

Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 1332 - 8 Avenue SE, LOC2020-0167

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.003 hectares \pm (0.007 acres \pm) of road (Plan 2110008, Area 'A'), adjacent to 1332 – 8 Avenue SE, with conditions (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.003 hectares \pm (0.007 acres \pm) located adjacent to 1332 – 8 Avenue SE (Plan A3, Block 8, Lot 15 and 16) from Undesignated Road Right-of-Way to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application proposes to close a small portion of the rear lane road right-of-way adjacent to 1332 – 8 Avenue SE and redesignate it to Residential – Contextual One / Two Dwelling (R-C2) District.
- The proposal would allow the adjacent property to have a rectangular rear setback between the lane and the garage and is keeping with the applicable policies of the *Inglewood Area Redevelopment Plan* and the *Municipal Development Plan*.
- What does this mean to Calgarians? This proposal would enable more efficient use of existing infrastructure and services.
- Why does this matter? The proposal would allow the adjacent lot to consolidate with the road closure and create a rectangular lot for future redevelopment.
- There is no previous Council direction regarding this proposal
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This road closure and land use amendment application was submitted on 2020 November 05 by Element Land Surveys on behalf of the landowner Michelle L. Denny. The Applicant's Submission (Attachment 4) indicates that the road closure will allow proper setback to the existing garage.

This 0.003 hectare (0.007 acre) portion of the rear lane is located in the southeast community of Inglewood, west of 13 Street SE. The site is currently an undesignated road-right-of-way. The proposal is to close the unused portion of the rear lane. The proposed road closure and R-C2 District is to allow for consolidation with adjacent property, 1332 – 8 Avenue SE.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant determined that no outreach would be undertaken.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

No letters were received by Administration at the time of writing this report.

The Inglewood Community Association provided a letter in support on 2020 December 07 (Attachment 5).

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This proposal will allow for a more efficient use of land and infrastructure and provide opportunities for a wider range of housing type that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#).

Economic

The closure of the road right-of-way and consolidation with adjacent property would enable more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposal.

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ATTACHMENT(S)

1. Background and Planning Evaluation
2. Registered Road Closure Plan
3. Road Closure Conditions
4. Applicant Submission
5. Community Association Letter

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform