

Planning & Development Report to
Calgary Planning Commission
2019 July 04

ISC: UNRESTRICTED
CPC2019-0746

Disposal of Reserve in Stoney 1 (Ward 3), 12450 - 15 Street NE, SB2019-0080

EXECUTIVE SUMMARY

The disposal of reserve application was submitted by IBI Group, on behalf of the landowner, The City of Calgary, on 2019 March 14. This application is for the disposal of a portion of Municipal Reserve land (Lot 2MR, Block 3, Plan 0811508), the 0.374 hectare (0.924 acre) area to be disposed of is identified as Area 'A' on the attached plan (Attachment 1).

The disposal of the reserve parcel will facilitate a pending land exchange between City of Calgary Transportation Infrastructure and the Parks Department. The disposal of reserve will then allow for the redesignation to a Public Utility Lot (PUL) which can then be exchanged through a subdivision application, for a Municipal Reserve (MR) parcel to be dedicated for an existing regional pathway.

This disposal of reserve application was applied for concurrently with land use amendment LOC2018-0246 (CPC2019-0800) and is also on the 2019 July 04 CPC Agenda.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by Resolution, the proposed disposition of 0.374 hectares \pm (0.924 acres \pm) located at 12450 – 15 Street NE (a portion of Plan 0811508, Block 3, Lot 2MR), with no compensation to the Reserve Fund.
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

None.

BACKGROUND

The disposal of reserve application was submitted by IBI Group, on behalf of the landowner, The City of Calgary, on 2019 March 14. As part of their application, an Applicant's Submission outlining their intent was provided (Attachment 2). Prior to the disposal of reserve application being made, the Joint Use Co-ordinating Committee (JUCC) supported the Disposition of Reserve on 2018 April 19 subject to a land exchange to be worked out between City of Calgary Transportation Infrastructure and City of Calgary Parks departments.

The disposal of reserve will allow a portion of the current Municipal Reserve parcel (Lot 2MR, Block 3, Plan 0811508) to then be re-designated as a Public Utility Lot (PUL) for the development of an ATCO pipeline right of way and natural gas feeder to the existing Calgary Transit natural gas facility. In order for the PUL to be created, the disposition of reserve and subsequent land use amendments must occur. A Public Hearing of Council is required for all disposition of reserves.

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Site Context

The subject site is located in Stoney 1, which is an industrial area with a mixture of warehouses and undeveloped industrial parcels. The Calgary Transit natural gas bus facility is located on the large Industrial – General (I-G) designated parcel to the north of the MR parcel to be disposed. To the east of both the transit facility and the MR parcel to be disposed, is a large Environmental Reserve parcel dedicated under the Special Purpose – Urban Nature (S-UN) District.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Stakeholder Engagement, Research and Communication

The disposition of reserve application was circulated to utility companies as well as to the Ward Councillors office. There is no community association in Stoney 1. No objections were received from the public. The site will be notice posted in compliance with the Municipal Government Act prior to the Public Hearing of Council.

Additional engagement was handled through the concurrent land use amendment application LOC2018-0246 (CPC2019-0800).

Strategic Alignment

Not applicable.

Social, Environmental, Economic (External)

No concerns.

Financial Capacity

Current and Future Operating Budget

All costs associated with the MR disposition have been accounted for by Transportation Infrastructure.

Current and Future Capital Budget

Not applicable.

Risk Assessment

The disposition is required as one of the components of providing a more energy efficient delivery of natural gas to the existing transit facility.

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REASON(S) FOR RECOMMENDATION(S):

The disposal of reserve is required in order for a portion of the current Municipal Reserve (MR) parcel to be redesignated to a Public Utility Lot (PUL) parcel. Redesignation, subdivision, and subsequent dedication of Municipal Reserve can all take place post disposal of reserve, to accommodate the proposed land use change.

ATTACHMENT(S)

1. Filed Plan showing area required for Disposition of Municipal Reserve
2. Applicant Submission