

**ROAD CLOSURE AND LAND USE AMENDMENT
PATTERSON (WARD 6)
NORTH OF PATINA DRIVE AND WEST OF PATINA PLACE SW
BYLAWS 3C2017 AND 158D2017**

MAP 23W

EXECUTIVE SUMMARY

This application is to close a portion of undeveloped road right-of-way adjacent to 417 Patina Place SW and to redesignate the closed road from Undesignated Road Right-of-Way to Special Purpose – Future Urban Development (S-FUD) District. The closed road would be consolidated with the adjacent parcel, 417 Patina Place SW.

With the realignment of Patina Place SW, a westerly portion of the undeveloped road right-of-way has been deemed surplus to city needs and is being sold to the adjacent owner of 417 Patina Place SW.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 March 23

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 3C2017 and 158D2017; and

1. **ADOPT** the proposed closure of 0.07 hectares \pm (0.17 acres \pm) of road (Plan 1710458, Area A) adjacent to 417, 427 and 435 Patina Place SW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 3C2017.
3. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) of closed road (Plan 1710458, Area A) adjacent to 417, 427 and 435 Patina Place SW from Undesignated Road Right-of-Way **to** Special Purpose – Future Urban Development (S-FUD) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 158D2017.

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REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation of Special Purpose – Future Urban Development (S-FUD) is consistent with the adjacent lands to be consolidated with. The road closure area is surplus to city needs and is being sold to the adjacent owner, 417 Patina Place SW for consolidation with their lands.

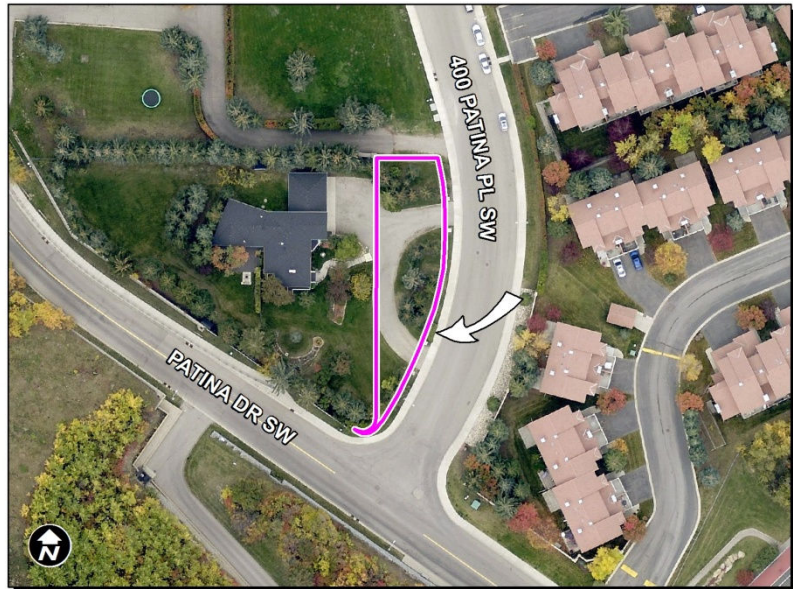
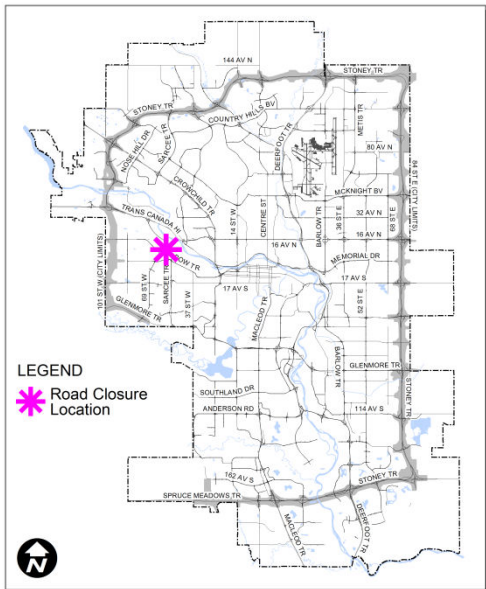
ATTACHMENTS

1. Proposed Bylaw 3C2017
2. Proposed Bylaw 158D2017

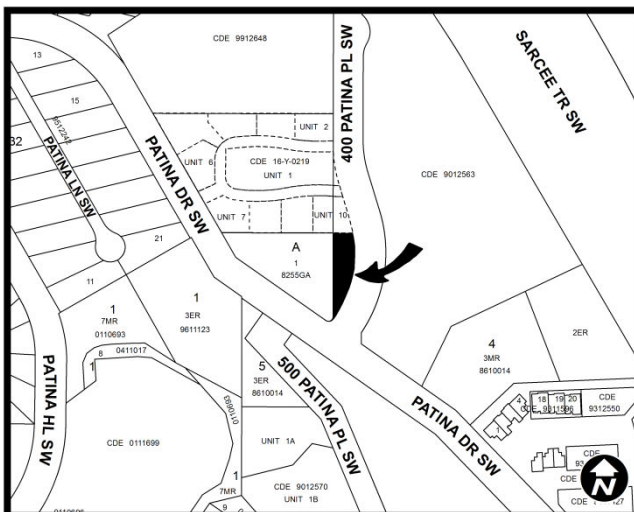
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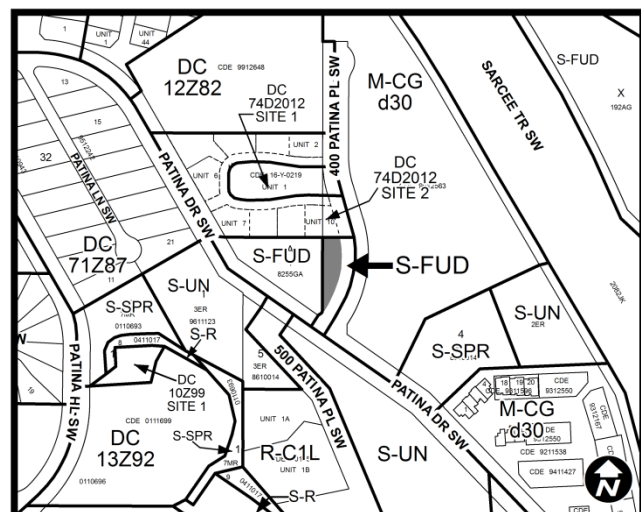
LOCATION MAPS



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 0.07 hectares \pm (0.17 acres \pm) of road (Plan 1710458, Area A) adjacent to 417, 427 and 435 Patina Place SW, with conditions (APPENDIX II). | |
| | Moved by: R. Wright | Carried: 8 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) of closed road (Plan 1710458, Area A) adjacent to 417, 427 and 435 Patina Place SW from Undesignated Road Right-of-Way to Special Purpose – Future Urban Development (S-FUD) District. | |
| | Moved by: R. Wright | Carried: 8 – 0 |

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Applicant:

Mary Seck Lee

Landowner:

The City of Calgary

PLANNING EVALUATION

This application is to close a portion of undeveloped road right-of-way adjacent to 417 Patina Place SW and redesignate the closed road from Undesignated Road Right-of-Way to Special Purpose – Future Urban Development (S-FUD).

As a result of the realignment of Patina Place SW, a westerly portion of undeveloped road right-of-way has been deemed surplus lands to the city's needs. The City of Calgary is in negotiations with the adjacent landowners' of 417 Patina Place SW for the sale of the subject area. The closed road area would be consolidated with the parcel, 417 Patina Place SW.

The existing utilities within the closure area have been identified and utility right-of-ways and easement registrations will be required as stated in the conditions.

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

We have owned our home since 1979 when it was outside the City of Calgary. When the lands across the road from our home were proposed for development in the 1980's the City required the developer to relocate the road alignment (Now Patina Place) so that it intersected Patina Drive at 90 degrees. This resulted in the widening of the road right of way and a portion in front of our home no longer being required by the City. The developer left the area in a mess with boulders and debris, etc.

As access to our home went right through this area over time we cleaned up the mess, planted trees and grass to make the area respectable and enhance the streetscape.

We have decided – to make sure the trees remain and access to our home is not altered – to purchase the unused road right of way and consolidate it to our parcel. We have worked over the past year with Corporate Properties to do so.

Part of the agreement with the City is that we apply for the Road Closure and Land Use Redesignation.

The zoning proposed is the same as our parcel – S-FUD – which will allow for the consolidation of the two parcels at the closing of the purchase from the City.

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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, Telus Communications Inc, Shaw Cablesystems Company;
4. That the closed road right-of-way be consolidated with 417 Patina Place SW.