

Road Closure and Land Use Amendment in Multiple Communities (Wards 8 and 11) at 914 – 50 Avenue SW, LOC2022-0224

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.22 hectares ± (0.54 acres ±) of road (Plan 2311119, Area 'A'), adjacent to 914 – 50 Avenue SW, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.38 hectares ± (0.94 acres ±) located at 914 – 50 Avenue SW and the closed road (Plan 1710667, Area B; Plan 2311119, Area 'A') from Residential – Contextual One Dwelling (R-C1) District and undesignated road right-of-way to Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Recreation (S-R) District.

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023 OCTOBER 5:

That Council:

1. Give three readings to **Proposed Bylaw 10C2023** for the closure of 0.22 hectares ± (0.54 acres ±) of road (Plan 2311119, Area 'A'), adjacent to 914 – 50 Avenue SW, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 237D2023** for the redesignation of 0.38 hectares ± (0.94 acres ±) located at 914 – 50 Avenue SW and the closed road (Plan 1710667, Area B; Plan 2311119, Area 'A') from Residential – Contextual One Dwelling (R-C1) District and undesignated road right-of-way to Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Recreation (S-R) District.

Excerpt from the Minutes of the Calgary Planning Commission, held 2023 October 5:

"The following documents were distributed with respect to Report CPC2023-1035:

- A Revised Attachment 2; and
- A presentation entitled "LOC2022-0224 Road Closure & Land Use Amendment"."

HIGHLIGHTS

- This application seeks to close a portion of 50 Avenue SW and redesignate it and 914 – 50 Avenue SW to allow consolidation with the adjacent property to the south and expansion of a private golf course.
- The proposed Special Purpose – Recreation (S-R) District allows for primarily private recreation facilities while the Special Purpose – School, Park and Community Reserve (S-SPR) District portion of the proposal allows for the realignment of an existing public pathway and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The expansion of the adjacent private golf course into the closed road would result in a loss of public access to open space located in that

Road Closure and Land Use Amendment in Multiple Communities (Wards 8 and 11) at 914 – 50 Avenue SW, LOC2022-0224

area; however, the re-alignment of the pathway will ensure continued pedestrian access to adjacent open spaces.

- Why does this matter? A private recreational facility will be able to expand their use and public access to nearby open spaces through the subject site will not be impacted.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This road closure and land use amendment application, in the southwest communities of Britannia and Windsor Park, was submitted by Pasquini and Associates Consulting on behalf of the landowner, Calgary Golf and Country Club, on 2022 December 19. The intent is to close the portion of 50 Avenue SW identified on the Registered Road Plan (Attachment 3) and consolidate it with 914 – 50 Avenue SW and the remainder of the adjacent Calgary Golf and Country Club property to the south. No development permit has been submitted at this time. As noted in the Applicant Submission (Attachment 4), the intent of this application is to ensure a consistent land use with the remainder of the private golf course.

The property proposed to be redesignated is 914 – 50 Avenue SW, which is one parcel in westward from the intersection of 8 Street SW and 50 Avenue SW. It is directly north of the Calgary Golf and Country Club. With the closure of the 0.22 hectare (0.54 acres) portion of 50 Avenue SW, an existing public pathway is required to be realigned along the north and east boundary of the subject site. This is accommodated through a linear Municipal Reserve (MR) which corresponds to the proposed S-SPR District portion of this proposal.

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 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, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

One public comment was received which noted concerns about losing open space in the community. The application ensures the pathway connection to adjacent open spaces will remain, although a small portion of public open space within the west portion of the closed road right-of-way would become part of the private golf course.

Road Closure and Land Use Amendment in Multiple Communities (Wards 8 and 11) at 914 – 50 Avenue SW, LOC2022-0224

The Windsor Park Community Association enquired about the impact to the open space and pathway within the area of road to be closed. Administration responded noting the intent of the application explained above. No further comments were received. No comments from the Elboya-Britannia Community Association were received. Administration contacted the Elboya Britannia Community Association to follow up and no response was received.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the road closure and land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application ensures the continued public use, access, and enjoyment of an existing pathway connecting to open spaces along the Elbow River.

Environmental

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

Economic

Not applicable.

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. Registered Road Plan
4. Applicant Submission
5. Applicant Outreach Summary
6. **Proposed Bylaw 10C2023**
7. **Proposed Bylaw 237D2023**
8. **CPC Member Comments**
9. **Public Submissions**

**Planning and Development Services Report to
Calgary Planning Commission
2023 October 05**

**ISC: UNRESTRICTED
CPC2023-1035
Page 4 of 4**

Road Closure and Land Use Amendment in Multiple Communities (Wards 8 and 11) at 914 – 50 Avenue SW, LOC2022-0224

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform