

**Road Closure and Land Use Amendment in Scarboro/Sunalta West (Ward 8)  
adjacent to 2312 – 10 Avenue SW, LOC2021-0062**

**RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.05 hectares (0.12 acres  $\pm$ ) of road (Plan 2111098, Area A), adjacent to 2312 – 10 Avenue SW, with conditions (Attachment 4); and
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) of the closed road (Plan 2111098, Area A) located adjacent to 2312 – 10 Avenue SW from Undesignated Road Right-of-Way to Commercial – Corridor 2 f2.0h16 (C-COR2 f2.0h16) District.

**HIGHLIGHTS**

- This application proposes to close a small portion of road right-of-way adjacent to 2312 – 10 Avenue SW and redesignate it to Commercial – Corridor 2 f2.0h16 (C-COR2 f2.0h16) District to allow for the sale of this land that is currently not used as road.
- The proposal is keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *Sunalta Area Redevelopment Plan (ARP)*.
- 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 landowner to consolidate this portion of road with their parcel, and take ownership of land that is already being used under a licence of occupation.
- 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 2021 April 21 by McElhanney Ltd on behalf of the landowner, The City of Calgary. As indicated in the Applicant Submission (Attachment 2), the road closure and land use amendment would allow the adjacent property, at 2312 – 10 Avenue SW, to consolidate the road right-a-way with their land and formalize ownership as they already occupy the land through a License of Occupation agreement with The City.

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.

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.

Administration received one letter from the public stating a concern regarding the shape/location of the proposed road closure. Their concern is that it would restrict vehicle access from the roadway/ramp under Crowchild Trail SW to the parcel of land to the rear of 2312 – 10 Avenue SW, which is owned by Canadian Pacific Railway. In response to the concerns raised the shape of the road closure was amended by the applicant to remove the portion fronting the aforementioned roadway/ramp. The concerned party has been informed of the amendment and has no further objection to the application as it currently stands.

Administration received a letter from the Shaganappi Community Association on 2021 June 15 (Attachment 3), advising that they had no objections to the proposed road closure and land use amendment.

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.

#### 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.

Planning & Development Report to  
Calgary Planning Commission  
2021 July 8

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**RISK**

There are no known risks associated with this proposal.

**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 (Name)	Department	Approve/Consult/Inform