

Road Closure and Land Use Amendment in Crescent Heights (Ward 7) adjacent to 1602 - 2 Street NW, 236 and 238 - 15 Avenue NW, LOC2020-0128

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.02 hectares \pm (0.05 acres \pm) of road (Plan 2110302, Area 'A', 'B' and 'C'), adjacent to 1602 - 2 Street NW, 236 and 238 - 15 Avenue NW, with conditions (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 0.02 hectares \pm (0.05 acres \pm) of closed road (Plan 2110302, Area 'A', 'B' and 'C') adjacent to 1602 - 2 Street NW, 236 and 238 - 15 Avenue NW from Undesignated Road Right-of-Way to Multi-Residential – Contextual Medium Profile (M-C2) District.

HIGHLIGHTS

- This application proposes to close a small portion of the rear lane road right-of-way adjacent to 236 and 238 – 15 Avenue NW, and 1602 – 2 Street NW and redesignate it to Multi-Residential Medium Profile (M-C2) District.
- The proposal will align the rear setbacks along the lane with the neighbouring property and is keeping with the relevant policies of the *16 Avenue North Urban Corridor 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 lots to consolidate with the surplus lands within the road closure (lane) area and create larger parcels for future redevelopment.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This road closure and land use application located in the northwest community of Crescent Heights was submitted by the landowner, The City of Calgary, on 2020 August 24. The Applicant Submission (Attachment 2) indicates that they intend to close the portion of the lane that is currently grassed and unused, leaving the remainder of the lane functioning as is. The application proposes that the closed area be split into three sections, which will be aligned with the neighbouring parcels to the south, and consolidated with these parcels respectively. There is an adjacent, developed lane that currently exists along the entire block face. The proposed closure will allow the rear property lines to align along the block, and provide rear lane access for these parcels in the future as they are currently accessed from front driveways on 15 Avenue NW.

No development permit application has been submitted at this time. Future redevelopment is not expected on the road closure area alone, but could occur on the consolidated parcels.

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

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. In response, the applicant advised that in addition to speaking with the adjacent landowners, the applicant sent a notification letter explaining the purpose of the road closure and redesignation to 32 adjacent residents and businesses, including the following:

- all businesses located at 233 -16 Avenue NW;
- 3019 - 16 Avenue NW;
- homes from 1603 to 1613 - 2 Street NW;
- 1608 - 2 Street NW; and
- homes from 224 to 240 - 15 Avenue NW.

No feedback or comments were received by the applicant from the public. At this time, one of the adjacent land owners has agreed to purchase the land and extend their lot.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report.

This application was circulated to the Crescent Heights Community Association, who provided comments on 2020 September 17 noting they had no objections to the application (Attachment 3).

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

IMPLICATIONS

Social

The proposed road closure and land use redesignation enables the continuation of development in Crescent Heights, and provides opportunities for redevelopment that would provide more efficient use of land and infrastructure, and support surrounding amenities. It also allows for a

**Planning & Development Report to
Calgary Planning Commission
2021 March 18**

**ISC: UNRESTRICTED
CPC2021-0328
Page 3 of 3**

**Road Closure and Land Use Amendment in Crescent Heights (Ward 7) adjacent to
1602 - 2 Street NW, 236 and 238 - 15 Avenue NW, LOC2020-0128**

the potential for a wider variety of housing types to better accommodate the housing 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](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

Economic

The ability to further develop additional intensity on these sites in the future will make 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 application.

ATTACHMENT(S)

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

Department Circulation

General Manager	Department	Approve/Consult/Inform