

Road Closure and Land Use Amendment in Shepard Industrial (Ward 12) at 9090 - 24 Street SE, LOC2021-0126

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.52 hectares \pm (1.28 acres \pm) of road (Plan 2111824, Area A), adjacent to 9090 – 24 Street SE, with conditions (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 1.35 hectares \pm (3.33 acres \pm) located at 9090 – 24 Street SE and the closed road (Portion of Section 21-23-29-4; Plan 2111824, Area A) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Industrial – General (I-G) District.

HIGHLIGHTS

- This application is to close a portion of road right-of-way and designate that portion of land, as well as the adjacent parcel, to the Industrial – General (I-G) District to allow for a range of general industrial uses.
- This application aligns with the policies in the *Municipal Development Plan* (MDP) and the *Southeast Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? An unused portion of road right-of-way and adjacent remnant parcel will be made available for development.
- Why does this matter? This will allow for more efficient use of land in the City's inventory, enabling development of land that is no longer needed for roads.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A well-run city

DISCUSSION

This application, in the Shepard Industrial area, was submitted on 2021 August 09 by Real Estate & Development Services (RE&DS) on behalf of the City of Calgary. The application proposes to close an unused portion of road right-of-way and designate the closed road, as well as the adjacent remnant parcel of land, to the I-G District. No development permit application has been submitted at this time.

The road closure area (Attachment 4) was the former alignment of the roadway connecting Shepard Road SE and Barlow Trail S, which has since been realigned and constructed to the south. As such, the road closure area and the adjacent land was identified as surplus to municipal needs and available for disposition through the RE&DS Enhanced Rationalization program, as noted in the Applicant Submission (Attachment 2).

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 respective community association was appropriate. The applicant determined that no formal outreach would be undertaken. Please refer to the Applicant Outreach Summary (Attachment 3) for rationale why formal outreach was not conducted.

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.

No public comments were received at the time of writing this report and there is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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

No anticipated social impact.

Environmental

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

The future sale of this land may result in new development and employment opportunities for Calgarians.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning & Development Report to
Calgary Planning Commission
2022 January 27**

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ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Registered Road Closure Plan
5. Road Closure Conditions of Approval

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform