

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0231

Road Closure and Land Use Amendment in Glendale (Ward 6) between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW, LOC2020-0005

EXECUTIVE SUMMARY

This road closure and land use redesignation application was submitted by Global Raymac Surveys on 2020 January 10, on behalf of the landowner, The City of Calgary. The application proposes to close a road right-of-way between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW and redesignate the closed road right-of-way to Residential – Contextual One Dwelling (R-C1) District to allow for the future consolidation of the subject land with 4011 Grove Hill Road SW.

The proposed land use amendment aligns with the applicable policies of the *Municipal Development Plan* (MDP). There is no applicable local area plan.

The road closure will facilitate the future consolidation of the approximately 0.02 hectares closed road right-of-way with 4011 Grove Hill Road SW.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed closure of 0.02 hectares \pm (0.05 acres \pm) of road (Plan 2010657) adjacent to 4011 Grove Hill Road SW and 4007 Grove Hill Road SW with conditions (Attachment 3); and
2. Give three readings to the proposed closure bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.02 hectares \pm (0.05 acres \pm) of closed road (Plan 2010657) from Undesignated Road Right-of-Way to Residential – Contextual One Dwelling (R-C1) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by Global Raymac Surveys on 2020 January 10, on behalf of the landowner, the City of Calgary (Attachment 1).

The existing single detached dwelling at 4011 Grove Hill Road SW was approved in 2014 December 19 (DP2014-4189).

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Site Context

The subject land is located in the community of Glendale between 4011 Grove Hill Road SW and 4006 Grove Hill Road SW. The land use in this area is predominantly low density residential developed with single detached dwellings.

The road right-of-way has an area of approximately 0.02 hectares (0.05 acres) and was originally used as a laneway but has been unutilized for some time. The proposal would see the closed road right-of-way consolidated with 4011 Grove Hill Road SW.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed R-C1 District is needed in order for the closed road right-of-way to be compatible with the existing adjacent residential lot (R-C1), with which it will be consolidated.

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Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

Road Closure

The application proposes to close a portion of road right-of-way, which is an unusable laneway between 4011 Grove Hill Road SW and 4007 Grove Hill Road SW and designate it to the R-C1 District. The Conditions of Approval for the road closure are contained in Attachment 3.

Land Use

The proposed land use for the undesignated road right-of-way is Residential – Contextual One Dwelling (R-C1) District which is consistent with the land use of the adjacent residential properties.

The R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area. The proposed R-C1 District is in keeping with the surrounding land uses.

Development and Site Design

The rules of the proposed R-C1 District provide basic guidance for the future site development. The proposed closure area will be consolidated with the adjacent parcel.

Environmental

An Environmental Site Assessment was not required as part of this application.

Transportation

No concerns as the road right-of-way does not operate as a road. Proposed road closure conditions are provided within Attachment 3.

Utilities and Servicing

Water and sanitary mains are available to service the subject site. At the time of development the applicant must coordinate with the utility owners (Enmax, ATCO Gas and Calgary Roads) for the removal and/or relocation of existing utilities located within the lane or the registration of an easement, or utility right of way for the protection of the utilities.

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Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised on-line.

The application was circulated to the Glendale Community Association and they did not provide comments at the time of writing this report.

Administration received one letter in opposition to the proposal which indicated concerns with the following:

- the closure of land that has been open for community use for 18 years.

Administration considered relevant planning issues specific to the proposed road right-of-way closure and land use redesignation. While the subject site may have been used by residents as a pathway, the closure is not deemed to have any significant impacts on the local community as the location is in close proximity to other public open spaces such as Turtle Hill to the southwest.

No public meetings were held by the applicant or Administration for this application.

Following Calgary Planning Commission, notifications for a Public hearing will be posted on the subject site (visible to residents) and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Established area of the [*Municipal Development Plan*](#) (MDP). The applicable MDP policies encourage redevelopment of the established areas that incorporate appropriate densities and moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The proposed road closure and redesignation application is in keeping with relevant MDP policies, as the proposed R-C1 District is the same land use which is within the existing neighbourhood.

Social, Environmental, Economic (External)

The recommended road closure and redesignation would allow for the consolidation of an undeveloped road right-of-way with an adjacent residential parcel which will have no negative impacts on the surrounding neighbourhood.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating 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 proposal aligns with the applicable policies of the *Municipal Development Plan*. The proposed road closure and redesignation will facilitate the consolidation of the road right-of-way with the adjacent residential parcel to the north, and will have no impacts to the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Registered Road Closure Plan
3. Proposed Road Closure Conditions