

Road Closure and Land Use Amendment in Glendale (Ward 6) between 2620 Granville Street SW and 2624 Granville Street SW, LOC2020-0170

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed road closure of 0.02 hectares \pm (0.05 acres \pm) of road (Plan 2110314, Area 'A' and Area 'B') adjacent to 2620 Granville Street SW and 2624 Granville Street SW, with conditions (Attachment 4); and
2. Give three readings to the proposed redesignation of 0.02 hectares \pm (0.05 acres \pm) of closed road (Plan 2110314, Area 'A' and Area 'B') adjacent to 2620 Granville Street SW and 2624 Granville Street SW from Undesignated Road Right-of-Way to Residential – Contextual One Dwelling (R-C1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 MARCH 18:

That Council hold a Public Hearing; and:

1. Give three readings to **Proposed Bylaw 3C2021** for the road closure of 0.02 hectares \pm (0.05 acres \pm) of road (Plan 2110314, Area 'A' and Area 'B') adjacent to 2620 Granville Street SW and 2624 Granville Street SW, with conditions (Attachment 4); and
2. Give three readings to **Proposed Bylaw 59D2021** for the redesignation of 0.02 hectares \pm (0.05 acres \pm) of closed road (Plan 2110314, Area 'A' and Area 'B') adjacent to 2620 Granville Street SW and 2624 Granville Street SW from Undesignated Road Right-of-Way to Residential – Contextual One Dwelling (R-C1) District.

HIGHLIGHTS

- This application proposes to close a side lane right-of-way adjacent to 2620 Granville Street SW and 2624 Granville Street SW and redesignate it to Residential – Contextual One Dwelling (R-C1) District.
- The intent is consolidate Area 'A' with the adjacent property to the north, 2620 Granville Street SW. The proposed closure of Area 'B' would allow for consolidation with the adjacent property to the south, 2624 Granville Street SW, at a future date. There are no plans to redevelop at this time.
- The proposed R-C1 District is compatible with the adjacent land uses and conforms to relevant policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? Reduction of The City's maintenance costs for surplus land.
- Why does this matter? This redesignation would promote more efficient use of the land.
- 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 redesignation application was submitted by Tronnes Geomatics on 2020 November 12 on behalf of the landowner, The City of Calgary. As per the Applicant

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Submission (Attachment 2), the application proposes to close a road right-of-way south of 2620 Granville Street SW and redesignate the closed road right-of-way to R-C1 District to allow for the future consolidation of Area 'A' with 2620 Granville Street SW.

The 0.02 hectares (0.05 acre) portion of the side lane is located in the southwest community of Glendale. The site is currently an undesignated road-right-of-way, located between 2620 and 2624 Granville Street SW. While there is no intent to consolidate or purchase Area 'B' with 2624 Granville Street SW at this time, the proposed road closure application would allow for purchase and consolidation at a future date.

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. The applicant determined that no outreach would be undertaken.

City-Led Outreach Summary

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, and notification letters were sent to adjacent landowners on 2020 November 20.

Administration received one phone call of opposition stating the following areas of concern:

- Increased traffic; and
- Alley entrance is used and closing it will disrupt traffic patterns.

The Glendale/Glendale Meadows Community Association did not submit a response to this application.

Administration considered relevant planning issues specific to the proposed road right-of-way closure and land use redesignation. While the subject site may have been used by residents as an entrance into the main alley network, the closure is not deemed to have any significant impacts on the local community.

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

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IMPLICATIONS

Social

The recommended road closure and redesignation would allow for the consolidation of an undeveloped road right-of-way with an adjacent residential parcel which will have no negative impacts on the surrounding neighbourhood.

Environmental

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

Economic

The proposed land use amendment provides additional housing opportunities in the neighbourhood.

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. Registered Road Closure Plan
4. Road Closure Conditions
5. **Proposed Bylaw 3C2021**
6. **Proposed Bylaw 59D2021**
7. **Confidential Letter of Non-Objection**
8. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform