

Planning & Development Report to
Calgary Planning Commission
2019 January 24

ISC: UNRESTRICTED
CPC2019-0067

Road Closure in Medicine Hill (Ward 06) at Canada Olympic Drive SW, LOC2018-0263

EXECUTIVE SUMMARY

This purpose of this report and recommendations is to correct a technical oversight by Administration that occurred in the prior processing and approval of LOC2017-0388.

On 2018 July 23, Council approved LOC2017-0388 (land use and road closure) to enable the developer of this site (Trinity Development Group) to construct a private bridge overpass above Canada Olympic Drive SW, to connect the east and west sides of the Gateway commercial area for Medicine Hill. As part of the notice and advertising of the respective bylaw, the legal parcel for the lands to be closed was incorrectly described as "Block A", rather than "Strata Area A".

This application corrects this Administration oversight, and will enable the closure of the legal strata parcel to be accurately described by bylaw, and subsequently accepted by the Land Titles Office.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **RESCIND**, Bylaw 8C2018
2. **ADOPT**, by bylaw, the proposed strata road closure of 0.07 hectares \pm (0.17 acres \pm) of strata road (Plan 1811054, Strata Area A) adjacent to a portion of Canada Olympic Drive SW, adjacent to 2200 Na'a Drive SW and 8395 Canada Olympic Drive SW with conditions (Attachment 1).
3. Give three readings to the proposed closure bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

City Council approved LOC2017-0388 on 2018 July 23.

BACKGROUND

A private bridge between Cells A and B (Gateway commercial area) above Canada Olympic Drive SW was originally proposed as part of the approved outline plan for the Medicine Hill community.

The development permit for Cell B proposed 4 buildings with various uses - including retail and consumer services, fitness centre, liquor store, outdoor cafes and various restaurants (DP2017-2343). The development permit was approved by Calgary Planning Commission on 2018 January 25.

As part of the review of the development permit for Cell B the applicant provided details of the bridge including the bridge dimensions and appearance, phasing and construction timing.

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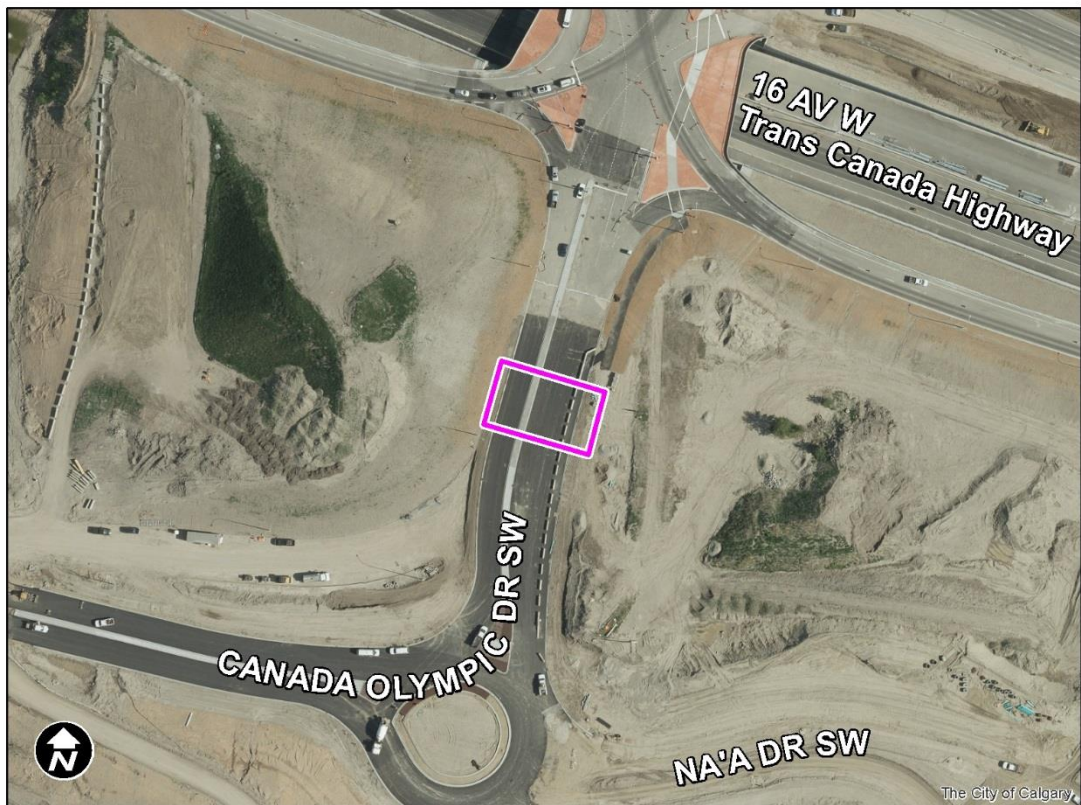
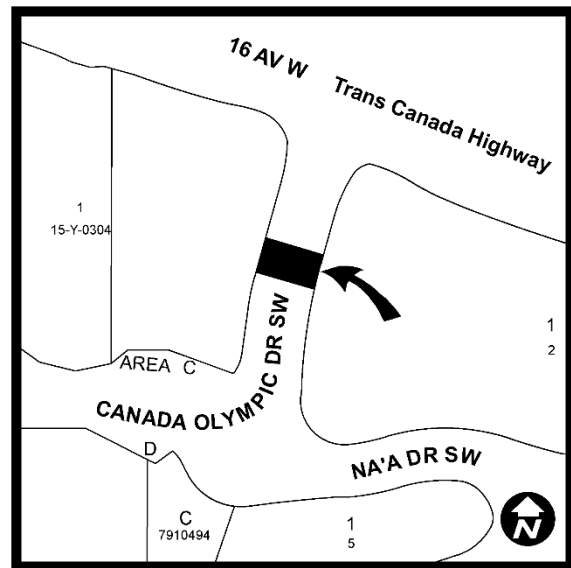
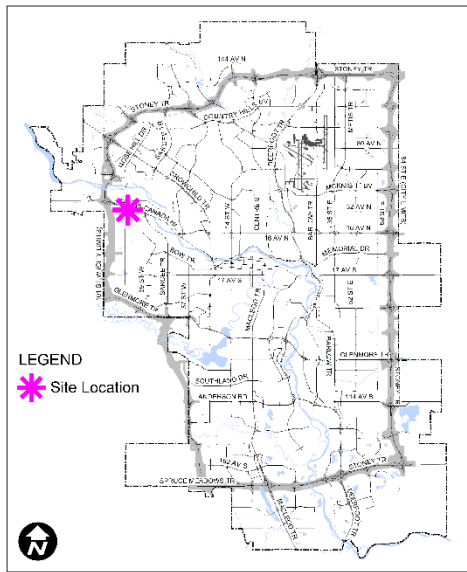
Administration reviewed the development permit for Cell B and considered the details and phasing provided to be acceptable and subsequently required a land use and road closure (through development permit conditions) to provide the legal mechanisms for the applicant to construct a private bridge over a City owned public right of way.

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LOCATION MAPS



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

This City-initiated application is a legal requirement of the Land Titles Office and is the appropriate way forward to ensure the legal parcel for the private bridge is appropriately described.

Administration evaluated the merits of the road closure as part of the original review and recommendation for LOC2017-0388, and found the proposal to be in alignment with relevant planning policy, and this continues to be the case.

Stakeholder Engagement, Research and Communication

This application was circulated to relevant stakeholders and notice posted on site. Notification letters were sent to adjacent land owners and the application advertised online.

As this application is to correct an Administration oversight and relates to the same lands as part of LOC2017-0388, Administration did not see any need to convene a meeting of the East Paskapoo Slopes Joint Advisory Committee.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (Statutory – 2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposal builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009) and Canada Olympic Park and Adjacent Lands Area Structure Plan (ASP) Statutory – 2017

The subject site is located within the Residential - Developing - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1 of the *Municipal Development Plan* (MDP) and within the Gateway District and Commercial Main Street in Map 2 Land Use Concept of the Canada Olympic Park and Adjacent Lands ASP.

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This road closure application does not conflict with any of the overarching policies in the MDP or ASP. This application, together with the approved development permit for Cell B, allows for construction of a private bridge over a road right of way which contributes to a more accessible, efficient and convenient method of access between Cells A and B in the Gateway commercial area in the Medicine Hill community.

The proposed private bridge will create a fitting entrance and exit into the Medicine Hill community and will contribute to place making in line with sound planning principles.

Social, Environmental, Economic (External)

An environmental site assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The Proposed Road Closure is aligned with relevant planning policies in the *Municipal Development Plan* and the *Canada Olympic Park and Adjacent Lands Area Structure Plan*.

ATTACHMENT(S)

1. Road Closure Conditions