

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest communities of Britannia and Windsor Park along 50 Avenue SW and west of 8 Street SW. The 914 – 50 Avenue SW parcel has an irregular shape and is approximately 0.16 hectares (0.40 acres) and 50 metres long by 36 metres wide. It is currently vacant with no vehicular access apart from a laneway to the north of the site. The parcel is affected by the presence of overhead power lines, rendering the site undevelopable. The proposal also includes the closure of a 0.22 hectares (0.54 acres) portion of 50 Avenue SW west of 8 Street SW. Together, the 914 – 50 Avenue SW parcel and the portion of 50 Avenue SW to be closed make up the total 0.38 hectares (0.94 acres) area proposed to be redesignated.

The closed road and 914 – 50 Avenue SW are to be consolidated with the private golf course to the south. This would result in the disruption of an existing public pathway. Administration and the applicant agreed to dedicate a portion of the plan area as a linear Municipal Reserve (MR) to accommodate the realignment of the pathway to ensure continued public access.

Surrounding development includes low-density residential directly to the north across the laneway. The adjacent parcel to the east is currently a surface parking lot, to the west is open space with pathways connecting to park lands adjacent to the Elbow River and directly to the south is a private golf course. All parcels directly north of 50 Avenue SW between, and including, the subject parcel and Macleod Trail SW are currently undevelopable due to overhead power lines.

## Community Peak Population Table

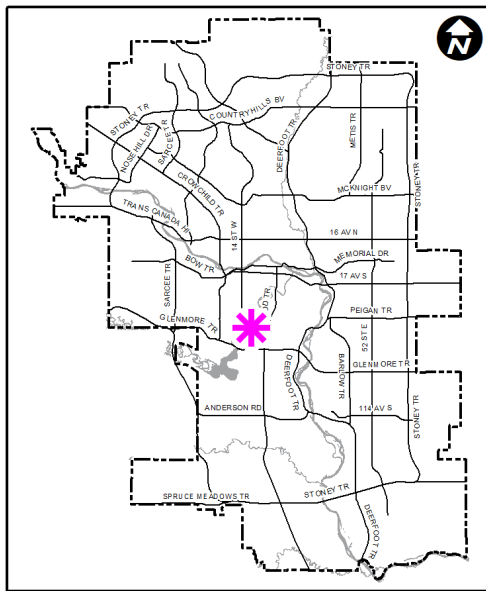
As identified below, the community of Britannia reached peak population in 1968. The community of Windsor Park reached peak population in 2019.

	<b>Britannia</b>	<b>Windsor Park</b>
Peak Population Year	1968	2019
Peak Population	1,187	4,584
2019 Current Population	690	4,584
Difference in Population (Number)	-497	0
Difference in Population (Percent)	-41.9%	0%

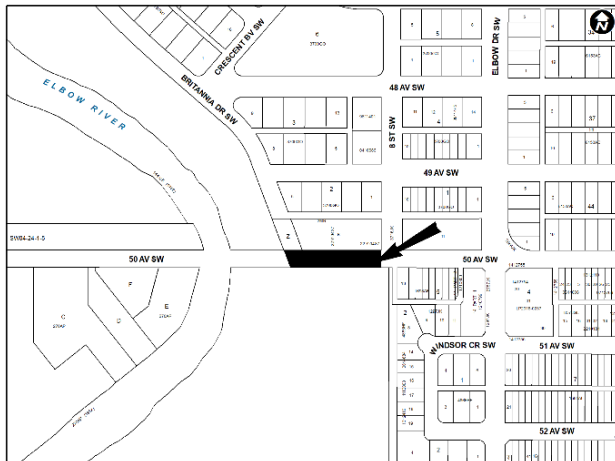
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Britannia Community Profile](#) and the [Windsor Park Community Profile](#).

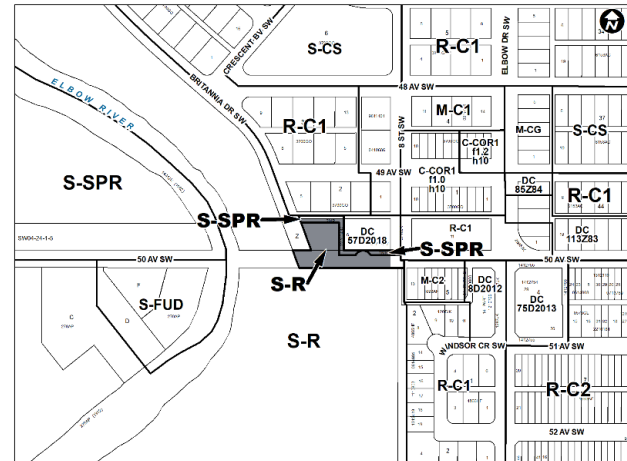
# Location Maps



Road Closure Area



Road Closure Map



Proposed Land Use Map



## Previous Council Direction

None.

## Planning Evaluation

### Road Closure

This proposal includes the closure of the approximately 0.22 hectares (0.54 acres) portion of 50 Avenue SW west of 8 Street SW. The closed portion of the road would then be consolidated with 914 – 50 Avenue SW as well as the rest of the private golf course to the south.

### Land Use

The existing Residential – Contextual One Dwelling (R-C1) District associated with 914 – 50 Avenue SW is primarily for single detached dwellings and secondary suites. It allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Secondary suites are discretionary uses within the R-C1 District. Due to overhead powerlines and the lack of vehicular access, the site is currently undevelopable.

The proposed Special Purpose – Recreation (S-R) District accommodates primarily private recreation facilities, both indoor and outdoor, with the possibility for complementary commercial services within these facilities. This would allow the subject site to be consolidated with the adjacent golf course with the same land use district.

The proposed Special Purpose – School, Park and Community Reserve (S-SPR) District is intended for public parks, open space, schools and recreation facilities on land designated as

“reserve land” under the *Municipal Government Act*. The areas within the subject site to be designated as S-SPR District are intended to accommodate the relocation of the existing public pathway.

### **Development and Site Design**

The rules of the proposed S-R District would provide guidance for any future development on the site including appropriate uses, landscaping, and parking.

The S-SPR District portion of the proposed application would not support any future development.

### **Subdivision Design**

Subdivision of the future consolidated lands includes a linear MR parcel of 0.07 hectares (0.17 acres), designated as S-SPR District, along the north and east of the site to accommodate the relocation of a public pathway. The remaining portion of the site is proposed to be redesignated S-R District and be consolidated with the private golf course to the south.

### **Transportation**

The parcel at 914 – 50 Avenue SW is has no direct vehicular access. The nearest vehicular access to the site would otherwise be accommodated via 50 Avenue SW, the lane connecting to 8 Street SW, and Britannia Drive SW. The area is served by Calgary Transit Route 3 Sandstone/Elbow with a bus stop approximately 150 meters (a three-minute walk) northeast of the site on Elbow Drive SW.

Restricted on-street parking is immediately adjacent to the site, though two-hour parking (Monday-Friday) is available further north on Britannia Drive as well as adjacent to the commercial developments to the east. Paid public parking is available on a surface lot immediately to the east of the site. The greater area falls under the residential permit-only parking program under zone BEW.

The site is served by a pathway connecting to a trail on the west side of Britannia Drive SW (Britannia Slopes). The Always Available for All Ages and Abilities (5A) Network map shows a recommended off-street cycling connection to the south of the sight with an on-street portion connecting to the existing bikeway on 8 Street SW.

A Transportation Impact Assessment was not required as part of the application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Public (deep), shallow and/or overhead utilities exist within the proposed road closure lands. As such, as a condition of road closure approval, said utilities must be protected by utility right-of-way/easement.

## Legislation and Policy

### **South Saskatchewan Regional Plan (2014)**

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

### **Growth Plan (2022)**

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed road closure and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The subject site falls within the Established Area in Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) This proposal generally aligns with applicable policies and maintains open space and connection to natural areas which contribute to the climate resilience goals of the MDP.

### **Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

### **Chinook Communities Local Area Planning Project**

There is no existing local area policy for this site. Administration is currently working on the [Chinook Communities local area planning project](#) which includes Britannia, Windsor Park and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are being reviewed using existing legislation and Council approved policy.