

Applicant Submission

September 29, 2021



**PLANNING
GROUP**

September 2021

Applicant's Submission

On behalf of the City of Calgary Real Estate and Development Services department, B&A Planning Group has prepared these Road Closure and Land Use Redesignation applications for a small 0.087 hectares of undeveloped road right-of-way located in Residual Ward 1, west of the future West Calgary Ring Road, south of the Trans-Canada Highway and immediately south of the realigned West Valley Road SW. The site is an undesignated and undeveloped road right-of-way which adjoins 10421 West Valley Road SW and its northern property line.

Purpose

The purpose of these applications is to close a portion of undeveloped road allowance so that it may be purchased and consolidated with the neighbouring property. The road allowance has been determined by the City's Real Estate and Development Services department to be surplus to the City's needs and is prepared to sell the portion of land to the adjacent landowner, Loblaw Companies Limited, to be consolidated with their existing property.

The determination that the land is surplus has come after the construction and re-alignment of West Valley Road SW by Alberta Transportation and their contractors as part of the West Calgary Ring Road project

Land Use Redesignation

The second application proposes redesignating the undesignated road right-of-way to Special Purpose – Future Urban Development (S-FUD) District. This aligns with the designation on the neighbouring Loblaw parcel that surrounds the subject road closure and allows for seamless consolidation.

B&A Planning Group, on behalf of the adjacent landowner, Loblaw Companies Limited, respectfully requests Council's support of these applications.