

Road Closure and Land Use Amendment in East Village (Ward 7) adjacent to 606 Confluence Way SE, LOC2021-0150

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.11 hectares \pm (0.27 acres \pm) of road (Plan 2210832, Area 'A'), adjacent to 606 Confluence Way SE, with conditions (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) of the closed road (Plan 2210832, Area 'A') from Undesignated Road Right-of-Way to Centre City East Village Mixed Use District (CC-EMU).

RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2022 JULY 21:

That Council:

1. Give three readings to **Proposed Bylaw 6C2022** for the closure of 0.11 hectares \pm (0.27 acres \pm) of road (Plan 2210832, Area 'A'), adjacent to 606 Confluence Way SE, with conditions (Attachment 3); and
2. Give three readings to **Proposed Bylaw 137D2022** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) of the closed road (Plan 2210832, Area 'A') from Undesignated Road Right-of-Way to Centre City East Village Mixed Use District (CC-EMU).

HIGHLIGHTS

- This application proposes to close a volumetric portion (between 7 and 24 metres above grade) of road right-of-way and redesignate it to Centre City East Village Mixed Used District (CC-EMU).
- The proposal would accommodate development on the adjacent parcel with small encroachments into the proposed road closure area.
- What does this mean to Calgarians? This proposal would allow adjacent development to extend over the public right-of-way, accommodating more viable residential dwelling units within a functional floor plan.
- Why does this matter? The proposal would allow flexible re-purposing of airspace above road right-of-way that is not required to function within the road and allow the adjacent parcel to be consolidated with the road closure area to accommodate a viable mixed-use residential development.
- A development permit has been submitted and is under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

This road closure and land use amendment application was submitted on 2021 September 22 by WATT Consulting on behalf of the landowner, Calgary Municipal Land Corporation. The Applicant Submission (Attachment 4) indicates that the road closure would accommodate an adjacent six-storey mixed-used development that would extend into the proposed road closure area between the third to sixth storey.

This 0.11 hectare (0.27 acre) site is located in the southeast community of East Village, west of Riverfront Avenue SE, and is currently undesignated road right-of-way. The area would then be consolidated with the adjacent parcel at 606 Confluence Way SE.

An associated development permit application (DP2021-8493, Attachment 6) has been submitted and is currently under review by Administration. This application proposes a six-storey 45-unit mixed-use development with commercial and retail uses at grade.

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. The applicant determined that no outreach would be undertaken based on the modest scope of the proposed road closure and land use redesignation.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site and published [online](#). Notification letters were sent to adjacent landowners.

No public letters were received by Administration.

The East Village Community Association provided a letter in support on 2021 November 25 (Attachment 5).

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted onsite and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

This proposal will allow for a more efficient use of land and infrastructure and provide opportunities for a wider range of housing types that may better accommodate the needs of different age groups, lifestyles and demographics.

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.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Registered Road Closure Plan
3. Road Closure Conditions
4. Applicant Submission
5. Community Association Response
6. Development Permit (DP2021-8493) Summary
7. **Proposed Bylaw 6C2022**
8. **Proposed Bylaw 137D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform