

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Christie Park. The site is an undeveloped road right-of-way adjacent to the intersection of 17 Avenue SW and Sarcee Trail SW, just east of 5615 – 14 Avenue SW. The proposed road closure portion is 0.13 hectares (0.32 acres) in size and is of a trapezoidal shape.

Surrounding context to the northeast consists of parcels designated as Direct Control (DC) Districts [35Z96](#) and [7Z92](#) allowing primarily residential uses in single detached, semi-detached and townhouse building typologies. The lot immediately to the west is designated as S-CI and is developed with a one-storey building that is the Calgary Islamic Centre. The lot further to the west is designated as DC Districts [42795](#) and [56Z2000](#), and is developed with a two-storey long term care facility called the Wentworth Manor. To the north of the site is green space that includes the Always Available for All Ages and Abilities (5A) Network. East of the site includes Sarcee Trail SW, while immediately south of the site is the Sirocco LRT Station.

The area is well serviced by parks and commercial uses. Strathcona South Ravine is located approximately 150 metres (a two-minute walk) to the north and is connected by the aforementioned 5A Network. West Market Square, which has a wide range of commercial uses, is located across 17 Avenue SW, approximately 100 metres (a two-minute walk) from the site. The site is also located approximately 100 metres (a two-minute walk) from the Sirocco LRT Station (Primary Transit) and provides service West to the 69 Street LRT Station, as well as east into the Downtown core, with access to other routes.

Community Peak Population Table

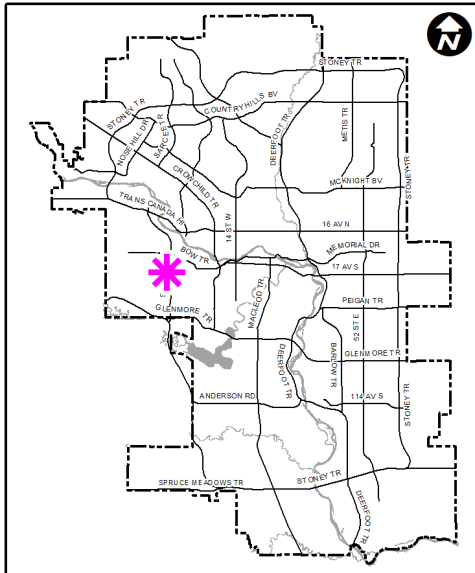
As identified below, the community of Christie Park reached its peak population in 2002.

Christie Park	
Peak Population Year	2002
Peak Population	2,360
2019 Current Population	2,128
Difference in Population (Number)	- 232
Difference in Population (Percent)	- 9.83%

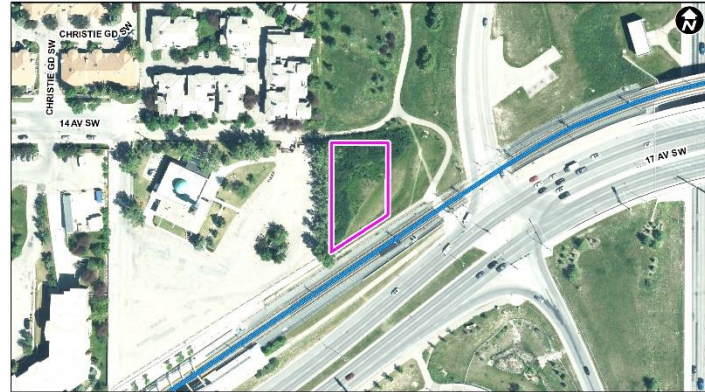
Source: *The City of Calgary 2019 Civic Census*

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

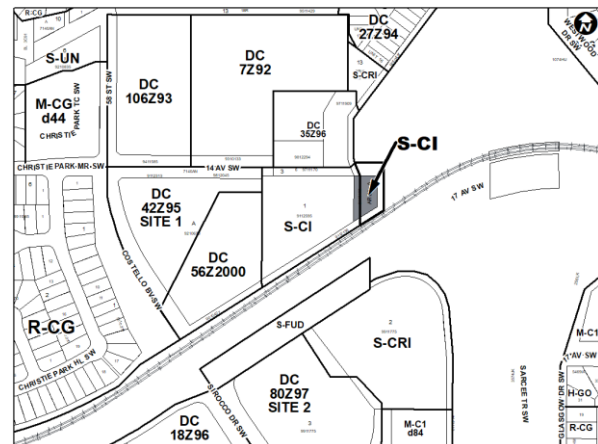
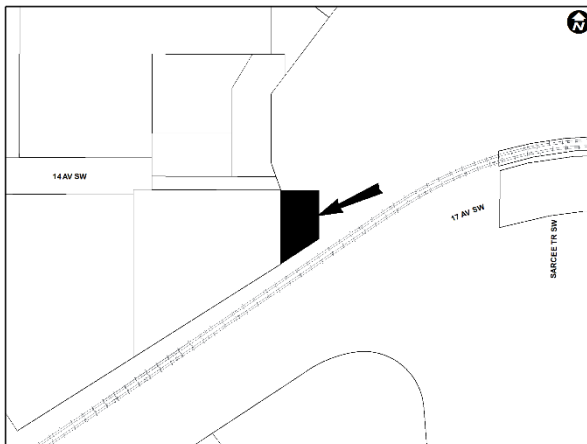
Location Maps

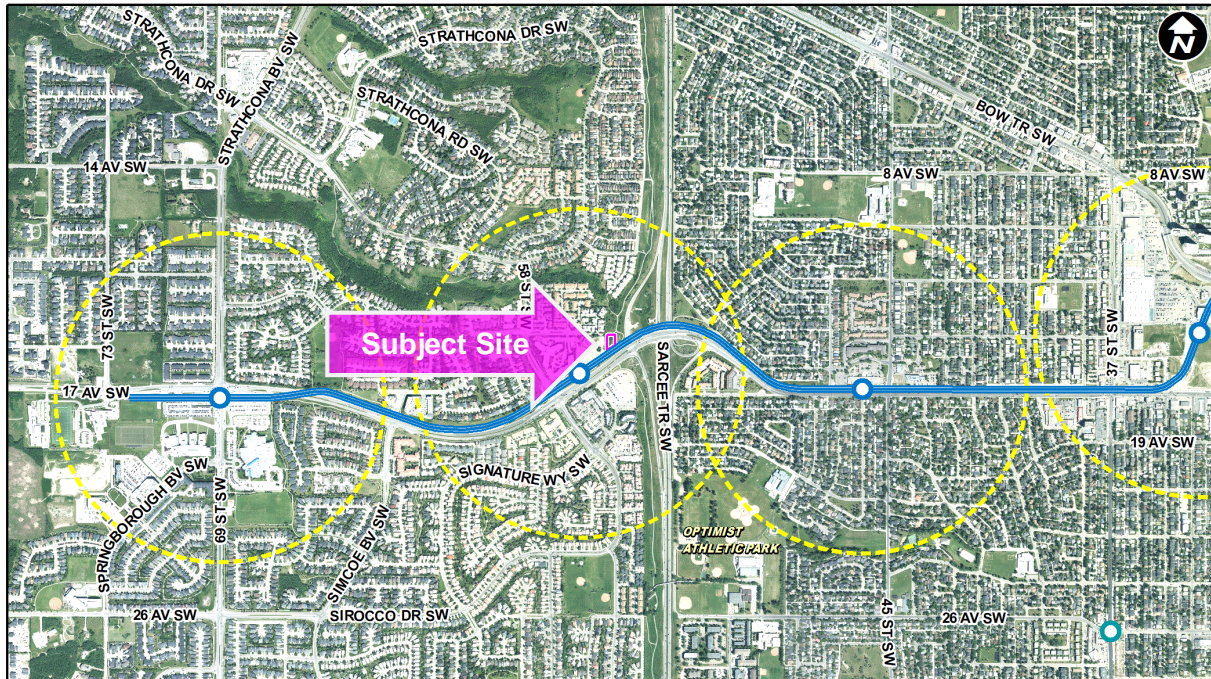


Road Closure Map



Land Use Amendment Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

This application proposes the closure of approximately 0.13 hectares (0.32 acres) of right-of-way adjacent to the intersection of 17 Avenue SW and Sarccee Trail SW. The proposed closure area is currently undeveloped and vacant. The closed portion of the road would be consolidated with the adjacent site to the west at 5615 – 14 Avenue SW and have consistent zoning, subject to the proposed Road Closure Conditions of Approval (Attachment 2).

The proposed closure area would not affect the existing pathway networks and vehicular lane access running along the north and east edges of the site.

Land Use

The proposed Special Purpose – Community Institution (S-CI) District allows large-scale cultural, education, health and treatment facilities in a wide variety of building forms. It does not include a maximum floor area ratio or building height. The S-CI District would be consistent with its existing zoning with the adjacent site to the west at 5615 – 14 Avenue SW, which is the home of the Calgary Islamic Centre. The intention is for the subject site to be used for parking and recreational uses associated with the Calgary Islamic Centre.

Administration has reviewed the context and applicability of the proposed S-CI District and determined that is appropriate for this location given its adjacency to the lot immediately to the west which is already designated as S-CI, and which would be consolidated with the subject lot.

In addition, allowing the S-CI District in close proximity to the Sirocco Station would utilize existing transit infrastructure, and allowing for expanded cultural, education and recreation uses on the site.

Development and Site Design

The rules of the proposed S-CI District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation

Subject parcel is located at the end of a Collector class road with less than 5,000 vehicle trips per day. It is approximately 100 metres (a two-minute walk) from the Sirocco LRT Station (Primary Transit) and provides service West to the 69 Street LRT Station, as well as east into the Downtown core, with access to other routes.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water storm and sanitary sewers are available to service this site. The grass swale is located on site and will be maintained to handle storm water flows around the site.

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 parcel is located within the 'Developed Residential – Established' area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP), where new development should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

The proposal is in keeping with relevant MDP policies, as the application complies with land use policies that support a diversity of land uses, including cultural and recreational uses, along mobility networks, as well as the broader policies that encourage an equitable and inclusive Calgary that supports a changing and increasingly diverse population.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) program and actions. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Transit Oriented Development Policy Guidelines (2004)

The [Transit Oriented Development Policy Guidelines](#) provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, and optimizing existing sites and infrastructure.