

Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 2108 – 8 Avenue SE, LOC2021-0087

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.01 hectares \pm (0.02 acres \pm) of road (Plan 2111746, Area 'A'), adjacent to 2108 – 8 Avenue SE, with conditions (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.01 hectares \pm (0.02 acres \pm) of the closed road (Plan 2111746, Area 'A') from Undesignated Road Right-of-Way to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application proposes to close a portion of the rear lane road right-of-way adjacent to 2108 – 8 Avenue SE and redesignate it to Residential – Contextual One / Two Dwelling (R-C2) District to allow for an expansion of rear yard space.
- The proposal is keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Inglewood Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This proposal would enable more efficient use of existing infrastructure and services.
- Why does this matter? The proposal would allow the adjacent landowner to consolidate this portion of road that has been naturally grassed and not been used as a road in the past 56 years to extend their rear yard and parking.
- The road closure plan indicates the proposal to close a portion of the lane; however, an as-built gravel lane is located north of the proposed road closure within City-owned land. Closing the proposed road right-of-way would not impact access to the rear lane.
- There is no previous Council direction related to this proposal
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This application was submitted on 2021 June 30 by Horizon Land Surveys on behalf of the landowner, The City of Calgary, and the adjacent landowners, Michelle Pink and James Ford. The Applicant Submission (Attachment 2) indicates that the road closure will allow a rear yard and parking extension.

This 0.01 hectares (0.02 acres) portion of the rear lane is in the southeast community of Inglewood, east of 21 Street SE and north of 8 Avenue SE. The proposed road closure area is an unused, grassed portion of the road right-of-way. Historical records show that the as-built gravel lane has existed north of the proposal for the past 56 years; therefore, closing the proposed portion of the road right-of-way would not impact access to the rear lane. The City will survey and register a Road Plan to protect the as-built gravel lane in its current location.

Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 2108 - 8 Avenue SE, LOC2021-0087

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 proposed land use amendment application review, 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 had determined that no outreach would be undertaken. Please refer to Applicant Outreach Summary, Attachment 3, for the outreach decision rationale.

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.

Administration received a support letter from the Inglewood Community Association dated 2021 July 15 (Attachment 6).

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

The proposed road closure and land use redesignation would allow for more efficient use of land and infrastructure.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stage.

Economic

The closure of the road right-of-way and consolidation with adjacent property would enable more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

**Planning & Development Report to
Calgary Planning Commission
2022 February 10**

**ISC: UNRESTRICTED
CPC2022-0204
Page 3 of 3**

**Road Closure and Land Use Amendment in Inglewood (Ward 9) adjacent to 2108 -
8 Avenue SE, LOC2021-0087**

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Registered Road Closure Plan
5. Road Closure Conditions
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform