

**Road Closure and Land Use Amendment in Christie Park (Ward 6) adjacent to
 5615 – 14 Ave SW, LOC2023-0210**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.13 hectares \pm (0.32 acres \pm) of road (Plan 2410162, Area "A"), adjacent to 5615 – 14 Avenue SW, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.32 acres \pm) of closed road (Plan 2410162, Area "A") from Undesignated Road Right-of-Way to Special Purpose – Community Institution (S-CI) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 OCTOBER 17:**

That Council:

1. Give three readings to **Proposed Bylaw 14C2024 for the** closure of 0.13 hectares \pm (0.32 acres \pm) of road (Plan 2410162, Area "A"), adjacent to 5615 – 14 Avenue SW, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 285D2024** for the redesignation of 0.13 hectares \pm (0.32 acres \pm) of closed road (Plan 2410162, Area "A") from Undesignated Road Right-of-Way to Special Purpose – Community Institution (S-CI) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024
 October 17:

"Moved by Commissioner Small

That with respect to Report CPC2024-1099, the following amendment be approved:

That Attachment 2 be amended to delete Conditions 4 and 5 in their entirety.

For: (7) Councillor Carra, Director Mahler, Councillor Dhaliwal, Commissioner Hawryluk,
 Commissioner Small, Commissioner Gordon, and Commissioner Campbell-Walters

MOTION CARRIED

Moved by Councillor Carra

That with respect to Report CPC2024-1099, the following be approved, **after amendment**:

**Road Closure and Land Use Amendment in Christie Park (Ward 6) adjacent to
 5615 – 14 Ave SW, LOC2023-0210**

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.13 hectares \pm (0.32 acres \pm) of road (Plan 2410162, Area “A”), adjacent to 5615 – 14 Avenue SW, with conditions (**Amended** Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.32 acres \pm) of closed road (Plan 2410162, Area “A”) from Undesignated Road Right-of-Way to Special Purpose – Community Institution (S-CI) District.

For: (7) Councillor Carra, Director Mahler, Councillor Dhaliwal, Commissioner Hawryluk,
 Commissioner Small, Commissioner Gordon, and Commissioner Campbell-
 Walters

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to close a portion of The City’s right-of-way and designate that closure area to Special Purpose – Community Institution (S-CI) District to allow for consolidation with the adjacent parcel.
- The proposal is consistent with the designation of the adjacent site, which would allow for development that is compatible with the character of the existing neighbourhood and aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would consolidate the S-CI District with the adjacent lot and provide for culture, worship, education, health and treatment facilities in an established area of the city within walking distance to primary transit as well as a more efficient use of existing infrastructure.
- Why does this matter? The proposed S-CI District would allow for more space for culture, worship, education, health and treatment facilities in this area with convenient access to transit.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Christie Park, was submitted by Zoom Surveys on behalf of the landowners, The City of Calgary, on 2023 July 24. Attachment 3 outlines the 0.13 hectare portion of road right-of-way to be redesignated and closed through the Registered Road Closure Plan. The Applicant Submission (Attachment 4) indicates that the closed road right-of-way would be consolidated with the adjacent parcel to allow for future development.

The approximately 0.13 hectare (0.32 acre) area is located at the northwest corner of 17 Avenue SW and Sarcee Trail SW and shares a western boundary with the adjacent parcel, 5615 – 14 Avenue SW. The property at 5615 – 14 Avenue SW is currently developed with a one storey building that is home of the Calgary Islamic Centre and a surface parking lot. As noted in

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the Applicant Submission (Attachment 4), the intent of the application is to expand the Calgary Islamic Centre to provide additional parking, however, no development permit application has been submitted yet.

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 road closure and 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 was appropriate. In response, the applicant reached out to the neighboring three condominium/townhouse complexes to the north, as well as Wentworth Manor, a long-term care facility located directly to the west. The proposal was also communicated to the Strathcona, Christie and Aspen (SCA) Community Association. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

Administration received 23 letters of opposition from the public stating concerns related to:

- existing and future traffic impacts;
- loss of existing green space and trees;
- potential impacts on the adjacent the Always Available for All Ages and Abilities (5A) Network; and
- the removal of a natural buffer between the houses to the north and the LRT station and tracks to the south.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Concerns related to traffic issues, loss of green space and trees and other relevant factors will be reviewed at the development permit stage. Administration also note that the existing 5A Network adjacent to the site would not be impacted by the proposed application.

The SCA Community Association indicated they were in support of the application and provided a formal letter (Attachment 6).

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the road closure and land use amendment will be posted on-site and mailed to adjacent

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landowners. In addition, Commission’s recommendation and the date of Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for a variety of cultural, worship, education, health and treatment opportunities for Calgarians, contributing to a more inclusive city, in a location that provides convenient access to transit.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use and road closure would allow for more efficient use of land, existing infrastructure and services, and provide more opportunities for cultural, worship, education, health and treatment uses in the community.

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 Closure Plan
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. **Proposed Bylaw 14C2024**
8. **Proposed Bylaw 285D2024**
9. **Public Submissions**
10. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform