

**DISPOSITION OF RESERVE, ROAD CLOSURE AND LAND USE
REDESIGNATION
LINCOLN PARK (WARD 11)
MOUNT ROYAL GATE AND PEACEKEEPERS GATE SW
BYLAWS 1C2015 AND 21D2015**

MAP 31S

EXECUTIVE SUMMARY (FOR ROAD CLOSURE AND LAND USE REDESIGNATION)

This application is for land use amendments associated with closure of a portion of Mount Royal Gate SW between Peacekeepers Gate SW and Forand Street SW and reconfiguration of the adjacent reserve parcel, located at 10 Peacekeepers Gate SW (Plan 1113114, Block 1 Lot 3 MR) and development site, located at 50 Peacekeepers Drive SW (Plan 1113114, Block 1, Lot 2). The closed portion of Mount Royal Gate SW is deemed to be surplus and will be consolidated with the reserve parcel, Lot 3 MR, and the adjacent Lot 2. The portion of the municipal reserve parcel that is being disposed of will be consolidated with the abutting Lot 2.

The portion of closed road adjacent to Lot 2 and a remnant portion of the east side of the reserve parcel are proposed to be designated Industrial – Business f0.63H32 (I-B f0.63H32) District. The I-B Designation, with the proposed height and FAR modifiers, will correspond with the height and FAR limits of the adjacent DC Direct Control District (Bylaw 46Z2004, Site 1). The MR parcel is currently designated S-CS (Special Purpose – Community Service) District. The proposed redesignation of the portion of closed road adjacent to the reserve parcel will be Special Purpose – Community Service (S-CS) District.

EXECUTIVE SUMMARY (FOR THE DISPOSAL OF RESERVE)

A portion of a municipal reserve parcel, located at 10 Peacekeepers Gate SW, is being reconfigured. The reason for the reconfiguration is that a portion of the abutting road right-of-way, Mount Royal Gate SW, is deemed to be surplus and is being closed. The closed portion of roadway will be consolidated with the reserve parcel and the portion of the municipal reserve parcel that is being disposed of will be consolidated with the abutting industrial parcel. A portion of the west side of the municipal reserve parcel will be dedicated as road right-of-way to widen Peacekeepers Gate SW. As the site is currently designated as municipal reserve, a disposal of reserve is required.

Once the closed road is amalgamated with the remainder of the municipal reserve parcel (Lot 3MR, Block 1, Plan 1113114) and the westerly portion of the site is dedicated as road right-of-way, the area of the proposed new municipal reserve parcel will be the same as the original parcel: 0.72 hectares (1.78 acres). A subdivision application will be required to create the new reserve parcel after the disposal of reserve, land use redesignation and road closure is approved by City Council.

PREVIOUS COUNCIL DIRECTION

None

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ADMINISTRATION RECOMMENDATION(S)

2014 December 18

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 1C2015, 21D2015, and the proposed Disposition of Reserve; and

1. **ADOPT**, by Resolution, the proposed disposition of 0.11 hectares \pm (0.27 acres \pm) located at 10 Peacekeepers Gate SW (portion of Plan 1113114, Block 1, Lot 3MR) in exchange for 0.11 hectares \pm (0.27 acres \pm) of Municipal land adjacent to the site, described as Area B and Area C, Plan 1413035, in accordance with Administration's recommendation.
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.
3. **ADOPT** the proposed closure of 0.39 hectares \pm (0.96 acres \pm) of road (Plan 1412050, Area C and Area D) adjacent to 10 Peacekeepers Gate SW and 50 Peacekeepers Drive SW, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Closure Bylaw 1C2015.
5. **ADOPT** the proposed redesignation of 0.48 hectares \pm (1.19 acres \pm) located at 10 Peacekeepers Gate SW and the closed road (portion of Plan 1113114, Block 1, Lot 3MR; Plan 1412050, Area C and Area D) from Special Purpose – Community Service (S-CS) District and Undesignated Road Right-of-Way **to** Industrial – Business f0.63h32 (I-B f0.63h32) District and Special Purpose – Community Service (S-CS) District, in accordance with Administration's recommendation; and
6. Give three readings to the proposed Bylaw 21D2015.

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**REASON(S) FOR RECOMMENDATION (FOR ROAD CLOSURE AND LAND USE
REDESIGNATION):**

Administration recommends approval of the proposed amendments for the following reasons:

1. The proposed road closure is consistent with previous closure in the area and complies with the Complete Streets Guide.
2. The proposed Land Use Redesignation is compatible with adjacent Land Uses and meets the intent of the CFB West Master Plan.

REASON(S) FOR RECOMMENDATION (FOR THE DISPOSAL OF RESERVE):

The proposed reconfiguration of the Municipal Reserve parcel will result in the same lot area as the originally approved parcel (0.72 hectares/1.78 acres). The amalgamation of the closed portion of Mount Royal Gate SW into the parcel will be an efficient use of the surplus road right-of-way. The area for the proposed widening of Peacekeepers Gate will be replaced in the reconfigured parcel as well. No loss of open space will occur with the proposal, therefore approval is recommended.

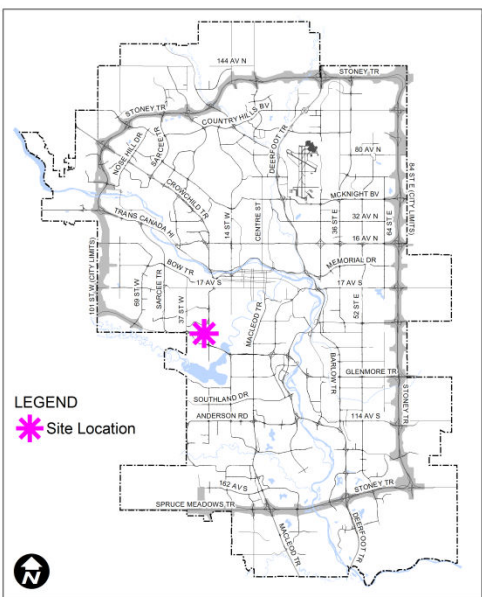
ATTACHMENTS

1. Proposed Bylaw 1C2015
2. Proposed Bylaw 21D2015

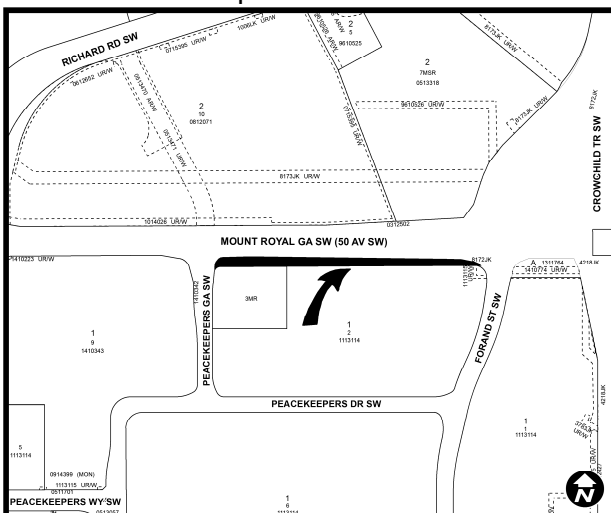
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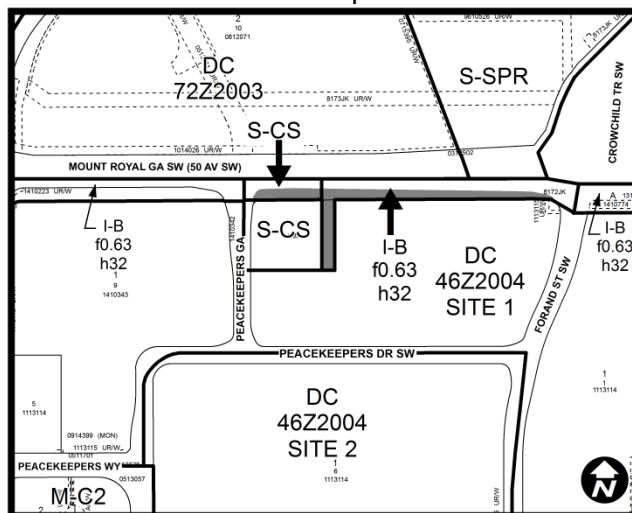
LOCATION MAPS



Road Closure Map



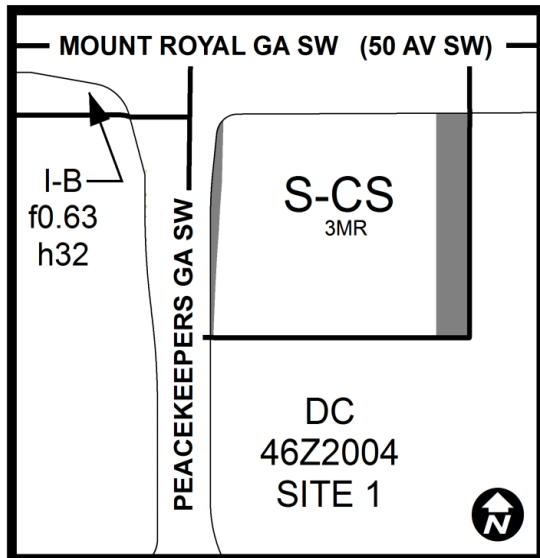
Land Use Amendment Map



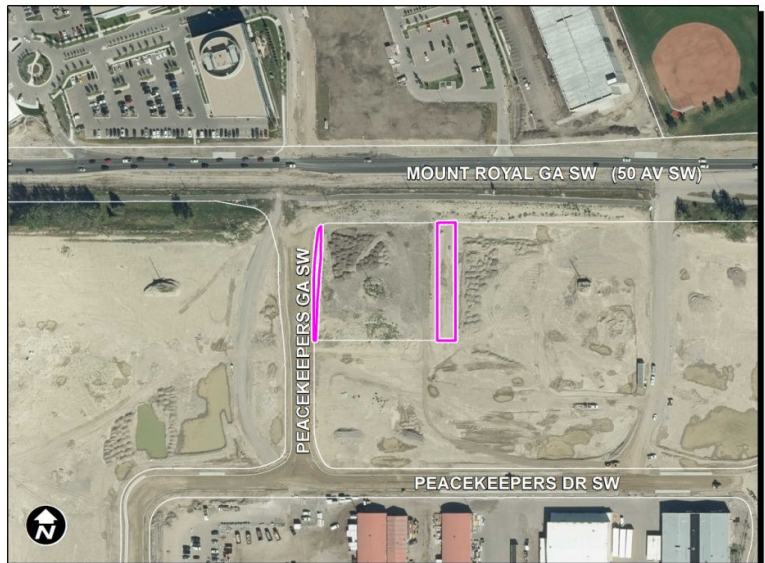
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Disposal of Reserve Map



Aerial Overview of Disposal of Reserve



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by Resolution, the disposition of 0.11 hectares \pm (0.27 acres \pm) located at 10 Peacekeepers Gate SW (portion of Plan 1113114, Block 1, Lot 3MR) in exchange for 0.11 hectares \pm (0.27 acres \pm) of Municipal land adjacent to the site, described as Area B and Area C, Plan 1413035.

Moved by: M. Logan **Carried: 9 – 0**
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.

Moved by: M. Logan **Carried: 9 – 0**
3. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 0.39 hectares \pm (0.96 acres \pm) of road (Plan 1412050, Area C and Area D) adjacent to 10 Peacekeepers Gate SW and 50 Peacekeepers Drive SW, with conditions (APPENDIX II).

Moved by: M. Logan **Carried: 9 – 0**
4. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.48 hectares \pm (1.19 acres \pm) located at 10 Peacekeepers Gate SW and the closed road (portion of Plan 1113114, Block 1, Lot 3MR; Plan 1412050, Area C and Area D) from Special Purpose – Community Service (S-CS) District and Undesignated Road Right-of-Way **to** Industrial – Business f0.63h32 (I-B f0.63h32) District and Special Purpose – Community Service (S-CS) District.

Moved by: M. Logan **Carried: 9 – 0**

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Applicant:

The City of Calgary

Landowner:

The City of Calgary

| Planning Evaluation Content | *Issue | Page |
|---|--------|------|
| Density <i>Is a density increase being proposed.</i> | Yes | 7 |
| Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i> | No | 7 |
| Legislation and Policy <i>Does the recommendation create capital budget impacts or concerns.</i> | No | 8 |
| Transportation Networks <i>Do different or specific mobility considerations impact this site</i> | No | 8 |
| Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer and storm) concern</i> | No | 8 |
| Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i> | No | 8 |
| Growth Management <i>Does this site have the appropriate growth management direction.</i> | Yes | 9 |
| Public Engagement <i>Were major comments received from the circulation</i> | No | 9 |

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the southwest quadrant of Calgary in the community of Lincoln Park. The subject road right-of-way bisects the Lincoln Park Business Park and connects to Crowchild Trail SW to the east and Richard Road SW to the west. This application is proposing to close a portion of road right-of-way (Mount Royal Gate) between Peacekeepers Gate SW and Forand Street SW in order to comply with the City of Calgary's Complete Streets Guide design standards. Mount Royal Gate SW has been classified as an Urban Boulevard. The existing road-right-way is approximately 50 metres; however, a 36 metre right-of-way is required. Therefore, the existing surplus road right-of-way may be closed and consolidated with the adjacent parcels. The proposed road closure will complete modification of the road right-of-way in this vicinity.

Previously closed portions of Mount Royal Gate SW west of Peacekeepers Gate SW and east of Forand Street SW (LOC2013-0018) were designated I-B (f0.63h32) reflecting the intent of the adjacent DC Districts.

LAND USE DISTRICTS & DISPOSAL OF RESERVE

The land adjacent to the east portion of proposed road closure, located at 50 Peacekeepers Drive SW is currently designated DC Direct Control District (Bylaw 46Z2004, Site 1). This land use accommodates business park development and uses the former I-2 General Light Industrial District under Bylaw 2P80 as a base. Though road closure areas are typically consolidated with and assume the land use of the adjacent parcels, in this instance it was not possible because a new Land Use Bylaw (Bylaw 1P2007) has since been adopted. The proposed land use of Industrial – Business (I-B f0.63h32) District corresponds with the existing DC Direct Control District and is the most effective land use to meet the intent of the parent parcel designation within the constraints of Bylaw 1P2007.

The western portion of the proposed road closure is adjacent to a municipal reserve parcel, located at 10 Peacekeepers Gate SW. The current land use designation of the municipal reserve parcel is Special Purpose-Community Service (S-CS) District. This portion of the closed roadway will be consolidated with the reserve parcel and the land use will be redesignated to S-CS. The east portion of the municipal reserve parcel will be disposed and consolidated with the abutting industrial parcel (Bylaw 46Z2004), and its land use will be redesignated to Industrial – Business (I-B f0.63h32) District.

On 2014 April 17, the Joint Use Coordinating Committee reviewed the proposal for the disposal of reserve and the subsequent municipal reserve parcel reconfiguration and supports the proposal.

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LEGISLATION & POLICY

The subject lands are located within the Business Park policy area of the CFB West Master Plan, approved by City Council 2000 December 05. While the Master Plan is not a statutory plan under the Municipal Government Act, it provides direction for development of land in the area. The land use amendments are consistent with the proposed "Business/Office" land use identified in the General Development Concept of the Master Plan (Figure 4)

The Municipal Development Plan (MDP), Map 1 "Urban Structure", identifies the portion of Lincoln Park that includes the subject area, as a Major Activity Centre (MAC). The previously approved Direct Control land use district and the proposed I-B designation provide for office and other employment uses appropriate in a MAC area.

TRANSPORTATION NETWORKS

No Transportation Impact Assessment was required for this application.

As per The City of Calgary's Complete Streets Guide, Mount Royal Gate SW has been classified as an Urban Boulevard. The closed road right-of-way is deemed to be surplus.

UTILITIES & SERVICING

Road closure is a part of approved Subdivision Plans Lincoln Park Business Center DA 2011-024. Construction any infrastructure will be subject to the terms and conditions of the Special Development Agreement (SDA).

Water, storm, sanitary sewer mains are available to service the subject site.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

Not applicable.

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GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment at this time and therefore, no growth management concerns have been identified.

PUBLIC ENGAGEMENT

Community Association Comments

The North Glenmore Park Community Association was notified of the proposal. No comments were received.

Citizen Comments

No comments received by CPC Report submission date.

Public Meetings

No meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Land Use Redesignation

This application is for land use amendments associated with closure of a portion of Mount Royal Gate SW between Peacekeepers Gate SW and Forand Street SW and reconfiguration of the adjacent reserve parcel (Plan 1113114, Block 1, Lot 3 MR) and development site (Plan 1113114, Block 1, Lot 2). Separate applications have been made for closure of the road and disposition of portions of the reserve parcel. The closed portions of Mount Royal Gate SW will be consolidated with the reserve parcel, Lot 3 MR, and the adjacent Lot 2.

The MR parcel is currently designated S-CS (Special Purpose – Community Service) District. The adjacent parcel is designated Direct Control District (46Z2004, Site 1). The DC District provides for comprehensive business park development. Redesignation of the portion of closed road adjacent to the reserve parcel will be to S-CS.

The portion of closed road adjacent to Lot 2 and a remnant portion of the east side of the reserve parcel are proposed to be designated Industrial – Business (I-B f0.63 h32) District. The I-B designation, with the proposed height and FAR modifiers, will correspond with the adjacent DC District height and FAR limits. Previously closed portions of Mount Royal Gate SW, west of Peacekeepers Gate SW and east of Forand Street SW were designated I-B (f0.63 h32) reflecting the intent of the adjacent DC District (LOC2013-0018).

Reserve Disposition

The reserve disposition application proposes disposal of portions of Lot 3 MR and creation of a reconfigured reserve parcel incorporating a portion of closed road. Disposition of 0.018 ha (0.04 ac) of reserve is required to accommodate widening of Peacekeepers Gate SW. Disposition of 0.094 ha (0.23 ac) along the east edge of the reserve parcel, in conjunction with consolidation of a closed portion of Mount Royal Gate SW, 0.111 ha (0.27 ac) in area, will result in a reconfigured reserve parcel that maintains the existing MR area of 0.719 hectares (1.78 acres).

Road Closure

The proposed closure of a portion of Mount Royal Gate SW adjacent to the subject lands will complete modification of the road right-of-way in this vicinity. The closure will accommodate realignment of Mount Royal Gate SW consistent with reconfiguration the road east of Forand Street SW and west of Peacekeepers Gate SW as approved in 2013 (Closure Bylaw 9C2013).

Plan Considerations

The subject site is located within the CFB West Master Plan area. While the Master Plan is not a statutory plan under the Municipal Government Act it provides direction for development of land in the area. The land use amendments are consistent with the proposed "Business/Office" land use identified in the General Development Concept of the Master Plan (Figure 4)

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The Municipal Development Plan (MDP), Map 1 “Urban Structure”, identifies the portion of Lincoln Park that includes the subject area, as a Major Activity Centre (MAC). The previously approved Direct Control land use district and the proposed I-B designation provide for office and other employment uses appropriate in a MAC area.

April 22, 2014

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

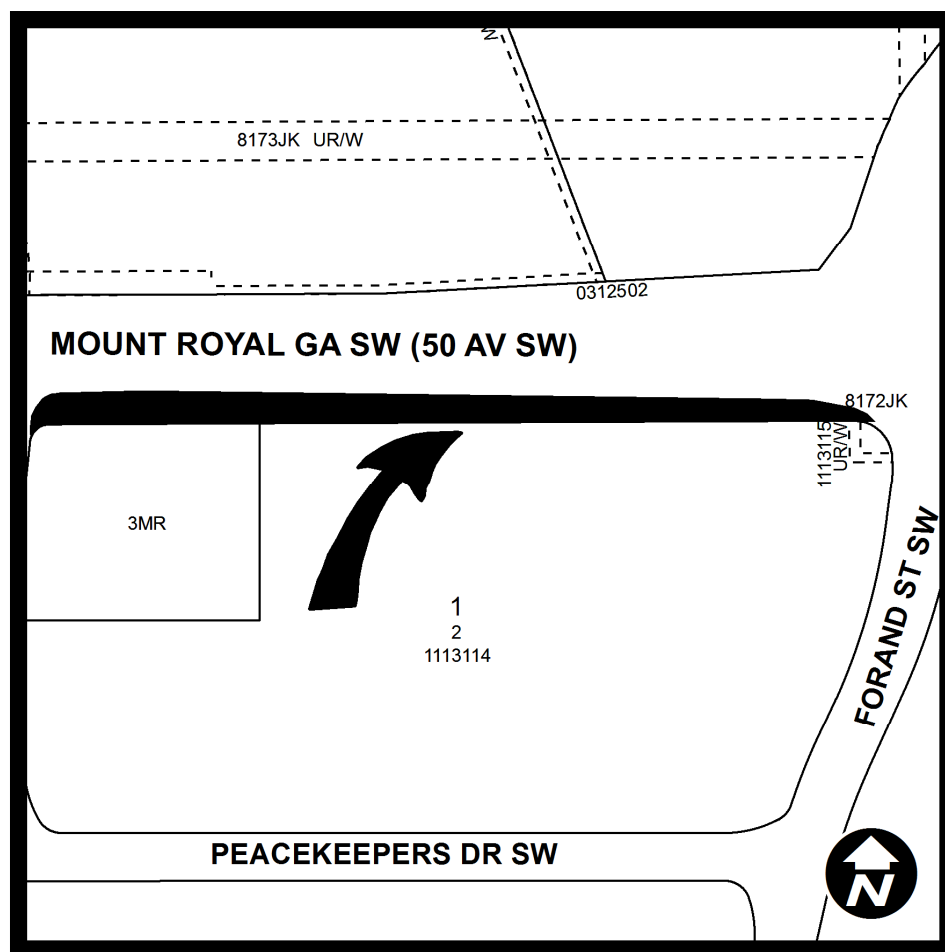
1. All existing access to the affected properties in the area is to be maintained or alternative access to be constructed at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. All existing utilities within the right-of-way are to be protected by easements or to be relocated at the developer's expense.
4. The closed road right-of-way shall be consolidated with the adjacent lands located at 10 Peacekeepers Gate SW and 50 Peacekeepers Drive SW.

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APPENDIX III

PROPOSED ROAD CLOSURE



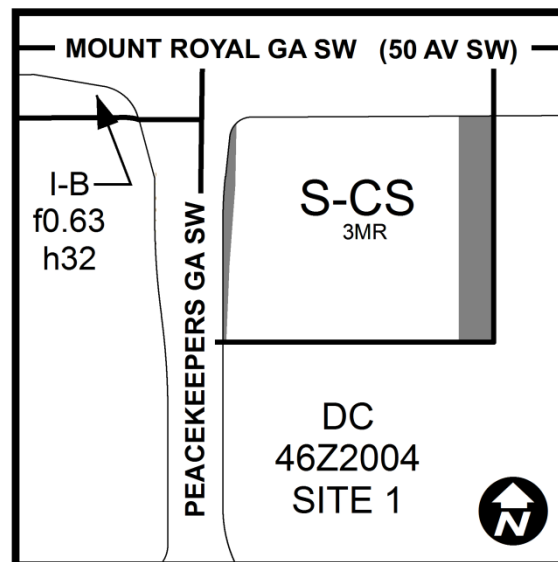
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APPENDIX IV

PROPOSED DISPOSITION OF RESERVE

DISPOSAL OF RESERVE



LINCOLN PARK

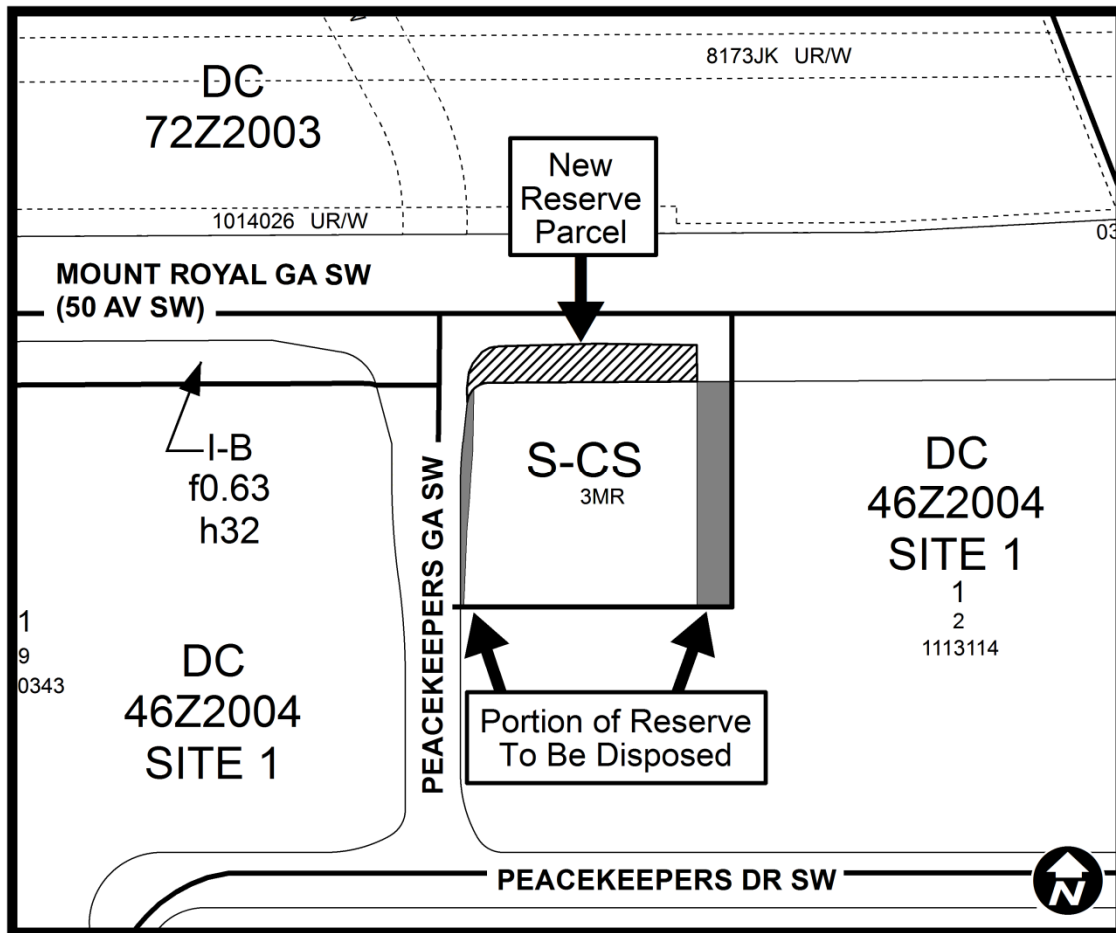
AREA TO BE REMOVED
FROM RESERVE STATUS

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APPENDIX V

PROPOSED DISPOSAL OF RESERVE & RECONFIGURATION OF PARCEL



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APPENDIX VI

FILED PLAN OF SURVEY SHOWING AREA REQUIRED FOR DISPOSITION OF RESERVE

