

Background and Planning Evaluation

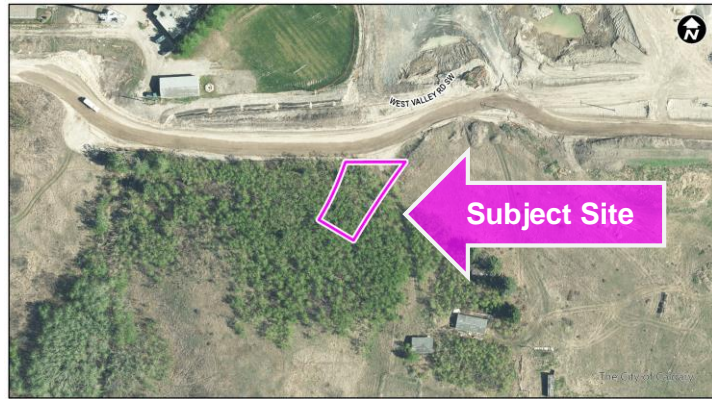
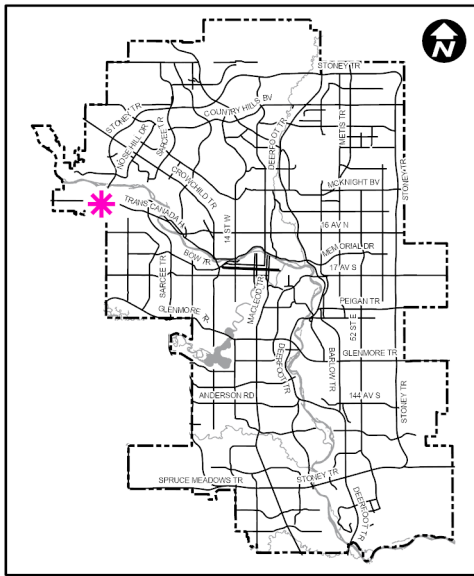
Background and Site Context

This 0.09 hectare site is located in the community of Residual Ward 1 – Calgary West, south of West Valley Road SW, and north of 1 Avenue SW. The site is currently an undesignated road right-of-way which is part of a residual portion of road from a previous subdivision. The adjacent property that surrounds the site is designated S-FUD District. The land use amendment would redesignate the site to S-FUD, so that it may be consolidated with the adjacent property at 10421 West Valley Road SW for a future development.

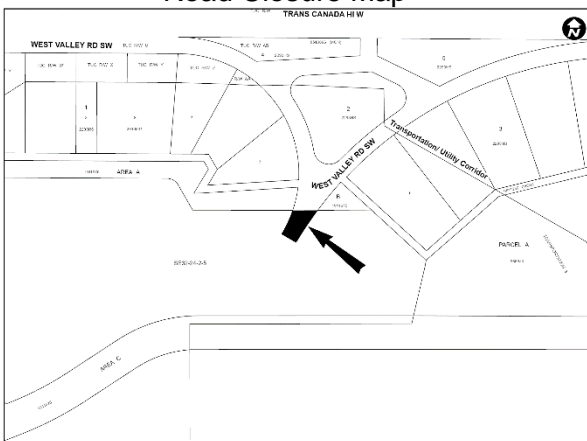
Community Peak Population Table

No population data is currently available for the subject area.

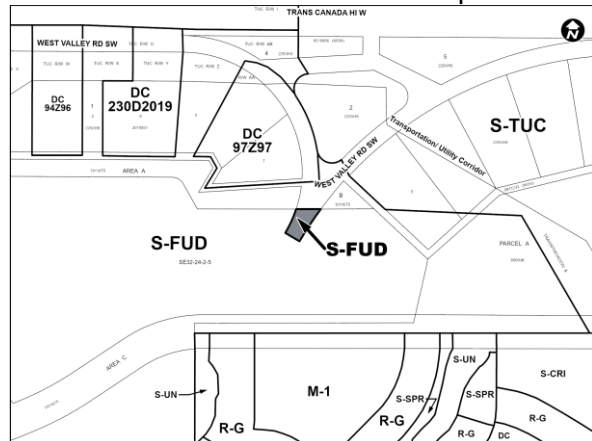
Location Maps

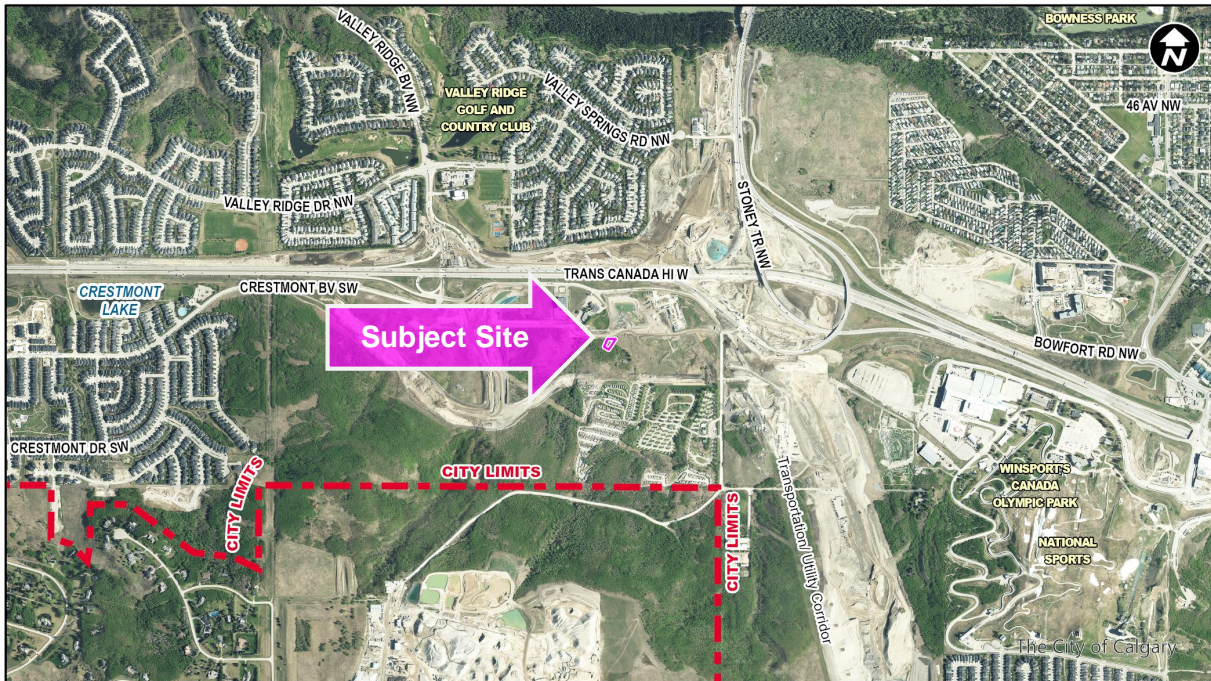


Road Closure Map



Land Use Amendment Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

The application proposes to close a portion (0.09 hectares) of the existing road right-of-way adjacent to 10421 West Valley Road SW and redesignate the land to the S-FUD District. The Road Closure Conditions can be found in Attachment 5.

Land Use

The proposed S-FUD District is intended to accommodate lands that are awaiting urban development and utility servicing. The proposed land use is the same land use as the adjacent property.

Development and Site Design

If approved by Council, the rules of the proposed S-FUD District would provide basic guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. The proposed closure area will be consolidated with the adjacent parcel at 10421 West Valley Road SW.

Transportation

The proposal seeks to close a portion of road right-of-way that was required for a previous roadway alignment that no longer exists due to works associated with the Valley Ridge Boulevard/Trans-Canada Highway (TCH) interchange that is being replaced as part of the West Calgary Ring Road (WCRR). West Valley Road SW has been relocated to allow for TCH reconfiguration. The proposed road closure is in alignment with the ultimate road network and

new location of West Valley Road SW, which will provide access to future development in the area. Transportation requirements will be reviewed with future development applications in the area.

Environmental Site Considerations

No environmental issues have been identified. Assessment will be completed with future development applications.

Utilities and Servicing

Servicing will be reviewed with future development applications.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed road closure and land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Rocky View County/ City of Calgary Intermunicipal Development Plan (2012)

The subject parcel is located within the Policy Area on Map 1: Plan Area of the [Rocky View/Calgary Intermunicipal Development Plan](#), but falls outside of any Key Focus Areas identified in Map 2.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing-Planned Greenfield with Area Structure Plan (ASP) area as found in the [Municipal Development Plan](#) (MDP) on Map 1:Urban Structure. These areas have been planned and are subject to Council-adopted area structure plans seen as appropriate policies to provide future development direction.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development permit stages.

Calgary West Area Structure Plan (Statutory – 2014)

The subject parcel is identified in the [Calgary West Area Structure Plan](#) (ASP) as Site 2 of the Community Core Area, which may contain a mix of residential, retail and other employment uses that are designed at intensities that support well-integrated transit service.