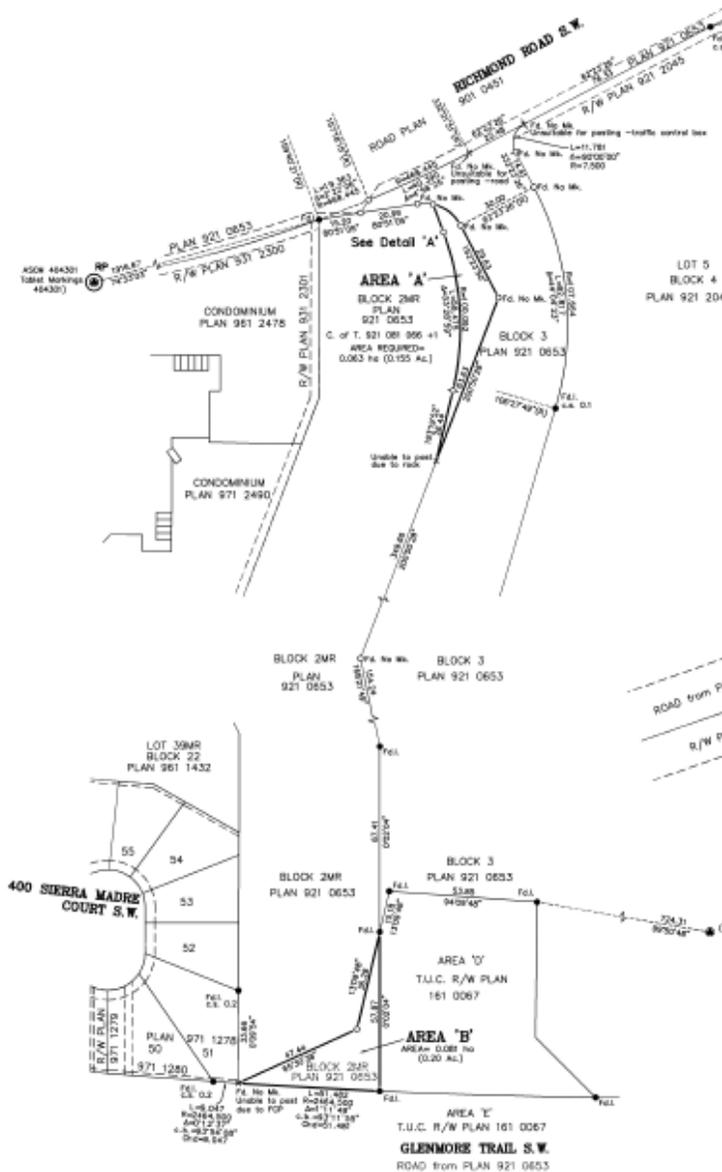
 AREAS TO BE REMOVED FROM RESERVE STATUS

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APPENDIX II

REGISTERED SURVEY PLAN



REGISTRAR  
 LAND TITLES OFFICE  
 PLAN NO. 161 0609  
 ENTERED AND REGISTERED  
 ON February 24, 2016  
 INSTRUMENT NO. 161 051 444  
 C.I. Challenger  
 A.D. REGISTRAR

CITY OF CALGARY  
 SIGNAL HILL  
 PLAN OF SURVEY SHOWING  
 AREA REQUIRED  
 FOR A  
 DISPOSITION OF RESERVE  
 AFFECTING A PORTION OF  
 BLOCK 2MR, PLAN 921 0653  
 WITHIN  
 E.1/2 SEC.2, TWP.24, RGE.2, W5M.