

**Policy Amendment, Road Closure and Land Use Amendment in Beltline (Ward 8)
adjacent to 1121 – 12 Avenue SW, LOC2024-0202**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed closure of 0.10 hectares \pm (0.25 acres \pm) of road (Plan 2510265) adjacent to 1121 – 12 Avenue SW, with conditions (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares \pm (0.25 acres \pm) of closed road (Plan 2510265) from Undesignated Road Right-of-Way to Special Purpose – Community Service (S-CS) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MARCH 27:

That Council:

1. Give three readings to **Proposed Bylaw 39P2025** for the amendments to the Beltline Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 6C2025 for the** closure of 0.10 hectares \pm (0.25 acres \pm) of road (Plan 2510265) adjacent to 1121 – 12 Avenue SW, with conditions (Attachment 3); and
3. Give three readings to **Proposed Bylaw 72D2025** for the redesignation of 0.10 hectares \pm (0.25 acres \pm) of closed road (Plan 2510265) from Undesignated Road Right-of-Way to Special Purpose – Community Service (S-CS) District.

HIGHLIGHTS

- This application seeks to close a portion of 10 Street SW to allow for a public park space adjacent to Connaught School.
- The proposal addresses a need for increased open space in Beltline and supports the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would increase the amount and types of open space available for nearby residents, supporting active transportation and leisure activities.
- Why does this matter? This application will make what has been a temporary open space for over two years into a permanent fixture, intended to provide more open space for the community and to create safer walking conditions for school children.
- An amendment to the *Beltline Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

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DISCUSSION

This road closure, policy and land use amendment in the southwest community of Beltline was submitted by The Tula Project on 2024 August 13 on behalf of The City of Calgary. As noted in the Applicant Submission (Attachment 4), the intent is to close the portion of 10 Street SW identified on the registered Road Plan (Attachment 5) adjacent to Connaught School to create an urban park space.

The space has been temporarily closed since 2022 as a pilot project to support improved public realm conditions for the general community and particularly for commuting school children. The new park would increase the amount of open space in the area and provide safe and improved active transportation connections within a dense urban environment. Upon closure of the road, The City of Calgary would retain ownership of the site and will be responsible for maintenance and operations.

The 0.10 hectare (0.25 acre) site comprises of the southern portion of the undesignated 10 Street SW road right of way between 12 Avenue SW and 13 Avenue SW. Directly adjacent to the site are the Connaught School grounds and several medium to high density residential developments. The proposed Special Purpose – Community Service (S-CS) District is intended to accommodate a limited range of community uses, including park space.

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, policy and land use amendment, 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.

As outlined in the Applicant Outreach Summary (Attachment 6), the applicant has undertaken a robust engagement program for this project since 2021. Engagement continued throughout the road closure, policy and land use amendment application process where the applicant recently conducted onsite pop-ups, delivered digital newsletters and polls, had sessions with a targeted working group and had onsite walkthroughs with residents of the adjacent multi-residential development.

City-Led Outreach

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

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sent to adjacent landowners. Administration received 19 letters in support and five letters in opposition from the public for this proposal.

The five letters of opposition included the following areas of concern:

- lack of a need in this area due to other parks in close proximity;
- design of the space in its temporary form; and
- potential disruption of traffic and congestion elsewhere due to the road closure.

The reasons for support noted in the letters received include:

- general success of the pilot project;
- demonstrated improved safety for pedestrians, families and school children;
- creation of natural and safe active transportation connections;
- overall increase of park space in Beltline; and
- beautification of the neighbourhood.

No comments from the Beltline Neighbourhoods Association (CA) were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The road closure and land use amendment were reviewed by the Development Applications Review Team and are supported. The design of the site is being reviewed and determined by various groups in Administration in collaboration with the applicant and informed by the public engagement done to date.

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

IMPLICATIONS

Social

The proposed application contributes to the open space needs of nearby residents. It adds vibrancy to the area and creates a safer pedestrian environment.

Environmental

This application aligns with the *Calgary Climate Strategy – Pathways to 2050* by supporting Program Pathway G: Mode shift – Increase the mode share of zero or low emissions transportation modes, by encouraging walking and wheeling through the new public park space.

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2025 March 27

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Economic

Ensuring that existing and future citizens have a good quality of life through the expansion of open space helps achieve our economic goals of having citizens remain in the city and help attract new and innovative talent.

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. Proposed Bylaw 39P2025**
3. Road Closure Conditions
4. Applicant Submission
5. Registered Road Plan
6. Applicant Outreach Summary
- 7. Proposed Bylaw 6C2025**
- 8. Proposed Bylaw 72D2025**
- 9. CPC Member Comments**
- 10. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform