

**Road Closure and Land Use Amendment in Residual Ward 1 – Calgary West
 (Ward 1) adjacent to 10421 West Valley Road NW, LOC2021-0155**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.09 hectares \pm (0.21 acres \pm) of road (Plan 2210007, Area D) adjacent to 10421 West Valley Road NW, with conditions (Attachment 5); and
2. Give three readings to the proposed bylaw for the designation of 0.09 hectares \pm (0.21 acres \pm) of the closed road (Plan 2210007, Area D) adjacent to 10421 West Valley Road NW from Undesignated Road Right-of-Way to Special Purpose – Future Urban Development (S-FUD) District.

**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022
 FEBRUARY 10:**

That Council:

1. Give three readings to **Proposed Bylaw 2C2022** for the closure of 0.09 hectares \pm (0.21 acres \pm) of road (Plan 2210007, Area D) adjacent to 10421 West Valley Road NW, with conditions (Attachment 5); and
2. Give three readings to **Proposed Bylaw 41D2022** for the designation of 0.09 hectares \pm (0.21 acres \pm) of the closed road (Plan 2210007, Area D) adjacent to 10421 West Valley Road NW from Undesignated Road Right-of-Way to Special Purpose – Future Urban Development (S-FUD) District.

HIGHLIGHTS

- This application proposes to close a small portion of road right-of-way adjacent to 10421 West Valley Road NW and redesignate it to Special Purpose – Future Urban Development (S-FUD) District to allow for the sale of this land that is currently not used as road.
- The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Calgary West Area 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 with their parcel and take ownership of that land.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This road closure and land use amendment application was submitted on 2021 September 29 by B&A Planning Group on behalf of The City of Calgary Real Estate & Development Services

Approval: **S. Lockwood** concurs with this report. Author: **K. Slattery**
 City Clerks: S. Lancashire/L. Kearnes

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(RE&DS). As indicated in the Applicant Submission (Attachment 2), the road closure and land use amendment would allow the adjacent property, at 10421 West Valley Road NW, to consolidate the road right-of-way with their land and formalize ownership.

No development permit has been submitted at this time. Future redevelopment is not expected on the site of the road closure alone, however it could occur on the consolidated parcels.

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 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 community association was appropriate. In response, the applicant contacted the adjacent Crestmont Community Association. The Applicant Outreach Summary can be found in Attachment 3.

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.

Administration received one letter of support for the proposed road closure.

There is no community association for the subject area.

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

This proposal would allow for a 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](#).

Economic

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

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Calgary Planning Commission
2022 February 10

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Service and Financial Implications

No anticipated financial impact.

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. Proposed Bylaw 2C2022**
- 7. Proposed Bylaw 41D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform