

Road Closure and Land Use Redesignation in Alpine Park (Ward 13) at 15350 – 37 Street SW and 15620 – 37 Street SW, LOC2022-0008

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2023-0401) to the 2023 June 20 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed closure of 0.79 hectares \pm (1.95 acres \pm) of road (Plan 2310316, Area 'A', 'B', 'C' and 'D'), adjacent to 15350 – 37 Street SW and 15620 – 37 Street SW, with conditions (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.79 hectares \pm (1.95 acres \pm) located at 15350 – 37 Street SW and 15620 – 37 Street SW (Plan 2310316, Area 'A', 'B', 'C' and 'D') from Undesignated Road Right-of-Way to Commercial – Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, Special Purpose – Future Urban Development (S-FUD) District and Direct Control (DC) District to accommodate a mix of institutional, recreational, residential and commercial uses, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION 2023 MAY 18:

That Council:

1. Give three readings to **Proposed Bylaw 3C2023** closure of 0.79 hectares \pm (1.95 acres \pm) of road (Plan 2310316, Area 'A', 'B', 'C' and 'D'), adjacent to 15350 – 37 Street SW and 15620 – 37 Street SW, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 89D2023** for the redesignation of 0.79 hectares \pm (1.95 acres \pm) located at 15350 – 37 Street SW and 15620 – 37 Street SW (Plan 2310316, Area 'A', 'B', 'C' and 'D') from Undesignated Road Right-of-Way to Commercial – Community 1 (C-C1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District, Special Purpose – Future Urban Development (S-FUD) District and Direct Control (DC) District to accommodate a mix of institutional, recreational, residential and commercial uses, with guidelines (Attachment 3).

HIGHLIGHTS

- This application proposes to close portions of undesignated road right-of-way along 154 Avenue SW, to allow for the realignment of 154 Avenue SW as per the outline plan approved by Calgary Planning Commission (CPC) on 2021 July 8 and land use amendment approved by Council on 2021 September 13 (LOC2020-0163). This application also proposes to redesignate these portions of undesignated road right-of-way to allow for

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recreational, commercial and institutional development as part of the consolidation with adjacent future parcels.

- The proposal is supported by and in alignment with the approved outline plan and land use amendment and is also in alignment with the *Municipal Development Plan (MDP)* and the *Providence Area Structure Plan (ASP)*.
- What does this mean to Calgarians? This proposal would enable construction of 154 Avenue SW and further development of the Alpine Park community in accordance with the approved outline plan (LOC2020-0163).
- Why does this matter? Closure of these portions of road allowance will allow for the consolidation with adjacent future parcels and would enable the development of commercial, recreational and institutional uses as per the land use amendment approved by Council (LOC2020-0163).
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This road closure and land use amendment application in the southwest community of Alpine Park was submitted by Stantec Consulting Ltd. on behalf of the landowner, The City of Calgary, for the portions of road allowance on 2022 January 17. See Attachment 4 for the Applicant Submission.

The road closure and land use amendment areas combined are approximately 0.79 hectares (1.95 acres) in size and located along 154 Avenue SW. This road closure and land use amendment application is connected to a land use amendment and outline plan application ([LOC2020-0163](#)), which was approved by Council on 2021 September 13 and CPC on 2021 July 8, respectively. The land use amendment and outline plan application (LOC2020-0163) was approved without the road closure application to mitigate the risk of a subsequent road closure application being required should the re-aligned road boundaries change at the later detailed design stage. Now that the detailed design of the re-aligned roadway is substantially complete, the road closure application can move forward.

The intent of this application is to close portions of undesignated road right-of-way along 154 Avenue SW to allow for the re-alignment of 154 Avenue SW, and then redesignate these portions of road to allow for recreational, commercial, and institutional development. The newly created parcels will be consolidated with future adjacent parcels of the same land use at the time of subdivision.

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

ENGAGEMENT AND COMMUNICATION

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

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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 the respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary, Attachment 5, for rationale why outreach was not conducted.

City-Led Outreach

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

No letters were received from the public or interested parties. This application was circulated to the nearest community association (CA), the Evergreen CA, on 2022 February 23, and then again on 2023 April 13. No response was received from the CA. The application was also circulated to Tsuut'ina First Nation on 2022 February 23, and then again on 2023 April 13. No response was received from the Nation.

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

Not applicable. No social implications are identified.

Environmental

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

Economic

The proposal will enable consolidation of the portions of road allowance and adjacent future parcels which will allow for the development of commercial, recreational and institutional uses.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Road Closure Conditions
3. **Proposed Bylaw 89D2023**
4. Applicant Submission

Planning and Development Services Report to
Calgary Planning Commission
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- 5. Applicant Outreach Summary
- 6. Registered Road Closure Plan
- 7. Road Closure Context Map
- 8. Approved Outline Plan LOC2020-0163
- 9. **Proposed Bylaw 3C2023**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform