

**ROAD CLOSURE AND LAND USE AMENDMENT
EAST SHEPARD INDUSTRIAL (WARD 12)
68 STREET SE SOUTH OF IRRIGATION CANAL
BYLAWS 7C2017 AND 190D2017**

MAP 23SE

EXECUTIVE SUMMARY

This application is to close a portion of undeveloped road right-of-way adjacent to 9425 – 68 Street SE and to redesignate the closed road from Undesignated Road Right-of-Way to Industrial – General (I-G) District.

The subject area was previously required because of significant backslope from 68 Street SE to the undeveloped lands to the west. With recent development of the lands, the site grading eliminated the backslope to the roadway leaving that portion of undeveloped roadway redundant. The closed road would be consolidated with the lands to the west, 9425 – 68 Street SE.

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 7C2017 and 190D2017; and

1. **ADOPT** the proposed closure of 0.11 hectares \pm (0.27 acres \pm) of road (Plan 1612345, Area B) adjacent to 9425 – 68 Street SE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 7C2017.
3. **ADOPT** the proposed redesignation of 0.11 hectares \pm (0.27 acres \pm) of closed road (Plan 1612345, Area B) adjacent to 9425 – 68 Street 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 190D2017.

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REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation of Industrial – General (I-G) District is consistent with the adjacent parcels to be consolidated with. The road closure area is surplus to city needs and would be consolidated with the adjacent parcel of 9425 – 68 Street SE.

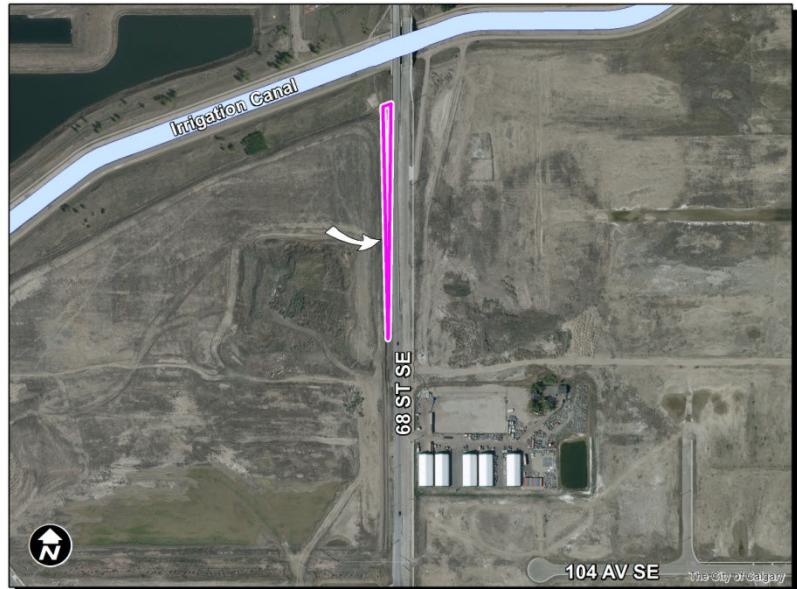
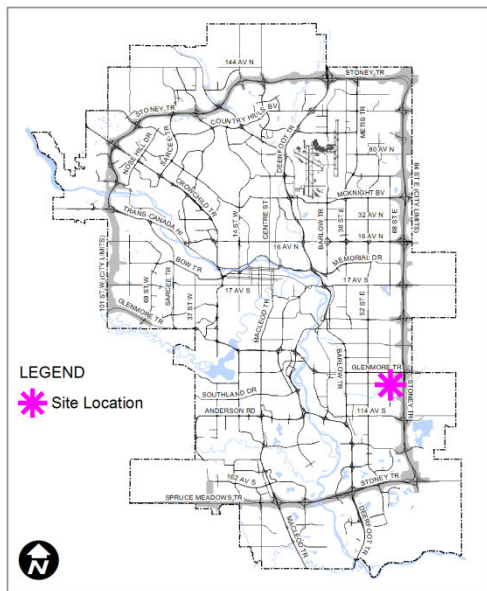
ATTACHMENTS

1. Proposed Bylaw 7C2017
2. Proposed Bylaw 190D2017

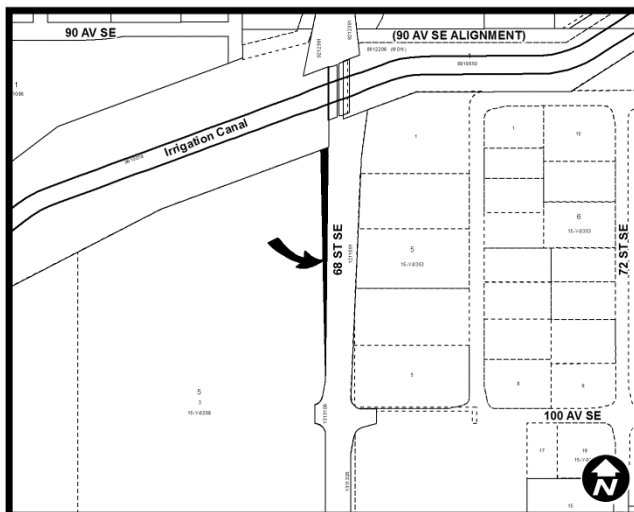
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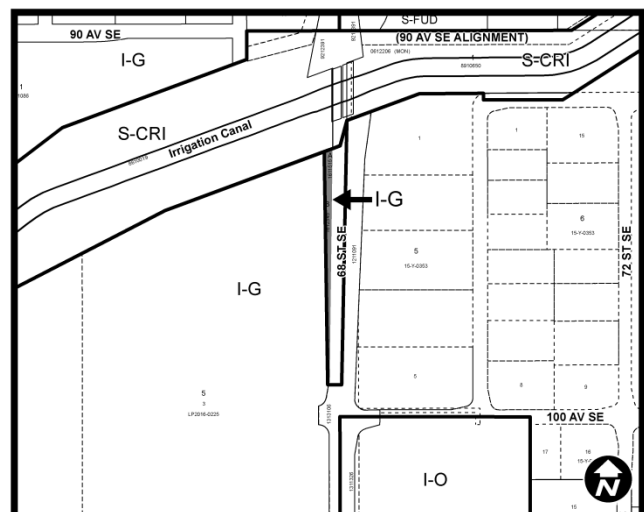
LOCATION MAPS



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 0.11 hectares \pm (0.27 acres \pm) of road (Plan 1612345, Area B) adjacent to 9425 – 68 Street SE, with conditions (APPENDIX II).

Moved by: S. Keating

Carried: 7 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares \pm (0.27 acres \pm) of closed road (Plan 1612345, Area B) adjacent to 9425 – 68 Street 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 undeveloped road right-of-way adjacent to 9425 – 68 Street SE and to redesignate the closed road from Undesignated Road Right-of-Way to Industrial – General (I-G) District.

The subject area was previously required because of significant backslope from 68 Street SE to the undeveloped lands to the west. With recent development of the lands, the site grading eliminated the backslope to the roadway leaving that portion of roadway redundant. The closed road would be consolidated with the lands to the west, 9425 – 68 Street SE.

The existing utilities within the closure area have been identified and a utility Right-of-Way will be required as stated in the conditions.

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 0.11ha (0.27 ac) portion of 68 ST SE at approximately 100 AV SE, south of the Western Headworks Canal. This portion of road is located on the west side of 68 ST SE, adjacent to 9425 - 68 Street SE of the Dufferin North Industrial Park (SE 23-23-29-4).

Previously, this portion of road was required because of significant backslope from 68 Street SE to the undeveloped lands to the west. From 2013-2016, these lands have been in the process of development and the site grading eliminated the backslope to the road right-of-way.

The proposed closed road is to be redesignated as Industrial – General (I-G) and consolidated with the adjacent parcel.

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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 a utility Right-of-Way be registered concurrently with the subdivision and to the satisfaction of the Development Authority, City Solicitor and Enmax Power Corporation; and
4. That the closed road right-of-way be consolidated with the adjacent land located at 9425 – 68 Street SE.