

**ROAD CLOSURE AND LAND USE AMENDMENT  
SILVERADO (WARD 14)  
WEST OF SILVERADO BOULEVARD AND SILVERADO PLAINS  
COMMON SW  
BYLAWS 5C2016 AND 25D2016**

**MAP 21SS**

**EXECUTIVE SUMMARY**

This application is to close a small portion of road plan on Silverado Boulevard SW adjacent to 554 Silverado Boulevard and 19220 Spruce Meadows Way SW and redesignate the closed road from Undesignated Road Right-of-Way to Residential – One Dwelling (R-1) District. The closed road would be consolidated with the adjacent parcel, 554 Silverado Boulevard SW.

**PREVIOUS COUNCIL DIRECTION**

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

**ADMINISTRATION RECOMMENDATION**

2016 January 14

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 5C2016 and 25D2016; and

1. **ADOPT** the proposed closure of 0.003 hectares  $\pm$  (0.007 acres  $\pm$ ) of road (Plan 1513413, Area A) adjacent to 554 Silverado Boulevard SW and 19220 Spruce Meadows Way SW, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Closure Bylaw 5C2016.
3. **ADOPT** the proposed redesignation of 0.003 hectares  $\pm$  (0.007 acres  $\pm$ ) of closed road (Plan 1513413, Area A) adjacent to 554 Silverado Boulevard SW and 19220 Spruce Meadows Way SW from Undesignated Road Right-of-Way **to** Residential – One Dwelling (R-1) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 25D2016.

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**REASON(S) FOR RECOMMENDATION:**

The proposed land use redesignation of Residential – One Dwelling (R-1) District is consistent with the adjacent lands to be consolidated with. The road closure area is surplus to city needs and is being sold to the adjacent owner, 554 Silverado Boulevard SW who will consolidate with their existing lands.

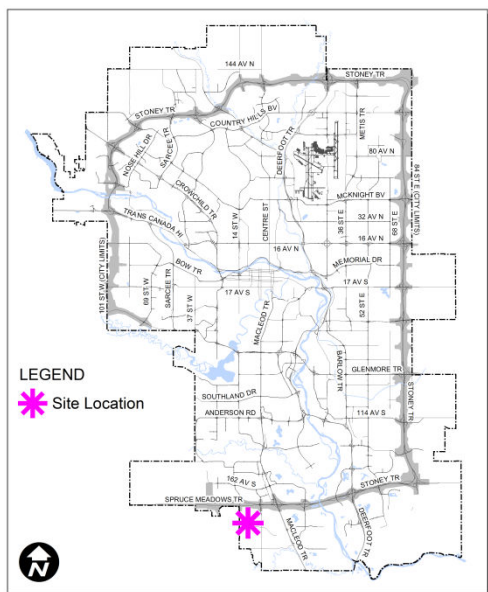
**ATTACHMENTS**

1. Proposed Bylaw 5C2016
2. Proposed Bylaw 25D2016

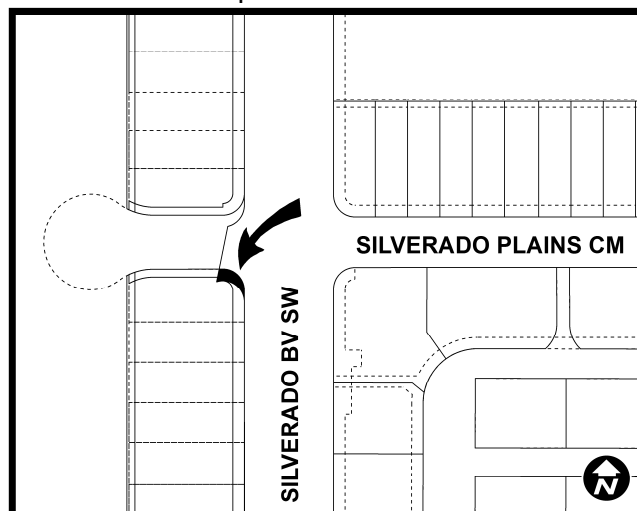
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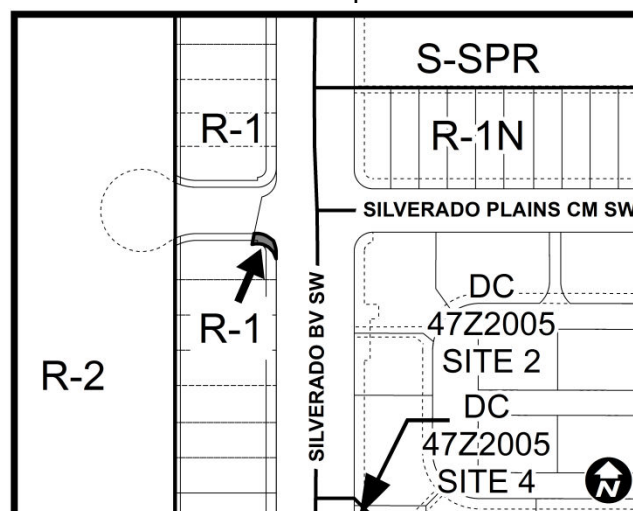
**LOCATION MAPS**



**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 0.003 hectares  $\pm$  (0.007 acres  $\pm$ ) of road (Plan 1513413, Area A) adjacent to 554 Silverado Boulevard SW and 19220 Spruce Meadows Way SW, with conditions (APPENDIX II).

**Moved by: M. Tita**

**Carried: 9 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.003 hectares  $\pm$  (0.007 acres  $\pm$ ) of closed road (Plan 1513413, Area A) adjacent to 554 Silverado Boulevard SW and 19220 Spruce Meadows Way SW from Undesignated Road Right-of-Way to Residential – One Dwelling (R-1) District.

**Moved by: M. Tita**

**Carried: 9 – 0**

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**Applicant:**

Stantec Consulting

**Landowner:**

The City of Calgary

**PLANNING EVALUATION**

This application is to close a small portion ( $\pm 30$  square meters), of Silverado Boulevard SW adjacent to 554 Silverado Boulevard and redesignate the closed road from Undesignated Road Right-of-Way to Residential – One Dwelling (R-1) District.

The subject area has been identified as surplus lands. The closed road area would be consolidated with the adjacent parcel of 554 Silverado Boulevard SW.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

On behalf of Qualico Developments West Ltd (Qualico), Stantec Consulting Ltd (Stantec) is pleased to submit the enclosed application for a road closure located in Phase 5 of Silverado. The application proposes closing a portion of road plan 1013712 (Silverado Crest Park SW), located within the S.W. 1/4 Section of 21, Township 22, Range 1, West of the 5<sup>th</sup> Meridian and adjacent to municipal address 19220 Spruce Meadows Way SW. The purpose of this application is to effectively remove 0.003 ha± of existing road within the future residential lot of 554 Silverado BV SW.

Through an associated Land Use Amendment application for these lands, the closed road portion will be designated as Residential – One Dwelling (R-1) to form part of the 554 Silverado BV SW residential lot. No change to the existing R-1 land use of the area is desired by Qualico, as Outline Plan approval for this area was received in 2014 (LOC2014-0014).

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**APPENDIX II**

**PROPOSED ROAD CLOSURE CONDITIONS**

1. That all costs associated with the closure be borne by the applicant;
2. That protection and/or relocation of any utilities be at the applicant's expense and to the appropriate standards; and
3. That the closed road right-of-way be consolidated with the adjacent land located at 554 Silverado Boulevard SW