

Background and Planning Evaluation

Background and Site Context

The subject site is a portion of the undesignated 10 Street SW road right-of-way between 12 Avenue SW and 13 Avenue SW located in the southwest community of Beltline. The approximately 0.10 hectares (0.25 acres) site has an irregular shape, approximately 47 metres in length, and ranging from approximately 20 metres to 28 metres in width. The site encompasses the entire portion of the current 10 Street SW road right-of-way south of the existing lane and up to 13 Avenue SW. This includes the public sidewalks on 10 Street SW and portions of the public sidewalks on 13 Avenue SW.

This portion of 10 Street SW has been operating as a public park in a temporary state since 2022 in line with existing approvals. This proposal would formally close this portion of the road to enable a permanent public park space. The temporary closure of this site was a community-led and non-profit initiative intended to support safer conditions for students walking to Connaught School (elementary).

Connaught School is directly adjacent to the site with surrounding properties mainly characterized as medium to high density residential development. The land use designations surrounding the site all support high density residential development. The site is approximately 400 metres (a five-minute walk) to the 17 Avenue SW Main Street and there are various commercial developments within close proximity to the park.

This new park space would expand the open space network in the area where there are existing parks such as the directly adjacent Connaught School playground, Barb Scott Park within 200 metres of the site (a three-minute walk) and Connaught Park within 300 metres of the site (a four-minute walk). This is in addition to existing separated bicycle lanes along 12 Avenue SW, 11 Street SW and a future Greenway proposed along 13 Avenue SW, with which the subject site will interface. There are also bus stops for Route 7 (Marda Loop) and Route 90 (Bridgeland / U of C) within 200 of the site (a three-minute walk).

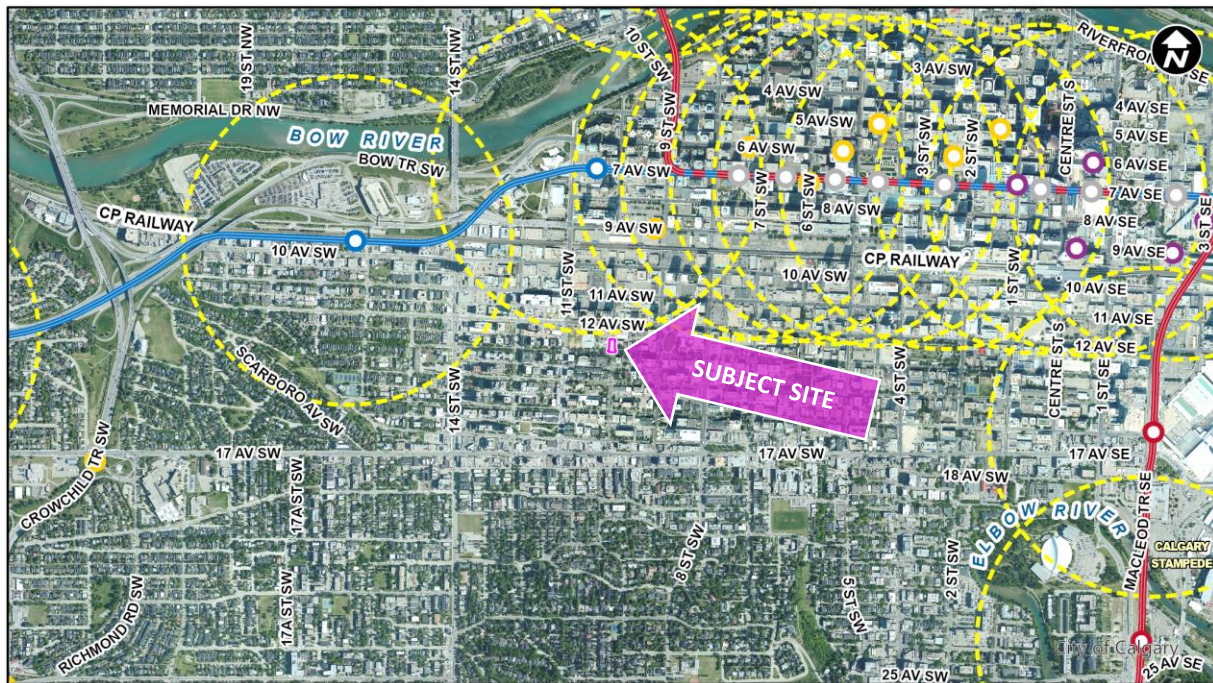
Community Peak Population Table

As identified below, the community of Beltline reached its peak population in 2019.

Beltline	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Road Closure

This proposal includes the closure of an approximately 0.10 hectare (0.25 acre) portion of 10 Street SW adjacent to 1121 – 12 Avenue SW between 12 Avenue SW and 13 Avenue SW. The closed portion of road would then be converted into a park space as a standalone parcel, subject to the Road Closure Conditions.

Land Use

The site is currently undesignated road right-of-way and would be assigned the Special Purpose – Community Service (S-CS) District to allow conversion to park space. The S-CS district is intended to accommodate a limited range of education and community uses, including parks which are not dedicated as municipal reserve (MR).

Development and Site Design

The rules of the proposed S-CS District would guide any future development or improvements on the site. The site is heavily restricted by utilities and by its overall size, offering limited opportunity for any significant permanent structures.

Transportation

Pedestrian access is available through the existing network from 12 Avenue SW and 13 Avenue SW, and from the north portion of 10 Street SW. The grid network of sidewalks throughout the neighborhood provides multiple routing options for pedestrians. With the road closure, pedestrian accessibility will be maintained through the subject site.

The site benefits from strong connectivity for all mobility modes. The site area is well served by Calgary Transit, with bus stops within 100 metres to 200 metres of the site (a three-minute walk) along 12 Avenue SW (Route 7 - Marda Loop and Route 90 - Bridgeland/University of Calgary). In addition, the 11 Street SW and 12 Avenue SW cycle tracks are in close proximity to the site area, as well as a future greenway corridor planned along 13 Avenue SW.

Vehicle access to the lane and adjacent private garage will be preserved for local traffic through 10 Street SW from the north and through the lane from the east. On-street parking will remain available in the surrounding area with daytime restrictions of two-hour parking during the weekdays, and restricted zones adjacent to the school on 12 Avenue SW and a portion of 10 Street SW.

A Transportation Mobility Assessment was commissioned to evaluate the closure of the road and was supported by Administration. Further review and recommendations will occur through subsequent approval stages.

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. Existing public utilities are to be protected in a utility right-of-way.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located in the Greater Downtown Activity Centre as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). This application supports the general policies for the Greater Downtown by enabling high-quality active transportation connections, ensuring public open spaces accommodate people of all abilities and connecting the Greater Downtown through a vibrant public realm network.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. This application supports and enables infrastructure for various modes of active transportation which aligns closely with Program Pathway G: Mode shift – Increase the mode share of zero or low emissions transportation modes.

Greater Downtown Plan (Non-Statutory 2021)

This application is supported by [Calgary's Greater Downtown Plan](#). It aligns closely with various identified strategies related to creating vibrant urban neighbourhoods, expanding the open space network and re-envisioning street space and public rights-of-way.

Beltline Area Redevelopment Plan (Statutory – 2006)

The subject site is currently shown as undesignated road right-of-way in all maps within the [Beltline Area Redevelopment Plan](#) (ARP). An amendment to the ARP is required to identify this site as the Public Park, Pathways, Open Space & Recreation typology in all relevant maps in the ARP. This change will lead to the application of many policies in Chapter 6: Parks and Public Realm of the ARP. Relevant policies also support the creation of new park space in the community to address the current deficiency in open space in Beltline in terms of the targeted amount of open space per resident. These policies will also be relevant through the design approval stage.

Beltline Parks Public Realm Playbook (Non-Statutory – 2024)

The [Beltline Parks and Public Realm Playbook](#) (The Playbook) is a non-statutory document that provides detailed guidance and strategy to address the parks and open space needs in Beltline. This proposal aligns closely with various recommendations, in particular Move 2: Leverage Park and Public Realm Synergies, and supports the overall goal of creating complete experiences within the open space network.