

Planning & Development Report to
Calgary Planning Commission
2019 January 10

ISC: UNRESTRICTED
CPC2019-0055

**Disposition of Reserve in the Community of Bridlewood located at 249
Bridlerange Place SW, SB2018-0304**

EXECUTIVE SUMMARY

Glenmore Christian Academy Educational Society is proposing the disposition of Lot 13MR; Block 4; Plan 081 5756 located at 249 Bridlerange Place SW. Refer to Attachment 1. The disposition was reviewed and recommended for approval by the Joint Use Coordinating Committee and Real Estate and Development Services on 2018 June 25. Refer to letter of authorization from Real Estate and Development Services, Attachment 2.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. **ADOPT**, by Resolution, the proposed disposition of 0.81 hectares \pm (2.00 acres \pm) located at 249 Bridlerange Place SW (Plan 0815756, Block 4, Lot 13MR), in accordance with Administration's recommendation, and
2. **DIRECT** a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Municipal Reserve Designation.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2019
JANUARY 10:**

That Council:

1. Adopt, by Resolution, the proposed disposition of 0.81 hectares \pm (2.00 acres \pm) located at 249 Bridlerange Place SW (Plan 0815756, Block 4, Lot 13MR), in accordance with Administration's recommendation; and
2. Direct a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Municipal Reserve Designation

PREVIOUS COUNCIL DIRECTION / POLICY

That with respect to Report UCS2018-0741, the following be adopted:

That Council:

1. Adopt Administration Recommendation 1 contained in Report UCS2018-0741; and
2. Direct that the Recommendations, Report, Attachments and confidential discussions with respect to Report UCS2018-0741 remain confidential subject to Sections 23, 24, and 25 of the Freedom of Information and Protection of Privacy Act until the sale has closed except for Attachments 4 and 5 which shall remain confidential.

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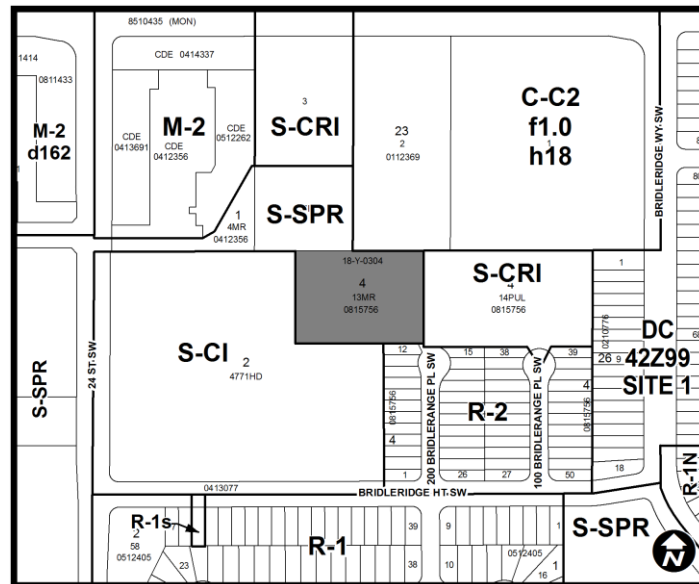
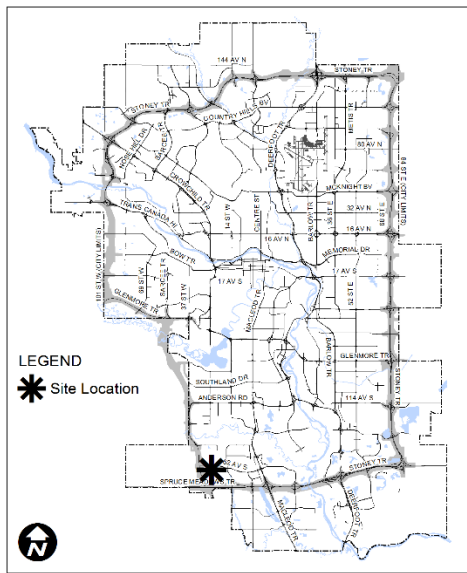
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BACKGROUND

The 0.812 hectare parcel subject of this application has been deemed surplus by Parks. The Applicant, Glenmore Christian Academy Educational Society, has held a license of occupation to use and enjoy the property since 2008. A concurrent land use redesignation has been submitted as LOC2018-0203, and proposes to change the land use from Special Purpose - School, Park and Community Reserve, (S-SPR) to Special Purpose – Community Institution, (S-CI). The disposal and redesignation are to allow for park and open space and a private school. The redesignation application was recommended for approval at Calgary Planning Commission on 2018 December 03.

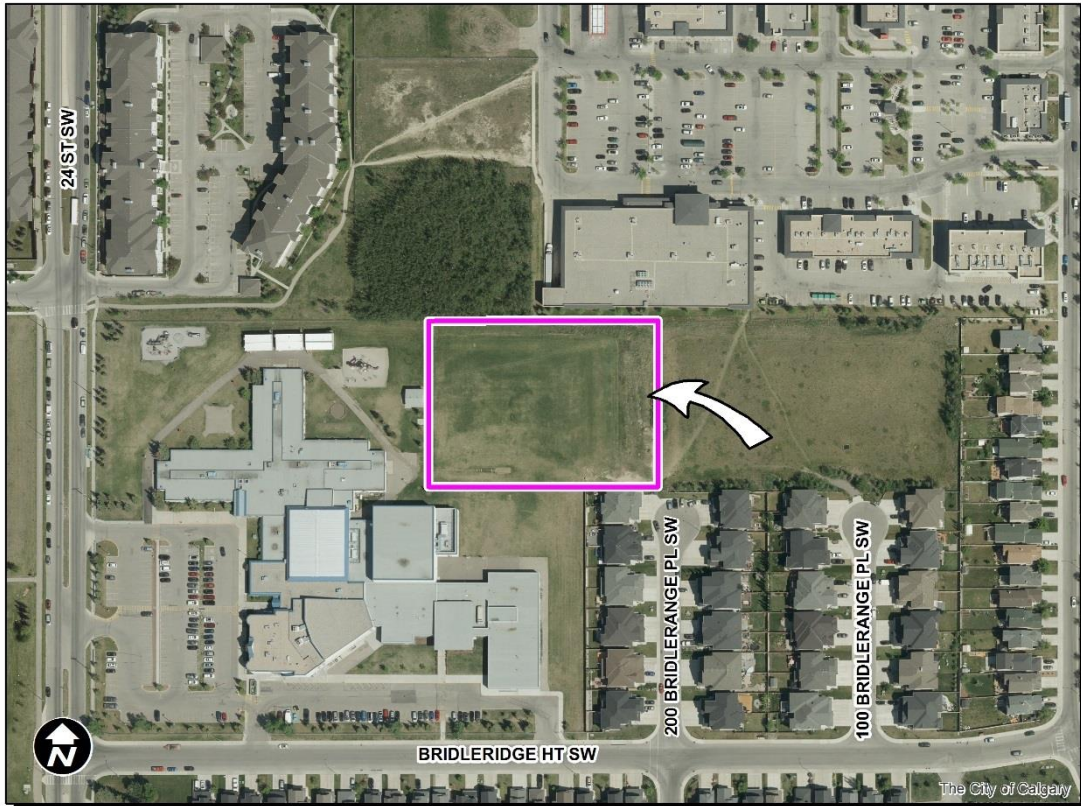
LOCATION MAPS



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Site Context

The subject lands are located east of 24 Street SW and Block 2; Plan 4771HD, (16520 - 24 Street SW), the current location of the Glenmore Christian Academy. This school was constructed in 1991 as a private school with additions added in 2011 used for Elementary and Junior High level education, and designated as S-CRI. The proposed parcel has a 20.28 metre registered access easement, on Plan 0814043 affecting Block 2; Plan 4771HD to the south, of Lot 13MR and to the west of the low density housing on 200 Bridlerange Place SW, north of Bridleridge Heights SW, and is currently the primary access to the property.

To the north is open space designated as S-SPR linking to a larger open space, S-SPR parcel to the west of the school parcel. Also located north of the site is a Commercial – Community 2, (C-C2), designated parcel that contains various commercial businesses part of the “Shoppes of Bridlewood”, including restaurant, medical and retail uses. To the southeast of the parcel are low density residential parcels designated R-2, and directly to the east is a Public Utility Lot owned by The City of Calgary.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The subject lands are currently being utilized by the potential purchaser, through a license of occupation since 2008. If authorized through this disposition, the parcel is intended to be consolidated with adjacent lands owned by Glenmore Christian Academy Educational Society and used for school related activities.

Stakeholder Engagement, Research and Communication

No objections were received during the circulation of a letter to various internal and external stakeholders.

The Notice Posting has resulted in no inquiries at the time of the Calgary Planning Commission meeting.

Strategic Alignment

The City continues to ensure the efficient, coordinated use of open space, as well as identify opportunities to redesign or repurpose land, including parks that have been identified as surplus. Given the context of the area, and limited access provisions to the site, the lands hold minimal value as City Municipal Reserve lands.

A Notice of Motion was brought forward in 2017, September to enter into negotiations for the sale of the parcel including the removal of the Municipal Reserve designation. The recommendation of this report is consistent with previous Council decisions pertaining to these lands.

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Social, Environmental, Economic (External)

Real Estate and Development Services authorizes the proposed application for removal of municipal reserve designation. (Attachment 2).

Financial Capacity

Current and Future Operating Budget:

The site is currently being maintained by the applicant. There are no additional impacts to the operating budget.

Current and Future Capital Budget:

The removal of the Municipal Reserve designation allows for the City of Calgary Real Estate and Development Services to pursue a land disposal and sale of the parcel. Proceeds will be transferred to Parks. There are no additional impacts to the capital budget.

Risk Assessment

The disposition of the parcel could be perceived to be a reduction of community accessible open space. It is a site which has limited access, and limited benefit to the community, and as the provision of open space in Bridlewood is greater than 10 percent, the proposed sale will not unduly impact the overall open space in the area.

REASON(S) FOR RECOMMENDATION(S):

Joint Use Coordinating Committee (JUCC) and the Corporate Planning Application Group (CPAG) support the disposition of this Municipal Reserve. There are limited access provisions to the site; the applicant is currently using the site for school related activities; and there are other Municipal Reserve lands in the area to offset the loss of this park space. The direction is also consistent with Council Notice of Motion, NM2017-27 to dispose of the Municipal Reserve parcel described as Plan 0815756, Block 4, Lot 13MR.

ATTACHMENT(S)

1. Disposition of Reserve Area
2. Letter of Authorization