

**ROAD CLOSURE AND LAND USE AMENDMENT
DEERFOOT BUSINESS CENTRE (WARD 3)
NORTH OF 57 AVENUE NE, SOUTH OF DEERFOOT MALL
BYLAWS 6C2016 AND 40D2016**

MAP 2N

EXECUTIVE SUMMARY

This application is to close a portion of 9 Street NE, adjacent to 950 and 1020 – 57 Avenue NE, 901 – 64 Avenue NE and north of 57 Avenue NE and redesignate the closed road from Undesignated Road Right-of-Way to Commercial – Regional 3 f0.33h18 (C-R3 f0.33h18) District. The closed road would operate as a private roadway for the adjacent lands of 950 and 1020 – 57 Avenue NE.

PREVIOUS COUNCIL DIRECTION

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

ADMINISTRATION RECOMMENDATION(S)

2016 January 28

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 6C2016 and 40D2016; and

1. **ADOPT** the proposed closure of 0.09 hectares \pm (0.23 acres \pm) of road (Plan 1512702, Area A) adjacent to 950 and 1020 - 57 Avenue NE and 901 – 64 Avenue NE, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 6C2016.
3. **ADOPT** the proposed redesignation of 0.09 hectares \pm (0.23 acres \pm) of closed road (Plan 1512702, Area A) adjacent to 950 and 1020 - 57 Avenue NE and 901 – 64 Avenue NE from Undesignated Road Right-of-Way **to** Commercial – Regional 3 f0.33h18 (C-R3 f0.33h18) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 40D2016.

**ROAD CLOSURE AND LAND USE AMENDMENT
DEERFOOT BUSINESS CENTRE (WARD 3)
NORTH OF 57 AVENUE NE, SOUTH OF DEERFOOT MALL
BYLAWS 6C2016 AND 40D2016**

MAP 2N

REASON(S) FOR RECOMMENDATION:

The proposed land use redesignation of Commercial – Regional 3 f0.33h18 (C-R3 f0.33h18) District is consistent with the adjacent land to be consolidated with. The closed road would operate as a private roadway for the future development of the adjacent properties.

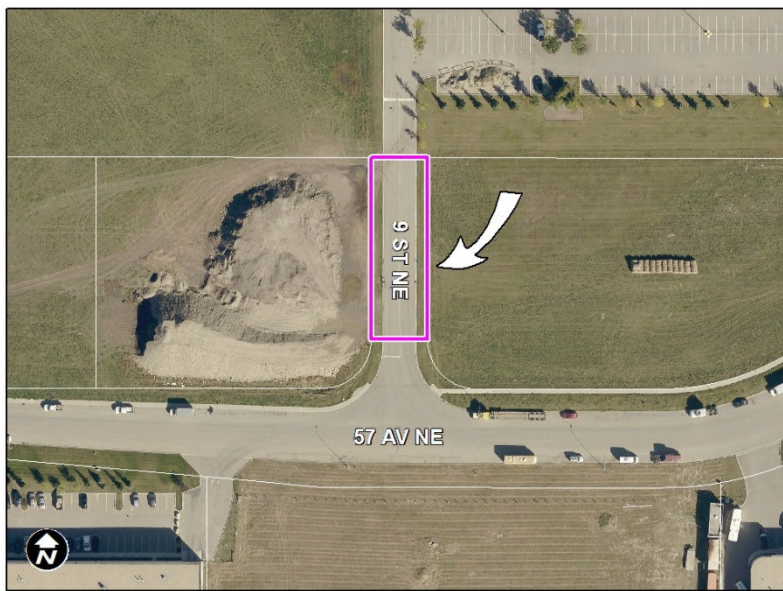
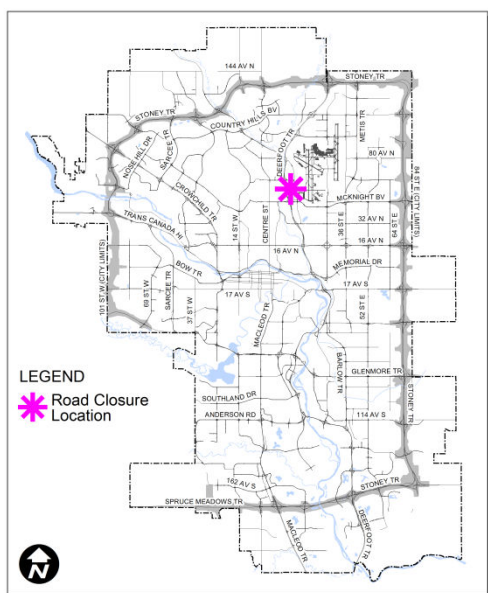
ATTACHMENTS

1. Proposed Bylaw 6C2016
2. Proposed Bylaw 40D2016

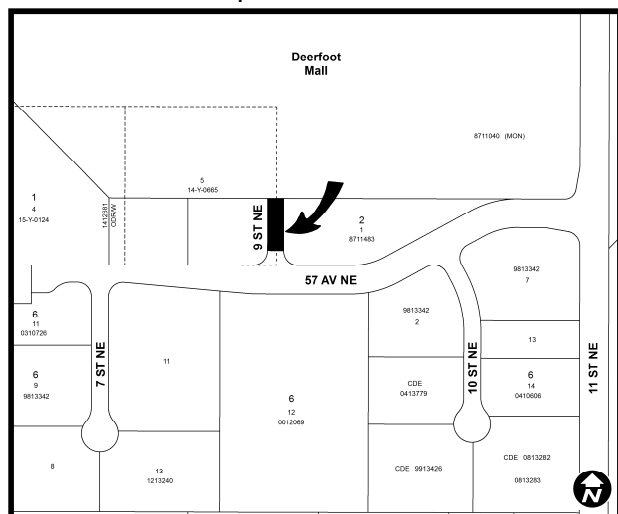
**ROAD CLOSURE AND LAND USE AMENDMENT
DEERFOOT BUSINESS CENTRE (WARD 3)
NORTH OF 57 AVENUE NE, SOUTH OF DEERFOOT MALL
BYLAWS 6C2016 AND 40D2016**

MAP 2N

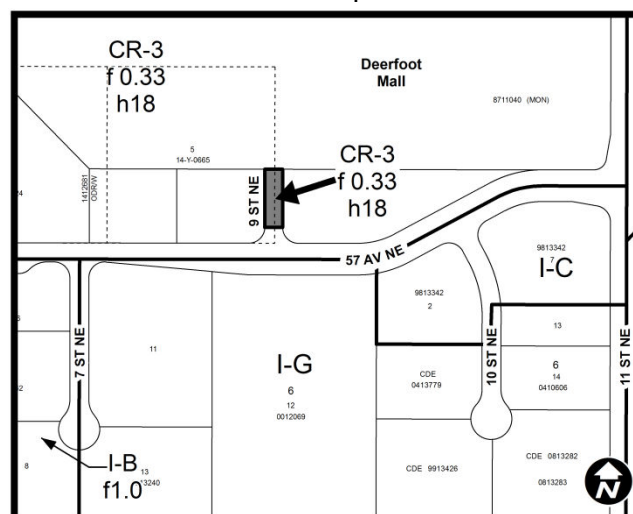
LOCATION MAPS



Road Closure Map



Land Use Amendment Map



ROAD CLOSURE AND LAND USE AMENDMENT
DEERFOOT BUSINESS CENTRE (WARD 3)
NORTH OF 57 AVENUE NE, SOUTH OF DEERFOOT MALL
BYLAWS 6C2016 AND 40D2016

MAP 2N

ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | |
|----|--|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed closure of 0.09 hectares \pm (0.23 acres \pm) of road (Plan 1512702, Area A) adjacent to 950 and 1020 - 57 Avenue NE and 901 – 64 Avenue NE, with conditions (APPENDIX II). |
| | Moved by: R. Wright Carried: 8 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.09 hectares \pm (0.23 acres \pm) of closed road (Plan 1512702, Area A) adjacent to 950 and 1020 - 57 Avenue NE and 901 – 64 Avenue NE from Undesignated Road Right-of-Way to Commercial – Regional 3 f0.33h18 (C-R3 f0.33h18) District. |
| | Moved by: R. Wright Carried: 8 – 0 |

ROAD CLOSURE AND LAND USE AMENDMENT
DEERFOOT BUSINESS CENTRE (WARD 3)
NORTH OF 57 AVENUE NE, SOUTH OF DEERFOOT MALL
BYLAWS 6C2016 AND 40D2016

MAP 2N

Applicant:

Maidment Land Surveys

Landowner:

The City of Calgary

PLANNING EVALUATION

This application is to close a portion of 9 Street NE adjacent to 901 – 64 Avenue NE, 950, 1020 – 57 Avenue NE and redesignate the closed road from Undesignated Road Right-of-Way to Commercial – Regional 3 f0.33h18 (C-R3 f0.33h18) District. A portion of the closed road, 0.05ha would be consolidated with the parcel to the west, 950 – 57 Avenue NE and the remainder of closed road, 0.04ha consolidated with the parcel to the east, 1020 -57 Avenue NE. The closed road would function as a private roadway for the adjacent parcels. Access to the north parcel, 901 – 64 Avenue NE will continue from 11 Street and 64 Avenue NE.

The existing utilities within the closure area have been identified and utility right-of-way and/or easement registrations will be required as stated in the conditions.

**ROAD CLOSURE AND LAND USE AMENDMENT
DEERFOOT BUSINESS CENTRE (WARD 3)
NORTH OF 57 AVENUE NE, SOUTH OF DEERFOOT MALL
BYLAWS 6C2016 AND 40D2016**

MAP 2N

APPENDIX I

APPLICANT'S SUBMISSION

Portion of closed 9th Street NE to be included in SB2014-0665 and DP2015-0343, municipally known as 950 – 57 Avenue NE. The balance of closed road will be consolidated with adjacent lands Lot 1, Block 2 Plan 8711483 municipally known as 1020 -57 Avenue NE for future development.

**ROAD CLOSURE AND LAND USE AMENDMENT
DEERFOOT BUSINESS CENTRE (WARD 3)
NORTH OF 57 AVENUE NE, SOUTH OF DEERFOOT MALL
BYLAWS 6C2016 AND 40D2016**

MAP 2N

APPENDIX II

PROPOSED ROAD CLOSURE CONDITIONS

1. That all costs associated with the closure be borne by the applicant;
2. That a Utility Right-of-Way be registered concurrently with the subdivision and to the satisfaction of the Development Authority and the City Solicitor;
3. That any relocation of utilities be at the applicant's expense and to the appropriate standards; and
4. That the closed road right-of-way shall be consolidated with the adjacent lands located at 950 and 1020 – 57 Avenue NE.