

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Haskayne. The site includes two undeveloped road rights-of-way along the 149 Street NW and 80 Avenue NW alignments. The road closure and land use redesignation area along 149 Street NW (Area 'A') is 29 metres wide by 703 metres long and 1.74 hectares in size. The road closure and land use redesignation area along 80 Avenue NW (Area 'B') is 25 metres wide by 286 metres long and 0.75 hectares in size.

The road closure and land use redesignation areas are entirely within Haskayne Park. Surrounding parcels are designated Special Purpose – Urban Nature (S-UN) District and Special Purpose Recreation (S-R) district. A parcel designated as Special Purpose – Future Urban Development (S-FUD) District is located to the southeast.

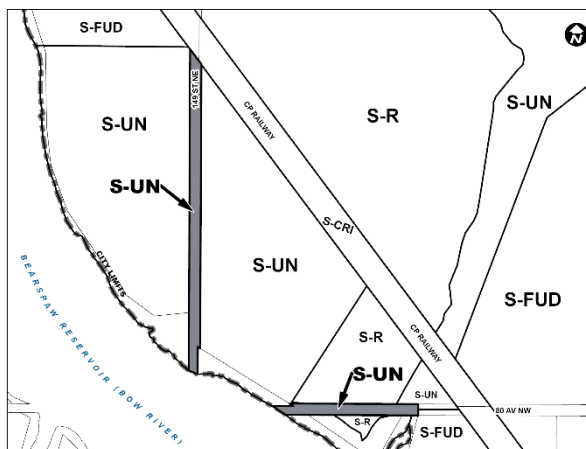
Closing the subject road rights-of way and redesignation to Special Purpose – Urban Nature (S-UN) District will discourage informal and unsafe access to Bearspaw Reservoir and limit disturbances to native grasslands.

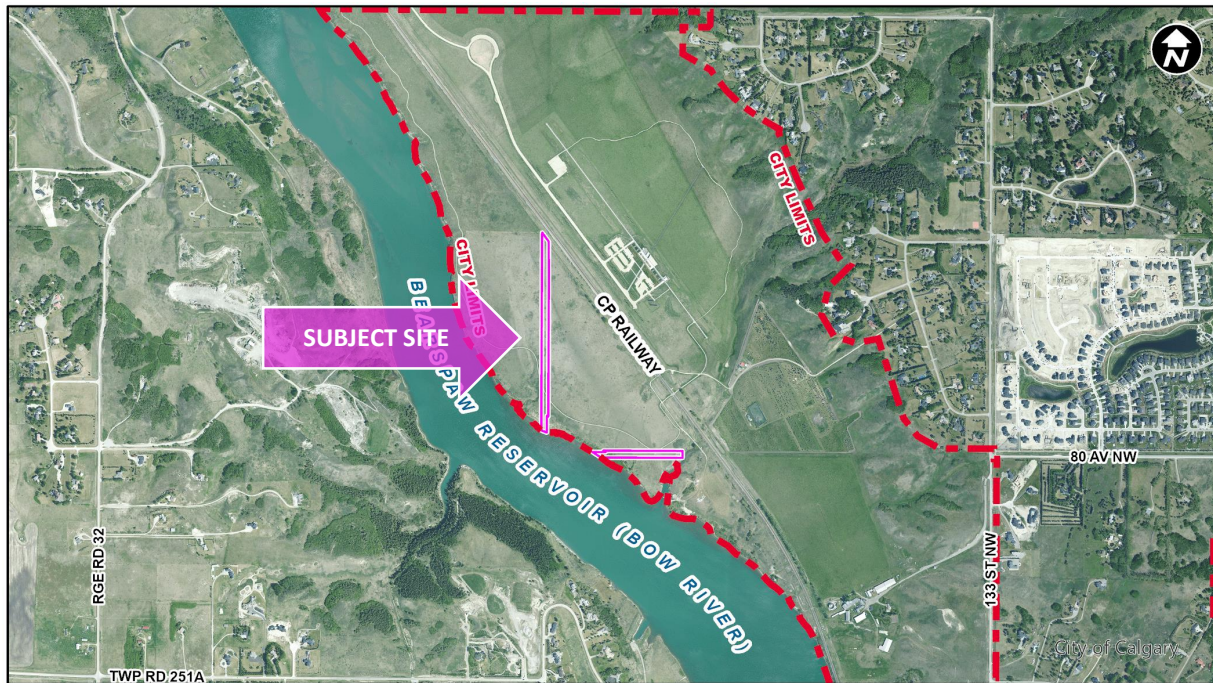
Community Peak Population Table

The Haskayne community has experienced recent development. No population data is available from the most recent City of Calgary 2019 Civic Census.



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

The application proposes the closure of approximately 1.74 hectares (4.3 acres) of 149 Street NW right-of-way and the closure of approximately 0.75 hectares (1.9 acres) of 80 Avenue NW right-of-way. The closed portions of road would be consolidated with the adjacent site, 9000 – 149 Street NW, subject to the proposed road closure conditions of approval.

Land Use

The proposed S-UN District is intended for lands that provide for natural landforms, vegetation or wetlands. In addition, the S-UN District is used for lands that preserve existing characteristics of a natural plant or animal community or are undergoing naturalization.

Development and Site Design

The rules of the proposed S-UN District would provide guidance for any future development of the site. The intent for the site is that the native grasslands will be preserved. Development will be limited to improvements that facilitate passive recreational use and restrict access to the Bears Paw Reservoir.

Transportation

Access to Haskayne Park is provided from Woodland Road NW. A pathway is provided from Woodland Road NW through Haskayne Park and connection to Glenbow Ranch Provincial Park to the north.

The proposed road closures will not impact the existing access for the adjacent parcels. Pending legal closures of the road rights-of-way, the lands shall be consolidated into the adjacent parcels.

Environmental Site Considerations

The closure of historic road allowances within Haskayne Park supports The City's Biodiversity Strategy commitment to conservation and ecosystem resiliency reducing direct pressures on biodiversity through managing appropriate access and use in areas rich in biodiversity and natural heritage areas. Furthermore, the closure of historic road allowances supports The City in fulfilling its responsibility to safeguard designated Federal Ecological Gift lands, adhering to Government of Canada policies.

Utilities and Servicing

No City of Calgary utility servicing is available in the vicinity of the road closure area.

The Bearspaw Reservoir is a major regional asset, providing drinking water to Calgarians and the region. Recreational activities (i.e. motorized boating and swimming amongst other activities by people or pets) pose varying risks to source drinking water quality. Disturbances of riparian areas as well as leaks or spills (of gasoline and other chemicals) from motorized boats are not considered low risk. Reduced public access to the reservoir area directly upstream of the drinking water intakes is supported from a water quality perspective.

The reservoir area is categorised as critical infrastructure (i.e., Water Sector) as defined by Public Safety Canada. Any future development of this area will require mitigation and risk management efforts to the satisfaction of The City.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#).

Rocky View/Calgary Intermunicipal Development Plan (2012)

The site is within the Policy Area on Map 1: Plan Area of the [Rocky View/Calgary Intermunicipal Development Plan \(2012\)](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the goals of the Rocky View County/City of Calgary IDP.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Major Public Open Space area of the [Municipal Development Plan](#) (MDP) as identified on Map 1: Urban Structure. The proposal aligns with the relevant Parks, Open Spaces and Outdoor Recreation policies, which note protection and improvement of scenic landscapes that enhance the amenity and character of Calgary's river valley park system, other waterways and wetlands, natural tree stands and prominent

escarpments. The proposed road closure and land use redesignation is consistent with the policy direction of the MDP.

Calgary Climate Strategy (2022)

The application does not include any actions that specifically address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The proposed redesignation does however provide small and incremental climate benefits by enabling the protection of natural infrastructure. The Climate Strategy identifies natural infrastructure such as grasslands, forests and waterbodies as an important component of climate resiliency by providing stormwater retention, urban heat reduction and carbon sequestration.

Haskayne Area Structure Plan (Statutory – 2015)

The [Haskayne Area Structure Plan](#) (ASP) applies to the road closure and land use amendment areas. Map 4: Land Use Concept identifies these parcels as mostly being within Haskayne Legacy Park and Environmental Open Space Study Areas. The portion of the parcels near the reservoir are within the Dam Site policy category. The ASP encourages ecologically responsible public access to Haskayne Legacy Park.

The proposed road closure and land use redesignation will discourage informal and unsafe access to Bearspaw Reservoir and limit disturbances to native grasslands. As per ASP Section 3.7 Dam Site, Intent: Ensure the ongoing, safe and efficient operation of the dam while encouraging future initiatives to establish public access to the Bow River upstream and downstream of the dam. The Dam Site includes the river, dam, reservoir and all the land that TransAlta owns upstream and downstream of the dam. Policy 3.7.1 states that structures and improvements related to the operation of the dam are permitted on the Dam Site. The application is in alignment with the policies of the ASP.

Source Water Protection Policy (2020)

[Source Water Protection Policy](#) was adopted by Council in 2020 to provide direction to integrate and embed watershed protection into land use decisions within Calgary and the broader region. The policy supports The City of Calgary commitment to delivering safe, clean, high quality drinking water to our city and regional customers through proactive stewardship and management of riparian areas within Calgary.