

Disposition of Reserve and Land Use Amendment in Canyon Meadows (Ward 13) at 490 Canyon Meadows Drive SW, SB2023-0018 and LOC2023-0007

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2023-0428) to the 2023 May 16 Public Hearing Meeting of Council.

That Calgary Planning Commission recommend that Council:

2. Adopt, by resolution, the proposed disposition of 0.19 hectares \pm (0.46 acres \pm) located at 490 Canyon Meadows Drive SW (Plan 1105LK; Block R3) with compensation to the Joint Use Coordinating Committee (JUCC) Reserve Fund in accordance with Administration's recommendation;
3. 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; and
4. Give three readings to the proposed bylaw for the redesignation of 0.19 hectares \pm (0.46 acres \pm) located at 490 Canyon Meadows Drive SW (Plan 1105LK, Block R3) from Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – City and Regional Infrastructure (S-CRI) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 APRIL 20:

That Council:

1. Adopt, by resolution, the proposed disposition of 0.19 hectares \pm (0.46 acres \pm) located at 490 Canyon Meadows Drive SW (Plan 1105LK; Block R3) with compensation to the Joint Use Coordinating Committee (JUCC) Reserve Fund **in the amount of \$660,000.00** 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; and
3. Give three readings to **Proposed Bylaw 71D2023** for the redesignation of 0.19 hectares \pm (0.46 acres \pm) located at 490 Canyon Meadows Drive SW (Plan 1105LK, Block R3) from Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – City and Regional Infrastructure (S-CRI) District.

HIGHLIGHTS

- This application is for the disposal of land designated as Municipal Reserve and to redesignate the subject property to allow for the development of primary infrastructure

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and utility facilities operated by The City of Calgary under the Special Purpose – City and Regional Infrastructure (S-CRI) District.

- The proposal would allow for the dedication of a Public Utility Lot (PUL) on this parcel to accommodate the development of a utility building for a City infrastructure project.
- What does this mean to Calgarians? The proposed Special Purpose – City and Regional Infrastructure (S-CRI) District would allow for the utilization of land for infrastructure and utility facilities that serves Calgarians.
- Why does this matter? The proposal would facilitate the development of a utility building (an odour control building) required to support the completion of the Fish Creek West Sanitary Sub-Trunk Upgrade Project.
- A development permit for a utility building has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This subdivision application in the southwest community of Canyon Meadows was submitted by Field Surveying Services on 2023 January 19 and the land use amendment submitted by MPE Engineering on 2023 January 11. Both applications were made on behalf of the landowner, The City of Calgary, who owns and maintains the site.

The approximately 0.19 hectare site is situated along Cantrell Drive SW. The site is just north of Canyon Meadows Drive SW and is currently designated as Municipal Reserve (MR) under the Special Purpose – School, Park and Community Reserve (S-SPR) District and is used as open space. To the east of the parcel are both the Red Line Light Rail Transit (LRT) and Canadian Pacific (CP) railway lines.

The proposed Special Purpose – City and Regional Infrastructure (S-CRI) district would allow for development of infrastructure and utility facilities along with the other listed uses operated by any of the Federal, Provincial and Municipal levels of government.

As indicated in the Applicant Submission (Attachment 2), the subject parcel is required to enable development of an odour scrubber building as part of Calgary's Fish Creek West Sub-Trunk Upgrade Project.

On 2022 September 15, the Joint Use Coordinating Committee (JUCC) reviewed the related development permit, DP2022-05290, and directed Administration to formally dispose of the Municipal Reserve and obtain a designation of PUL as the use is not permitted within lands designated as Municipal Reserve as per the *Municipal Government Act*. JUCC supports the disposal of the subject land and compensation for the disposition of Municipal Reserve shall be made to the Joint Use Fund. A disposal of reserve is required to be approved by City Council and the parcel redesignated to the appropriate district and designated a Public Utility Lot (PUL) before a utility building can be approved.

A development permit (DP2022-05290) for a utility building was submitted on 2022 July 27 and is currently under review.

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective Community Association (CA) was appropriate. In response, the applicant contacted the Ward Councillor and CA through email and delivered postcards to residents within a 100-metre radius to discuss the application. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 4 letters of opposition. The letters of opposition included the following areas of concern:

- location of building on green open space near a residential area;
- destruction of community character;
- inconvenience due to the construction; and
- resident safety.

No comments from the Canyon Meadows CA were received. Administration contacted the CA to follow up, and no response was received at the time of writing this report.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design is being reviewed and determined through the development permit.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables development of municipal utilities to support necessary City infrastructure upgrades. This supports the community and surroundings areas.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

This application would allow for infrastructure development to occur on the subject parcel which was not previously possible due to the MR designation on the site. The proposed utility building would support future development in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

Should the disposal of MR and land use redesignation not be approved, this will impact the planned infrastructure delivery associated with the Calgary’s Fish Creek West Sanitary Sub-Trunk Upgrade Project.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Disposition of Reserve Plan
5. **Proposed Bylaw 71D2023**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform