

Proposed Street Name(s) for SW Macleod Centre in Legacy (Ward 14) at 1411 and 1555 - 210 Avenue SE, SN2018-0009

EXECUTIVE SUMMARY

This proposed street name application was submitted by B&A Planning Group, 2018 May 08 on behalf of Royop Development Corporation. The following street names have been submitted for use in the Community of Legacy, for the SW Macleod Commercial Centre located at 1411 - 210 Avenue SE and 1555 - 210 Avenue SE.

The names are based on a naming theme that pays tribute to the surrounding regional communities in Southern Alberta. "Aldersyde", "Cayley", "Hartell", "Longview", and "Naphtha".

Please refer to the attached map, "Attachment 3".

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. **ADOPT**, by Resolution, the proposed street names of "Aldersyde", "Cayley", "Hartell", "Longview", and "Naphtha".
2. Request the item be heard at the 2018 December 10 Public Hearing of Council.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

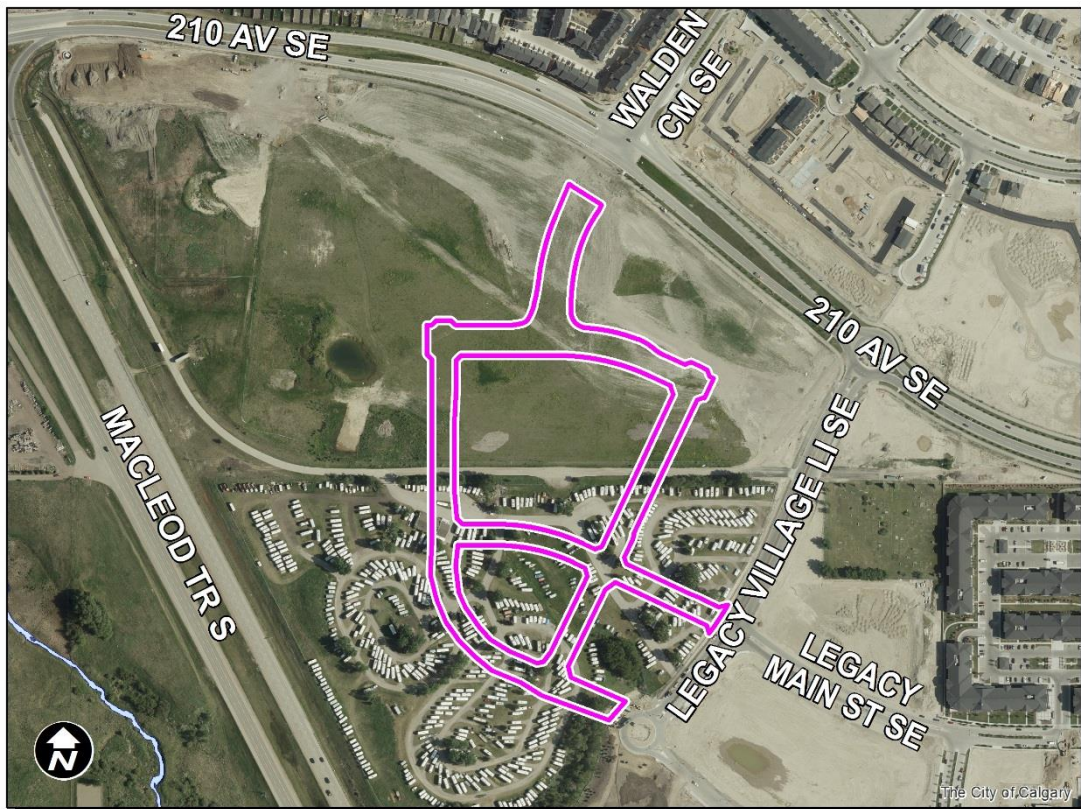
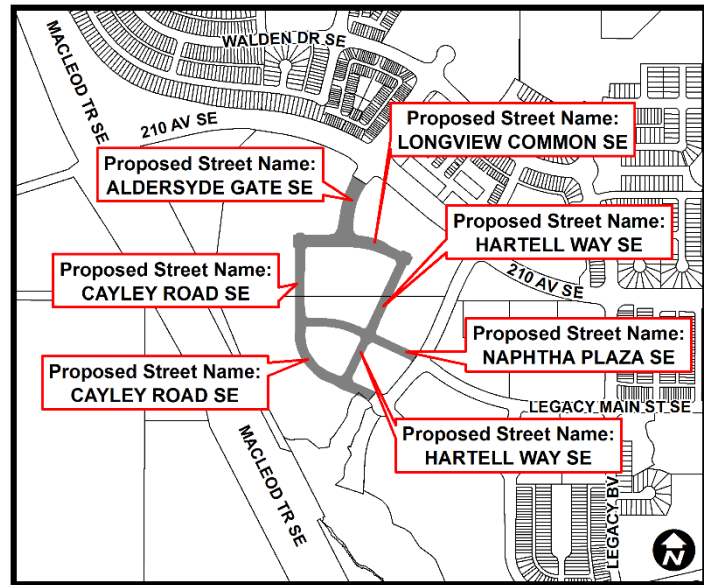
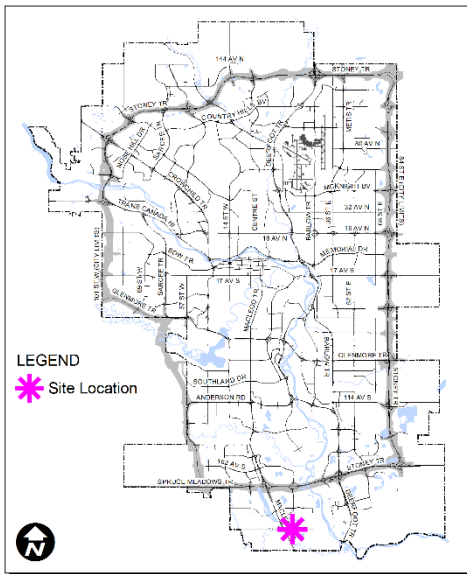
The proposed street name application was submitted by B&A Planning Group, on behalf of Royop Development Corporation. The proposed street names include "Aldersyde", "Cayley", "Hartell", "Longview", and "Naphtha" and are intended to provide the street names for an outline plan which has already been approved within this area structure plan.

The *South Macleod Centre Area Structure Plan* comprises approximately 25 hectares of land, and is located between the residential communities of Walden and Legacy. It was approved in 2017 September 12.

The land use and (and corresponding outline plan) application LOC2016-0210, was approved by Council 2017, September 12 as bylaw 308D2017. This was accompanied with an update to the *South Macleod Centre Area Structure Plan*, also approved by Council 2017, September 12, bylaw 58P2017.

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Location Maps



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Site Context

The area is surrounded by a range of existing and future uses located north of 210 Avenue SE in the community of Walden. To the east, in the Community of Legacy, is an existing cemetery, future commercial, multi-residential, and a high school site currently under development. Pine Creek flows southwest of the area, through an extensive natural area designated as an Environmental Reserve parcel. Across Macleod Trail S to the west, are lands anticipated for new residential development. The existing use on the south parcel is “trailer storage”.

The full built out plan area for the “*South Macleod Trail Area Structure Plan*”, is anticipated to be approximately 158,956 square metres of development.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

A number of potential names were submitted by the applicant for this street naming application. After review, and in summary, the original applicant submission stated that, “Legacy was not used as a street name, as Royop intends for the commercial development to serve more than the community of Legacy, and will become a regional destination for southern Calgary and beyond, celebrating Alberta’s rich settlement history and their contribution in shaping our prairie landscape”.

This information was reviewed and is in keeping with applicable legislation and policies as identified in the Strategic Alignment section of the report.

Stakeholder Engagement, Research and Communication

The subject application, including various options, for the proposed street names was circulated to various City of Calgary business units and other agencies for review. No objections were received.

This final version of proposed street names, addresses the original concerns and comments from the various street names proposed, and there are no remaining concerns.

Strategic Alignment

A report is attached, (Attachment 2), regarding compliance to the *Municipal Naming, Sponsorship and Naming Rights Policy*.

The *South Macleod Centre Area Structure Plan* comprises approximately 25 hectares of land, and is located between the residential communities of Walden and Legacy and forms part of a larger Community Activity Centre where the adjacent lands will include retail, institutional, recreational and residential development that will complement and support the function of the Plan. The *South Macleod Centre Area Structure Plan* is identified as a Gateway Commercial area, a Core Commercial area, and a Comprehensive Planning Area.

City Council and Calgary Planning Commission approved land use redesignation and the corresponding outline plan application for these lands 2017, September 12.

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This street name application follows the approved street network associated with those applications, and is consistent with The City's *Municipal Naming, Sponsorship and Naming Rights Policy*.

Social, Environmental, Economic (External)

The proposal provides an appropriate street naming fabric to ensure appropriate emergency response and navigation can occur in this area. Development of the site is proposed to include commercial and mixed use development, creating the opportunity for additional employment and construction activity in this area.

Financial Capacity

There are no impacts to the current and future financial capacity.

Current and Future Operating Budget:

There are no impacts to the current or future operating budgets.

Current and Future Capital Budget:

There are no impacts to the current and future capital budgets.

Risk Assessment

There are no significant risks with this proposal.

REASON(S) FOR RECOMMENDATION(S):

Administration recommends approval as there were no objections received during circulation of the proposed street names of "Aldersyde", "Cayley", "Hartell", "Longview", and "Naphtha".

Historical reference to Alberta place names has been used as a strategy to name streets within City boundaries.

The proposed street names comply with the *Municipal Naming, Sponsorship and Naming Rights Policy*.

ATTACHMENT(S)

1. Applicant Submission.
2. Corporate Analytics & Innovation, Naming & Sponsorships Compliance Report.
3. Proposed Street Name(s) Map