

**ROAD CLOSURE AND LAND USE AMENDMENT
SECTION 23 (WARD 9)
EAST OF 52 STREET AND SOUTH OF 94 AVENUE SE
BYLAWS 6C2017 AND 189D2017**

MAP 23SE

EXECUTIVE SUMMARY

This application is to close a portion of 98 Avenue SE undeveloped road right-of-way adjacent to 9905, 9889, 9098 – 54 Street SE, 5625, 5825, and 5925 – 94 Avenue SE and 5620 – 98 Avenue SE and to redesignate the closed road from Undesignated Road Right-of-Way to Industrial – General (I-G) District. The closed road would be consolidated with the adjacent lands.

The undeveloped road right-of-way of 98 Avenue SE, between 52 Street and 60 Street SE does not function as a roadway, and is surplus to the city's needs. The City of Calgary Real Estate & Development Services has engaged with adjacent landowners for the sale of portions of the closed road area for consolidation with their parcels. Lands not sold would be consolidated with adjacent city owned parcels.

PREVIOUS COUNCIL DIRECTION

No previous direction has been provided by Council with respect to the subject site or application.

ADMINISTRATION RECOMMENDATION(S)

2017 April 20

That Calgary Planning Commission recommends **APPROVAL** of the proposed Road Closure and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 6C2017 and 189D2017; and

1. **ADOPT** the proposed closure of 1.70 hectares \pm (4.20 acres \pm) of road (Plan 1612382, Area A, B, C, D, E, and F) adjacent to 5620 – 98 Avenue SE, 9808, 9889, and 9905 – 54 Street SE, 5625, 5825 and 5925 – 94 Avenue SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 6C2017.
3. **ADOPT** the proposed redesignation of 1.70 hectares \pm (4.20 acres \pm) of closed road (Plan 1612382, Area A, B, C, D, E, and F) adjacent to 5620 – 98 Avenue SE, 9808, 9889 and 9905 – 54 Street SE, 5625, 5825 and 5925 – 94 Avenue SE from Undesignated Road Right-of-Way to Industrial – General (I-G) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 189D2017.

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REASON(S) FOR RECOMMENDATION:

The road right-of-way has not been developed or functioning as a road. The land is surplus to the city needs. The City of Calgary Real Estate & Development Services has engaged with the adjacent landowners who have expressed interest in purchasing the closed road area for consolidation. Lands that would not be sold would be consolidated with the adjacent city owned parcels.

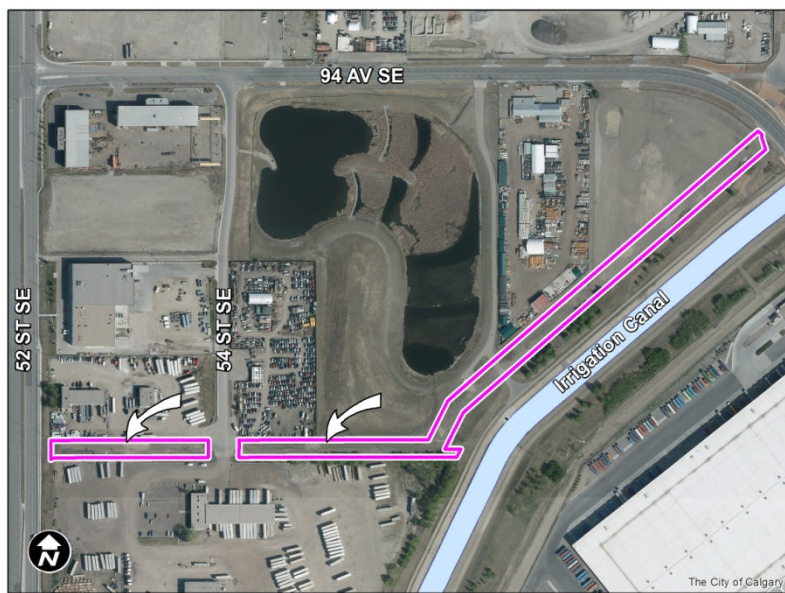
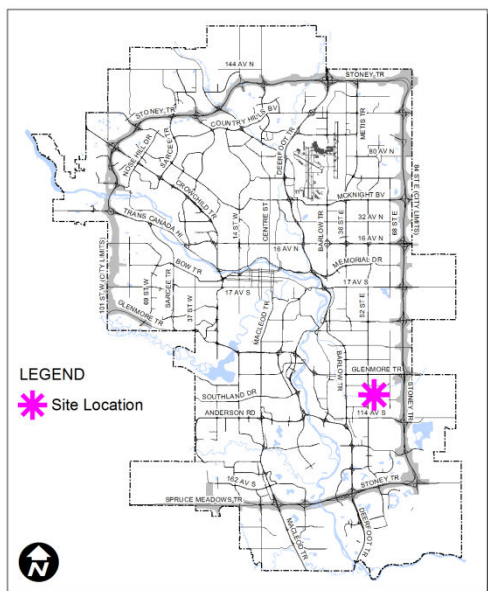
ATTACHMENTS

1. Proposed Bylaw 6C2017
2. Proposed Bylaw 189D2017

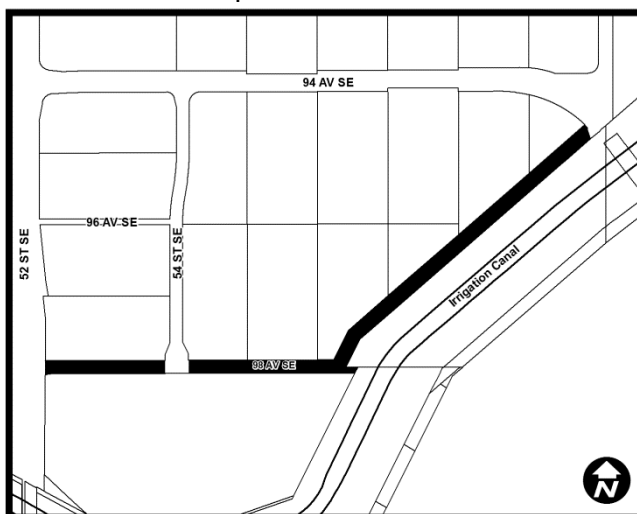
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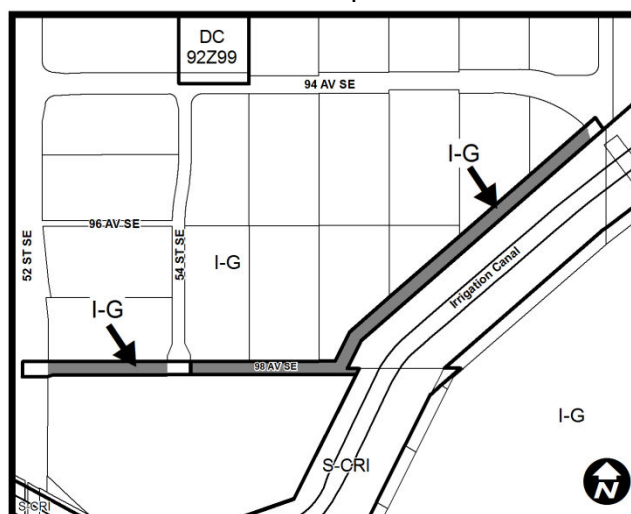
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed closure of 1.70 hectares \pm (4.20 acres \pm) of road (Plan 1612382, Area A, B, C, D, E, and F) adjacent to 5620 – 98 Avenue SE, 9808, 9889, and 9905 – 54 Street SE, 5625, 5825 and 5925 – 94 Avenue SE, with conditions (APPENDIX II).

Moved by: S. Keating

Carried: 7 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.70 hectares \pm (4.20 acres \pm) of closed road (Plan 1612382, Area A, B, C, D, E, and F) adjacent to 5620 – 98 Avenue SE, 9808, 9889 and 9905 – 54 Street SE, 5625, 5825 and 5925 – 94 Avenue SE from Undesignated Road Right-of-Way to Industrial – General (I-G) District.

Moved by: S. Keating

Carried: 7 – 0

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Applicant:

The City of Calgary

Landowner:

The City of Calgary

PLANNING EVALUATION

This application is to close a portion of 98 Avenue SE undeveloped road right-of-way adjacent to 9905, 9889, 9098 – 54 Avenue SE, 5625, 5825, 5925 – 94 Avenue SE and 5620 – 98 Avenue SE. The Undesignated Road Right-of-Way would be redesignated to Industrial – General (I-G) District. The closed road would be consolidated with the adjacent lands.

The undeveloped road right-of-way of 98 Avenue SE, between 52 Street and 60 Street SE does not function as a roadway and is surplus to the city's needs. The City of Calgary Real Estate & Development Services has engaged with adjacent landowners for the sale of portions of the closed road area for consolidation with their respective parcels. Lands not sold would be consolidated with adjacent city owned parcels.

The proposed closure of 98 Avenue SE will not restrict or impede vehicle access to the adjacent parcels, access to those lands will continue from 54 Street SE and 94 Avenue SE.

Existing utilities within the road closure area have been identified and will require utility right-of-ways and easements, as stated in the conditions. Access to the Western Headworks Canal for Water Resources will continue through the city owned parcel, 5620 – 98 Avenue SE (storm water pond).

The road closure and land use amendment application was circulated to the stakeholders and no objections were received.

The proposed redesignation is compatible with the adjacent land use.

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APPENDIX I

APPLICANT'S SUBMISSION

This application is to close a 1.70ha (4.20ac) portion of 98 AV SE located between 52 ST SE and 60 ST SE, north of the Western Headworks Canal.

This portion of 98 AV SE is an undeveloped road right of way. The proposed closed road is to be redesignated as Industrial-General (I-G) and consolidated with adjacent parcels, including City-owned lands for direct access to the Western Headworks Canal.

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APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

1. That all costs associated with the closure be borne by the applicant;
2. That protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards;
3. That utility easements be provided, as required and that a utility Right-of-Way plan be registered concurrently with the subdivision and to the satisfaction of the Development Authority, City Solicitor, Enmax Power Corporation, Atco Gas and Telus Communications Inc, and
4. That the closed road right-of-ways be consolidated with the adjacent lands.