

**ROAD CLOSURE AND LAND USE AMENDMENT
SPRUCE CLIFF(WARD 8)
EAST OF BOW TRAIL, WEST OF SPRUCE DRIVE SW
BYLAWS 12C2016 AND 203D2016**

MAP 18C

EXECUTIVE SUMMARY

This application is to close a portion of 11 Avenue SW, adjacent to 3404 and 3412 Bow Trail SW and 77 and 99 Spruce Place SW and to redesignate the closed road from Undesignated Road Right-of-Way to Commercial- Neighbourhood 2 (C-N2) District.

As a result of the Bow Trail SW road widening and interchange upgrades, direct access from 11 Avenue SW to Bow Trail SW has been eliminated; therefore the road right-of-way no longer functions as a thoroughfare. Southbound traffic from Spruce Drive SW connects directly to Bow Trail SW. The closed road would be consolidated with the lands to the south, 3404 and 3412 Bow Trail SW for future development.

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION

2016 June 16

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 12C2016 and 203D2016; and

1. **ADOPT** the proposed closure of 0.16 hectares \pm (0.39 acres \pm) of road (Plan 1512107, Area A) adjacent to 3404 and 3412 Bow Trail SW, 77 and 99 Spruce Place SW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 12C2016.
3. **ADOPT** the proposed redesignation of 0.16 hectares \pm (0.39 acres \pm) of closed road (Plan 1512107, Area A) adjacent to 3404 and 3412 Bow Trail SW, 77 and 99 Spruce Place SW from Undesignated Road Right-of-Way to Commercial – Neighbourhood 2 (C-N2) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 203D2016.

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REASON(S) FOR RECOMMENDATION:

Direct access to Bow Trail SW from 11 Avenue SW has been eliminated; therefore the road right-of-way no longer functions as a thoroughfare. The proposed land use redesignation of Commercial – Neighbourhood 2 (C-N2) District is consistent with the adjacent lands the subject site is to be consolidated with.

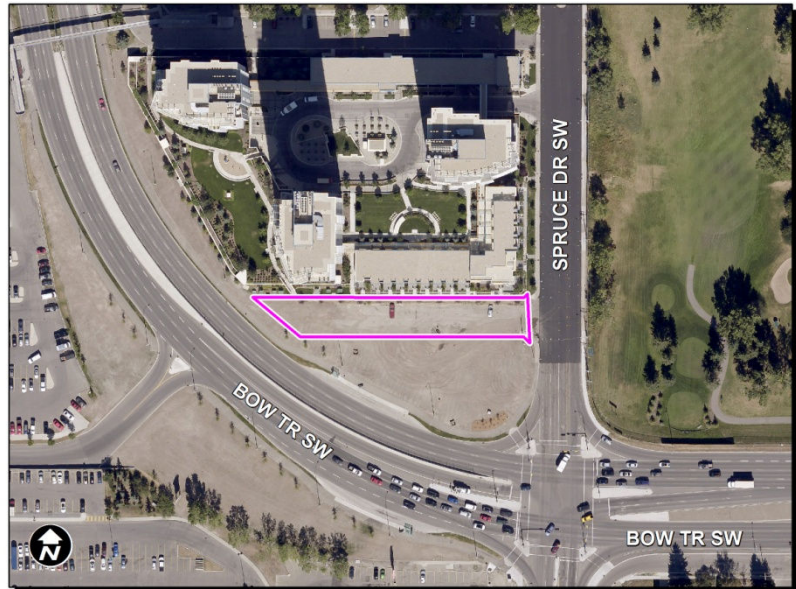
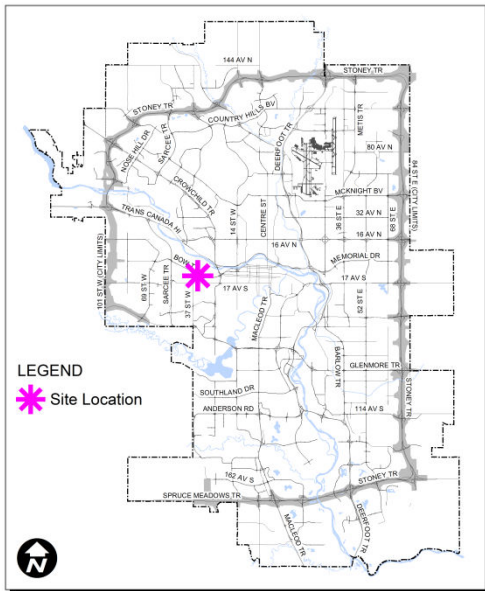
ATTACHMENTS

1. Proposed Bylaw 12C2016
2. Proposed Bylaw 203D2016
3. Public Submission

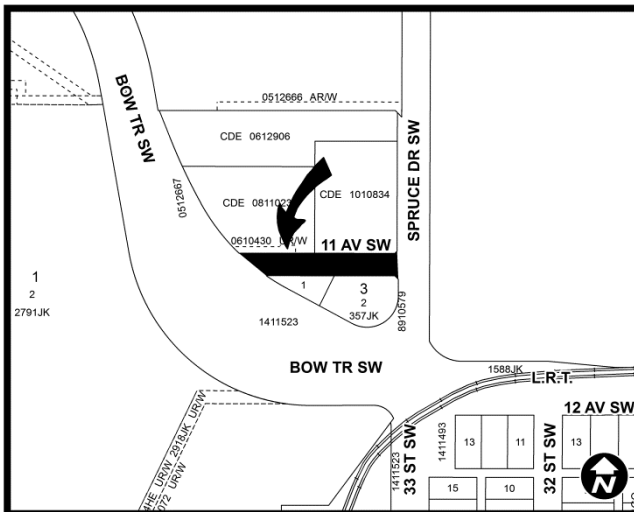
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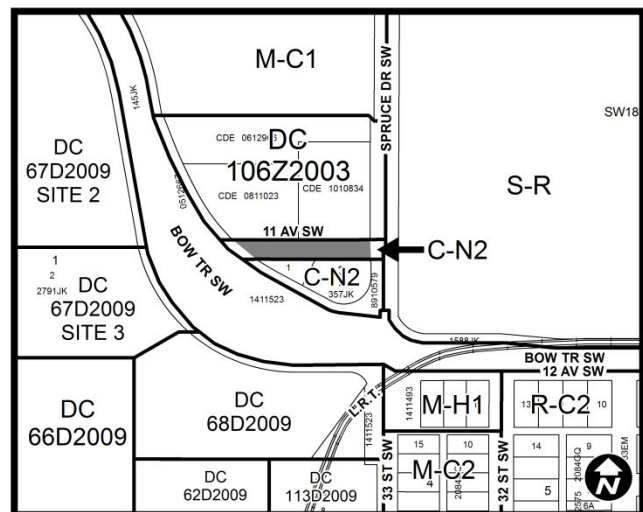
LOCATION MAPS



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 0.16 hectares \pm (0.39 acres \pm) of road (Plan 1512107, Area A) adjacent to 3404 and 3412 Bow Trail SW, 77 and 99 Spruce Place SW, with conditions (APPENDIX II).

Moved by: R. Wright

Carried: 7 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.16 hectares \pm (0.39 acres \pm) of closed road (Plan 1512107, Area A) adjacent to 3404 and 3412 Bow Trail SW, 77 and 99 Spruce Place SW from Undesignated Road Right-of-Way to Commercial – Neighbourhood 2 (C-N2) District.

Moved by: R. Wright

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 11 Avenue SW adjacent to 3404 and 3412 Bow Trail SW and 77 and 99 Spruce Place SW and redesignate the closed road from Undesignated Road Right-of-Way to Commercial – Neighborhood 2 (C-N2) District.

As a result of the Bow Trail SW road widening and intersection expansion projects, a residual part of 11 Avenue SW has become stranded. It was noted in the reports for the adjacent Westgate Park Condo complex land use and development permit that direct access from 11 Avenue to Bow Trail SW would no longer exist. Eleventh Avenue SW would function as a driveway for the lands to the south with right in/right out only from Spruce Drive SW. Southbound traffic on Spruce Drive SW now connects directly to Bow Trail.

The closed road would be consolidated with the lands to the south, 3404 and 3412 Bow Trail SW for future development. The closed road would continue to function as a private roadway for the lands that it is to be consolidated with. As there are existing utilities within the subject area, utility right-of-ways and access easements would be required to insure access and protection of the services while remaining respectful of any future development.

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PUBLIC ENGAGEMENT

Community Association Comments

The Spruce Cliff Community Association was circulated and comments received regarding the 11 Avenue SW closure expressed concerns about the limited east/west pedestrian movement. The general pedestrian traffic has been through the use of the Bow Trail SW pedestrian overpass that is accessed on the east side of Bow Trail from Balsam Drive SW, within the city owned Shaganappi Village. The west side of the overpass is within close proximity to the Westbrook mall.

Citizen Comments

The adjacent development immediately north of the proposed road closure, Westgate Park Condominium complex, has concerns regarding the access to the emergency services located along the 11 Avenue SW corridor, pedestrian movement, as well as the future development of the land to the south. As stated in the road closure conditions, the applicant has agreed to register service and emergency access easements along with utility right-of-ways at the time of subdivision that would insure access and protect the existing services. The internal pathway and sidewalks within the condo complex insure the residents of east/west travel to Spruce Drive SW and Bow Trail SW. Comments regarding the development of the lands south could not be addressed at this time as it is not part of this application.

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APPENDIX I

APPLICANT'S SUBMISSION

Located in the community of Spruce Cliff, this application is to close a portion of 11 Avenue SW between Spruce Drive and Bow Trail SW.

The proposed closed road is to be designated as C-N2, which is the same designation as the two (2) adjacent properties 3404 and 3412 Bow Trail SW.

The proposed closed road will ultimately be consolidated with the two adjacent parcels to create a single 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. Protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards;
3. That an east-west emergency access easement for emergency services be provided and registered concurrently with the subdivision and to the satisfaction of the Development Authority and City Solicitor;
4. That utility and access easements be provided as required, and that utility Rights-of-Way Plan be registered concurrently with the subdivision and to the satisfaction of the Development Authority, City Solicitor, Atco Gas, Enmax, Telus; and
5. That the closed right-of-way be consolidated with the adjacent lands located at 3404 and 3412 Bow Trail SW.